



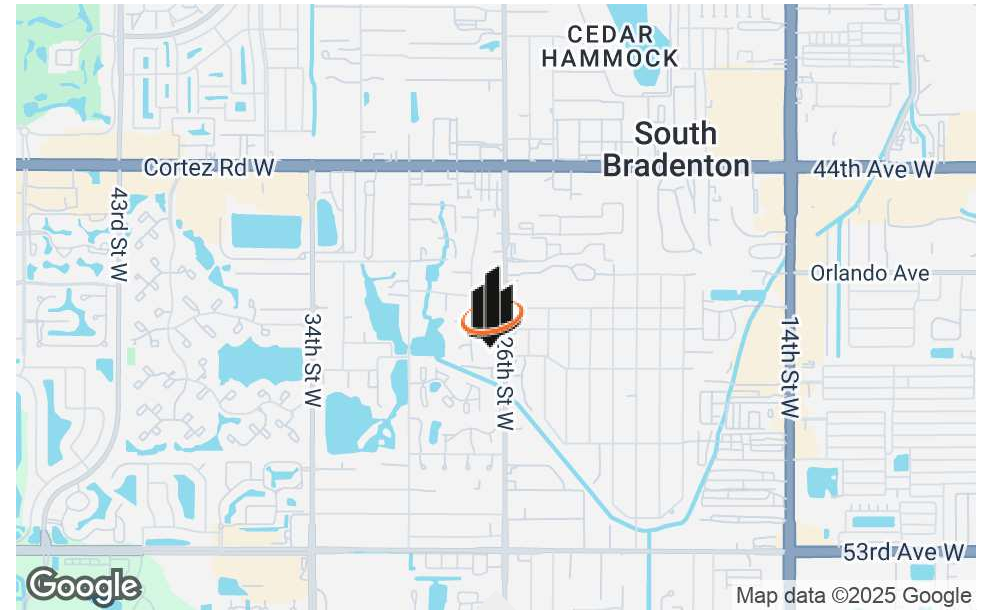
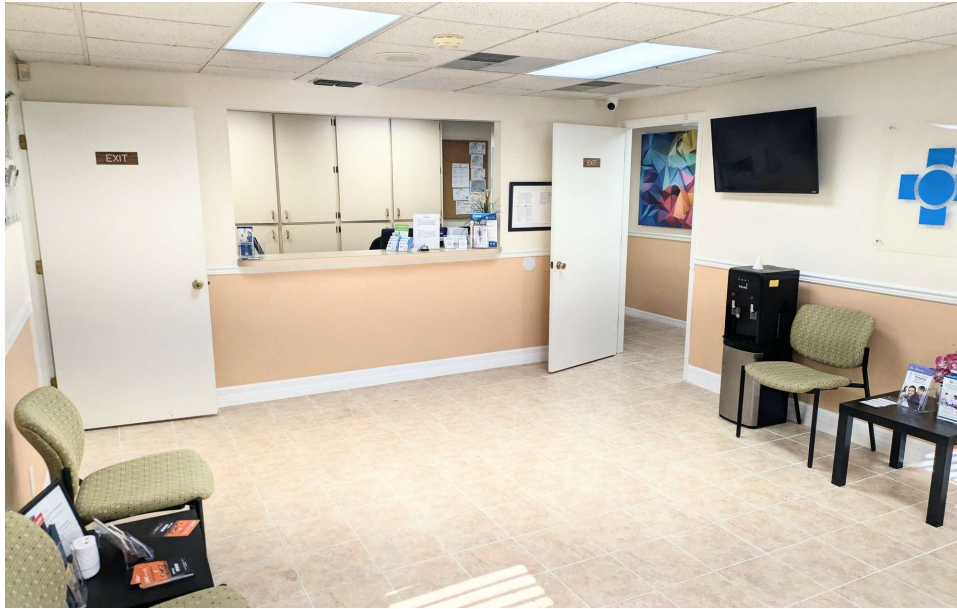
For Lease



