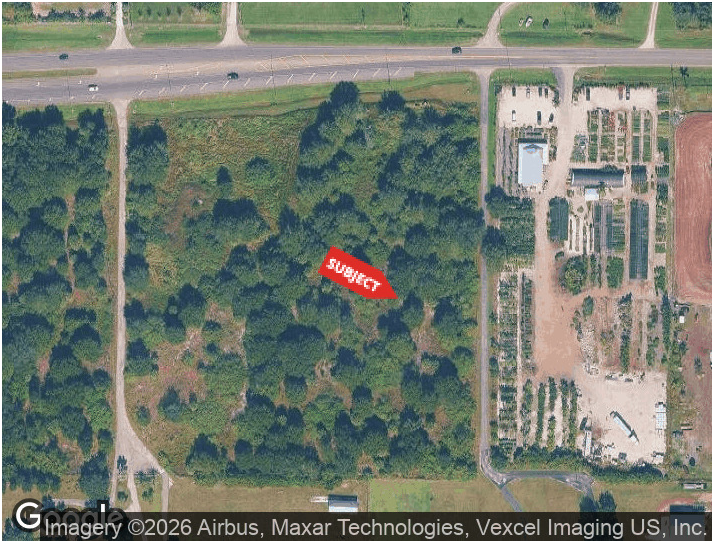




**NEW MEDICAL OFFICE
IN LAKEWOOD RANCH**
15010 FLORIDA 64
BRADENTON, FLORIDA 34212

PROPERTY HIGHLIGHTS

- ±3,800 SF available
- New construction medical office space in Lakewood Ranch
- Shell space - customizable buildout
- Landlord willing to provide TI
- Located off SR 64 near Lorraine Rd
- Surrounded by Star Farms & Palm Grove communities
- High-growth residential and commercial area



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	17	101	608
Total Population	47	279	1,716
Average HH Income	\$186,001	\$173,200	\$171,773

For More Information
SARAH TOEDMAN
Commercial Specialist
941 518 4966
sarah@americanpropertygroup.com

NEW MEDICAL OFFICE SPACE IN LAKEWOOD RANCH



OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	3,800 SF
Zoning:	A

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 15010 SR 64 E, Bradenton, FL

Property Type: Medical Office Space for Lease

Property Size: ±3,800 SF Available

Position your practice in one of Lakewood Ranch's fastest-growing medical corridors. This ±3,800 SF commercial real estate space is part of a brand-new development along SR 64, surrounded by rapidly expanding residential communities and increasing demand for healthcare services.

Located just minutes from Lorraine Road, the property is supported by nearby master-planned communities including Star Farms and Palm Grove, delivering a strong and growing patient base. An animal hospital is currently under construction within the building, further establishing the property's medical-focused environment and long-term synergy.

The space is delivered in shell condition, allowing for a fully customized medical buildout. The landlord is willing to provide Tenant Improvement (TI) allowances for qualified tenants, making this an excellent opportunity for medical users looking to design a space tailored to their specific needs.

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NEW MEDICAL OFFICE SPACE IN LAKEWOOD RANCH

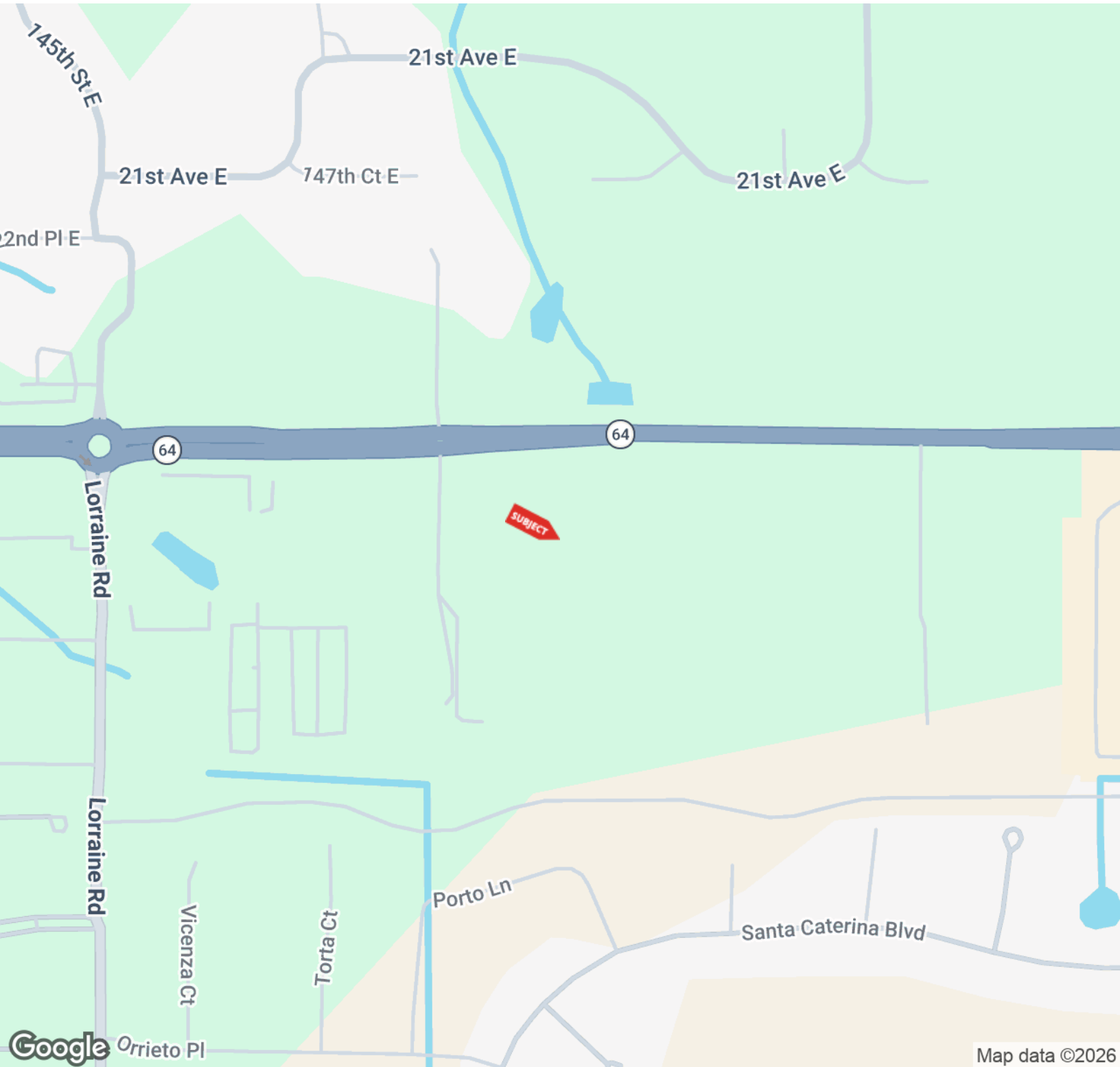


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

NEW MEDICAL OFFICE SPACE IN LAKEWOOD RANCH