Turnkey Medical Office Space

4812 26TH STREET WEST, BRADENTON, FL 34207

PROPERTY DETAILS & HIGHLIGHTS



PRICE

\$4,300 / Month Modified Gross

PROPERTY TYPE

Medical Office

APN

5240200401

BUILDING SIZE

2,044 SF

LOT SIZE

0.05 Acres

BUILDING CLASS

B

- Turnkey medical office layout with waiting room, reception area, and 7-8 exam rooms.
- Easy conversion to dental with water in every room.
- ±2,044 SF free-standing building in a professional medical park
- Recently updated with fresh paint and new tile flooring
- Convenient location to Blake Hospital, Manatee Memorial Hospital, Cortez Road, and US 41

PROPERTY DESCRIPTION



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Opportunity to lease a free-standing, turnkey medical office space in the Parkwood Professional Center, a well-established hub with notable tenants including Carter Psychology Center, Fyzical, Manatee County Medical Society, and others. Easy conversion to dental with water in every room.

This ±2,044 SF space features a covered entry leading into a welcoming waiting room and reception area. Two hallways provide efficient flow to multiple exam rooms, a private office, and a kitchen/break room at the rear. The space has been recently refreshed with new interior paint and tile flooring, creating a clean, modern environment that is move-in ready.

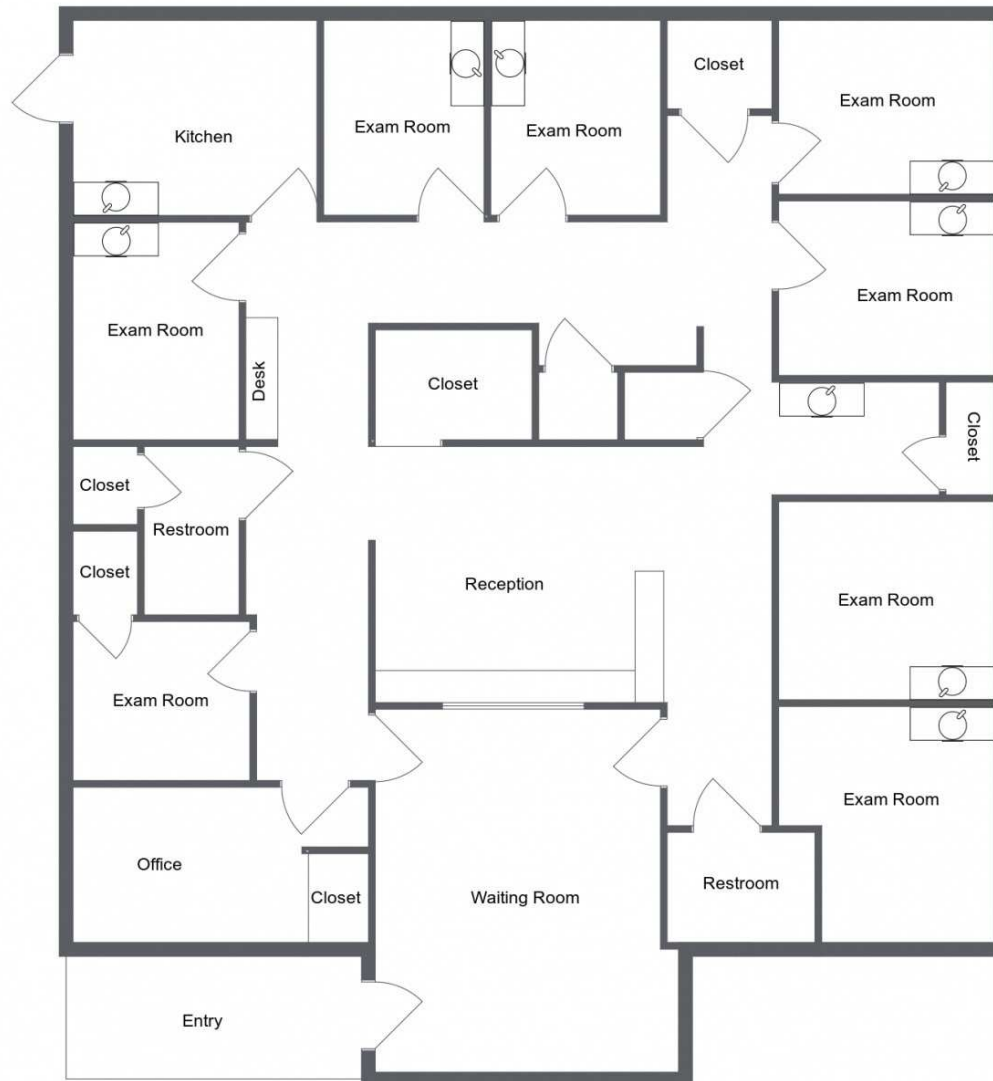
LOCATION DESCRIPTION

Great medical office freestanding building located in the Parkwood Professional Center, home to a variety of established medical tenants. The property features frontage directly on 26th Street West, offering excellent visibility and quick easy access to State Road 70 and Cortez Road.

This office center is ideally situated with convenient access to US 41 and Cortez Road. US 41 serves as a major north-south corridor connecting Palmetto, Bradenton, Sarasota and Venice, while Cortez Road is a primary east-west retail corridor in Bradenton that leads directly from Lakewood Ranch to Bradenton Beach.

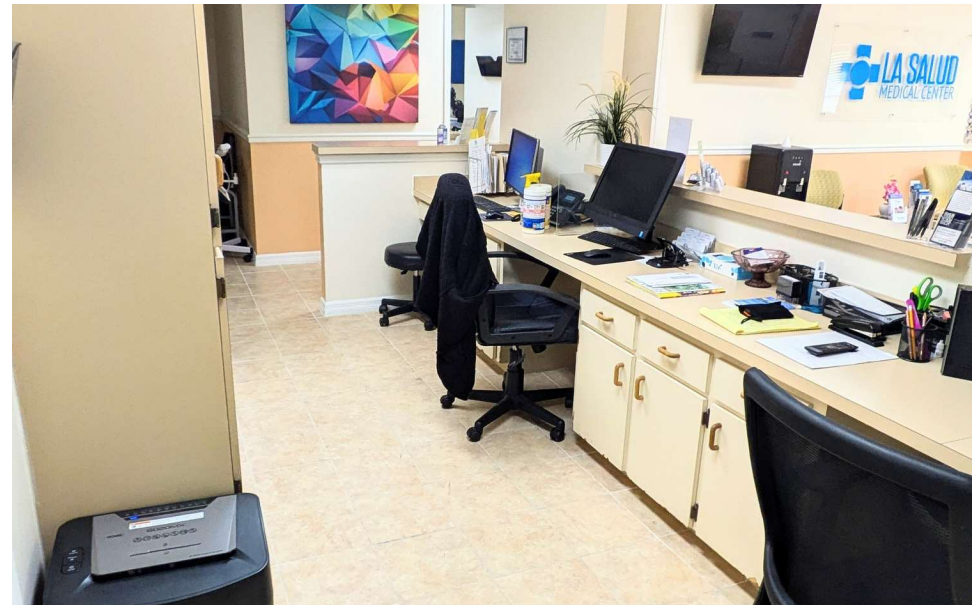
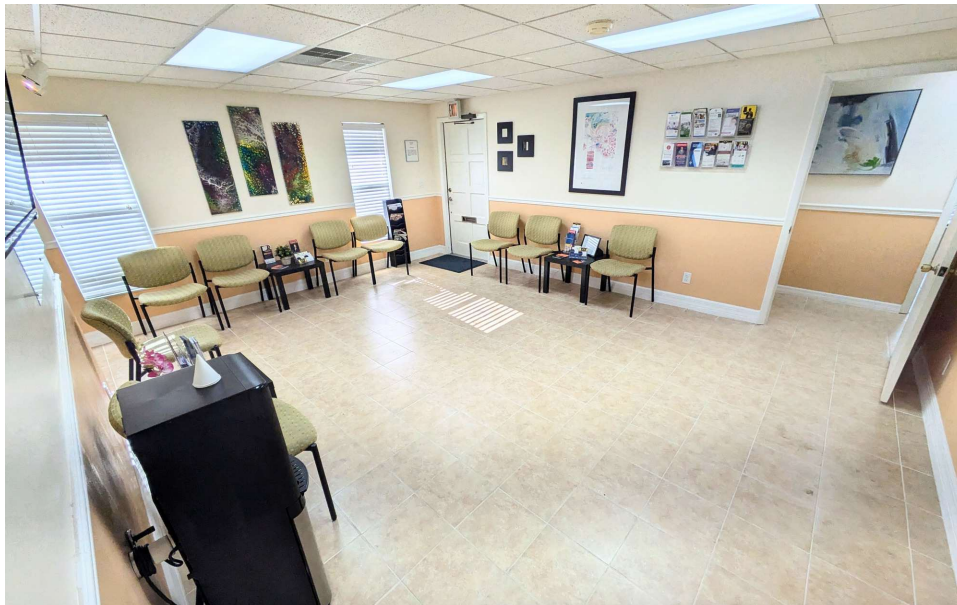
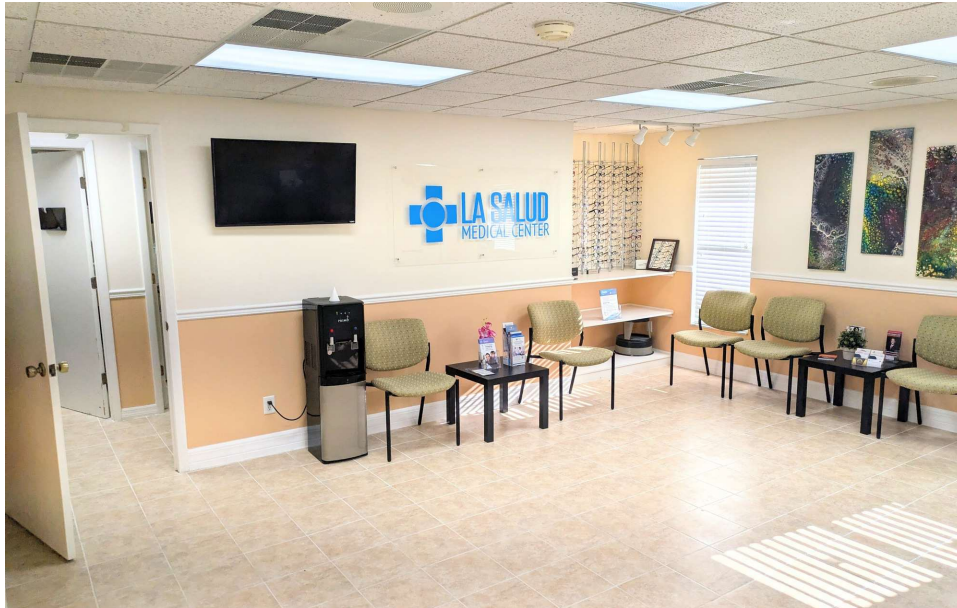
The location is nearly equidistant to HCA Florida Blake Hospital and Manatee Memorial Hospital, providing a prime setting for medical practices seeking proximity to hospitals and continued patient care.

FLOOR PLAN

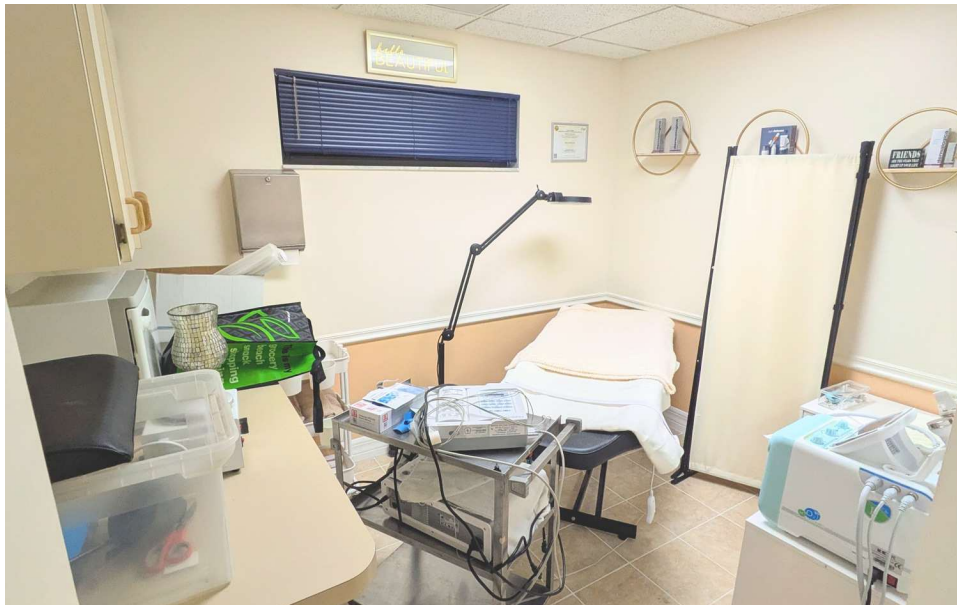


Floorplan is for illustrative purposes only. Cannot be relied on for accuracy and may not be to scale.

WAITING ROOM & RECEPTION



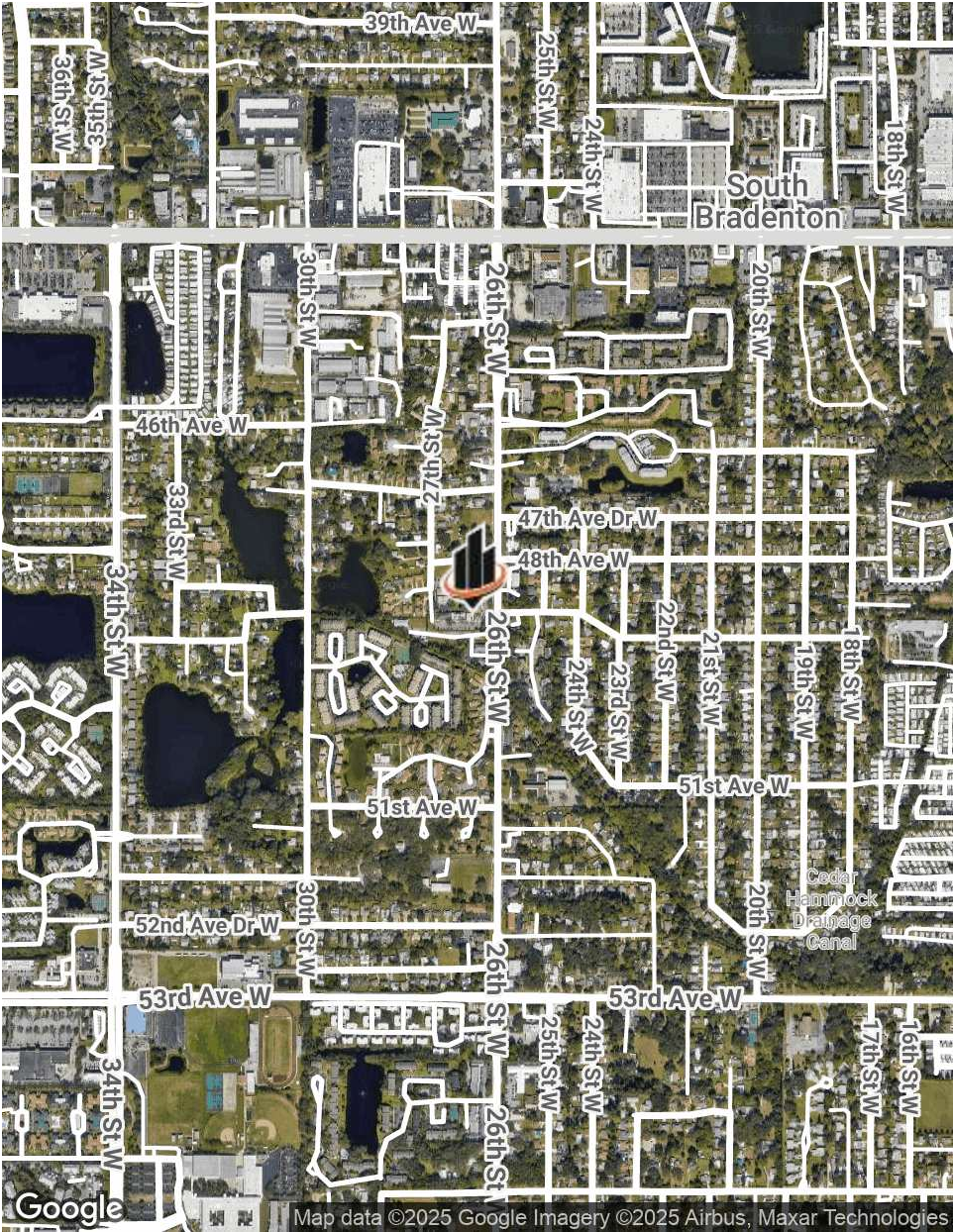
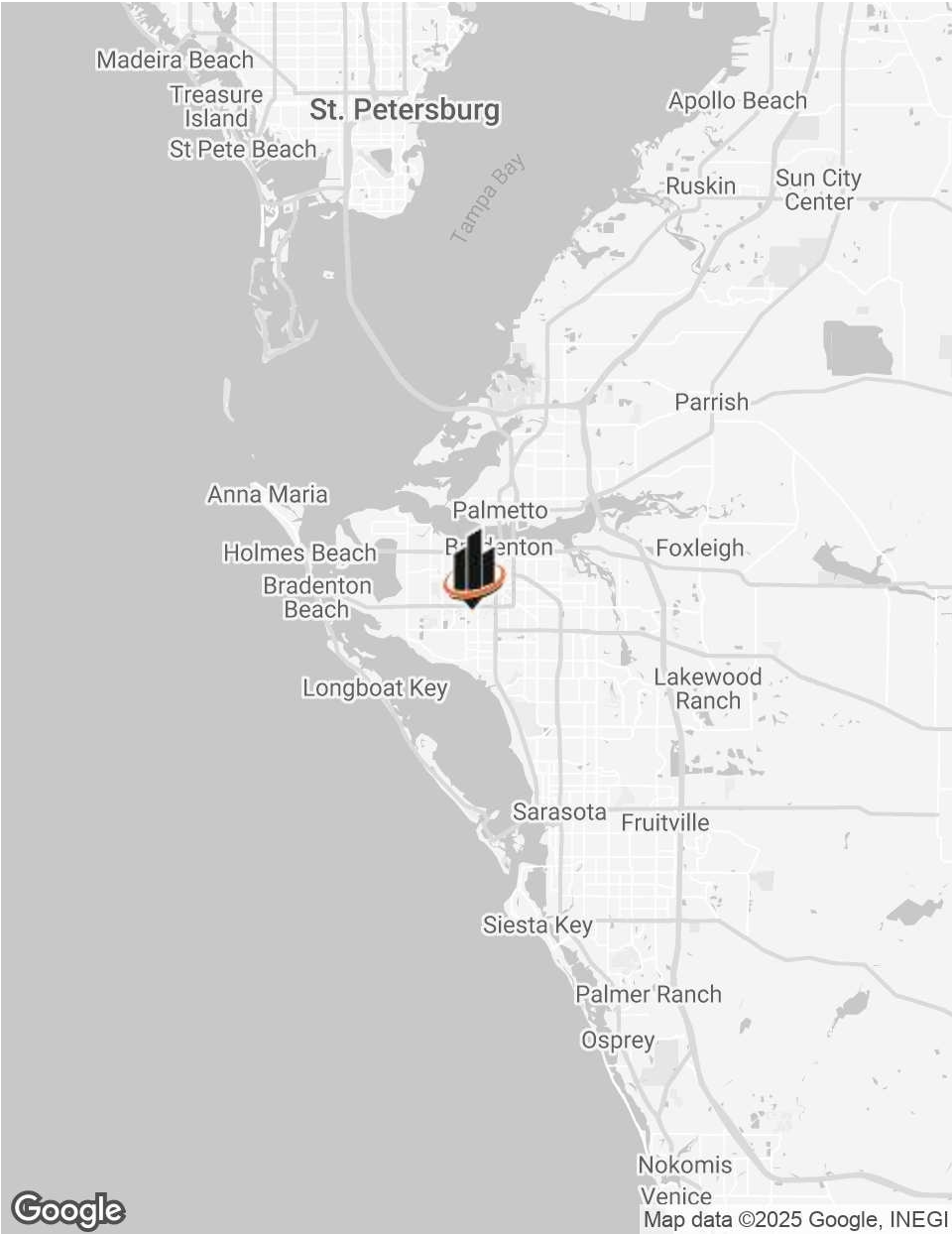
EXAM ROOMS



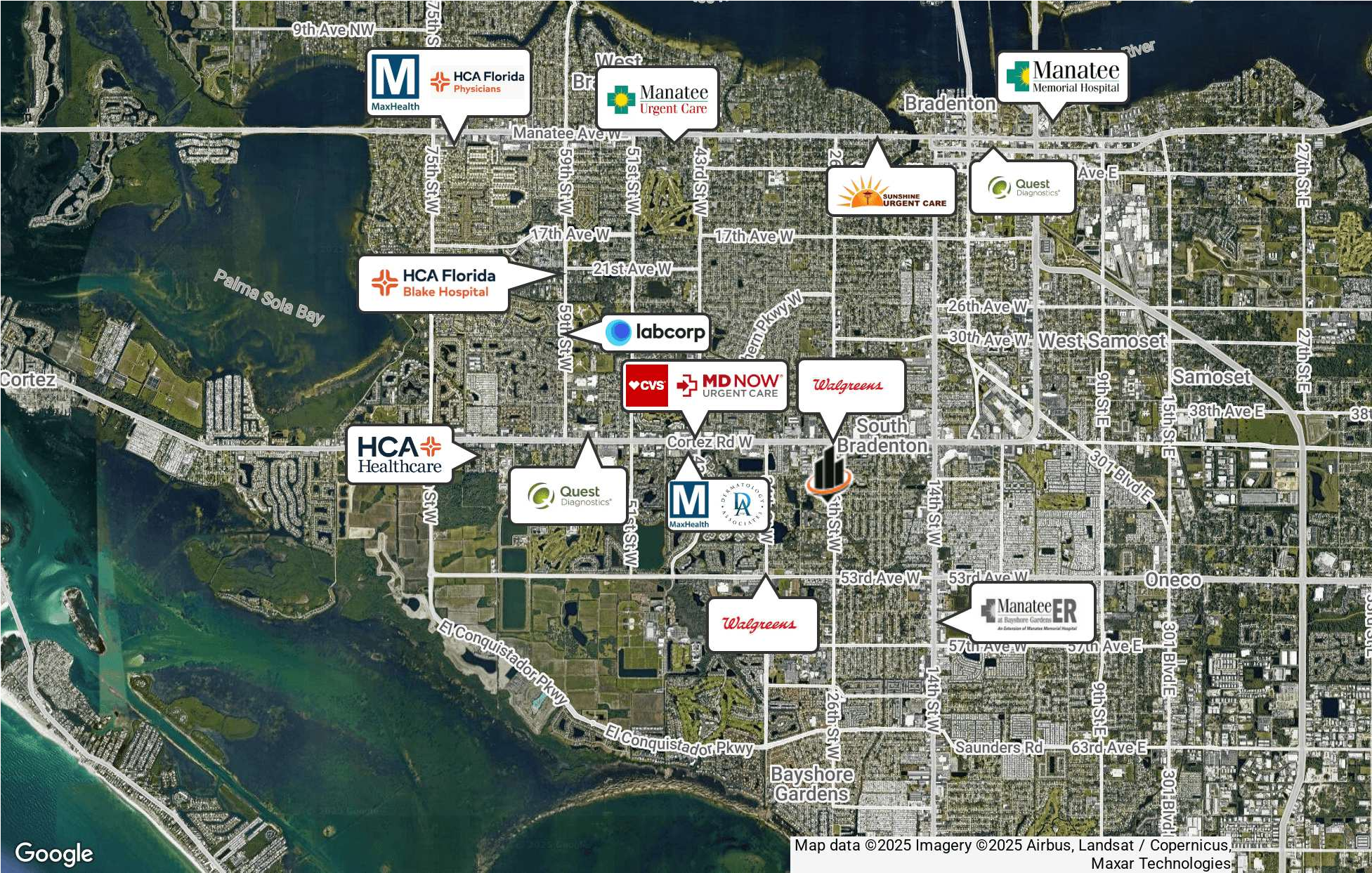
RETAILER MAP



LOCATION MAP



MEDICAL PROVIDER MAP

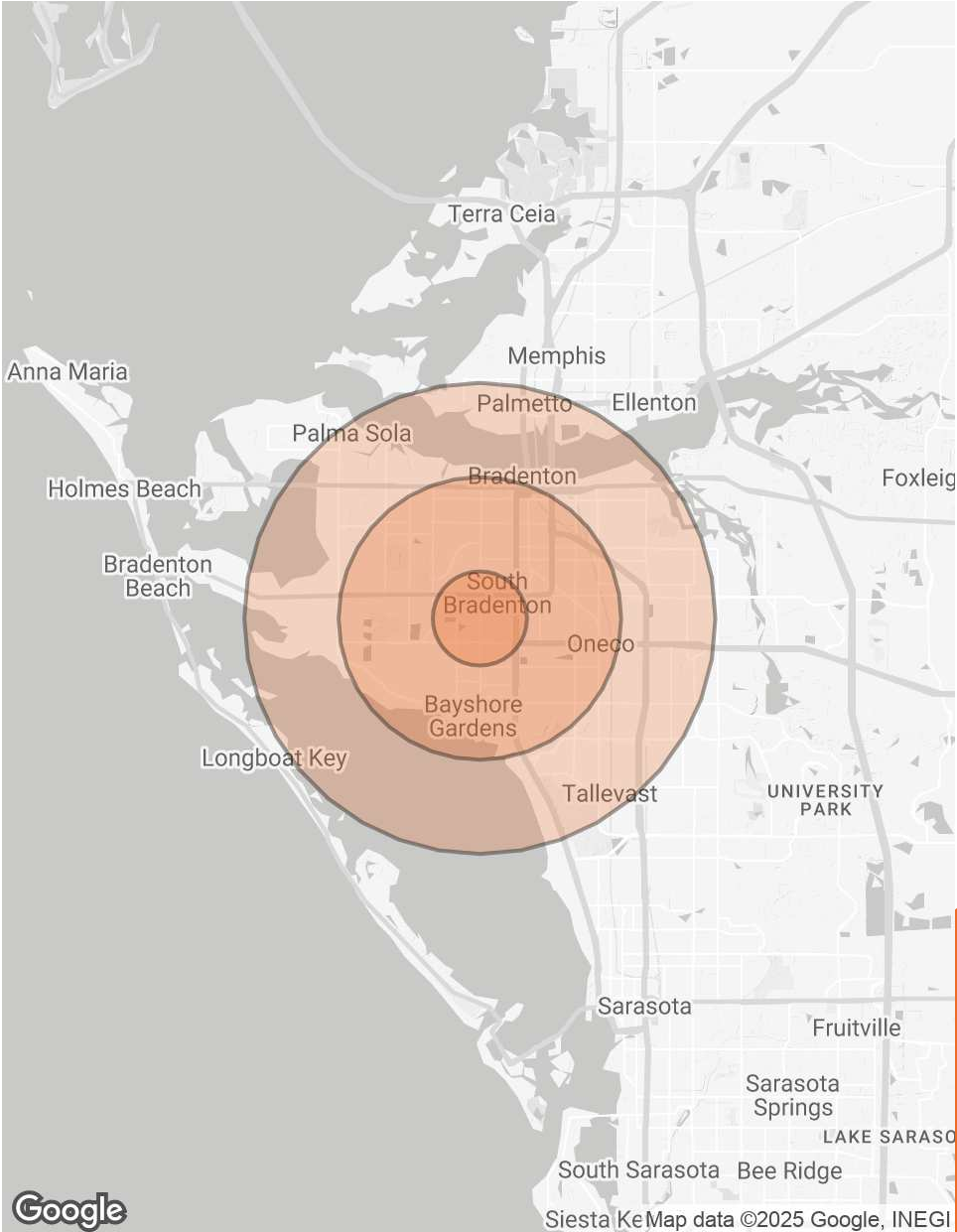


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,068	118,514	187,853
AVERAGE AGE	42	45	46
AVERAGE AGE (MALE)	41	44	45
AVERAGE AGE (FEMALE)	43	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,988	51,017	79,895
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$59,882	\$67,952	\$74,795
AVERAGE HOUSE VALUE	\$200,915	\$231,282	\$284,551

Demographics data derived from AlphaMap





TONY VELDKAMP, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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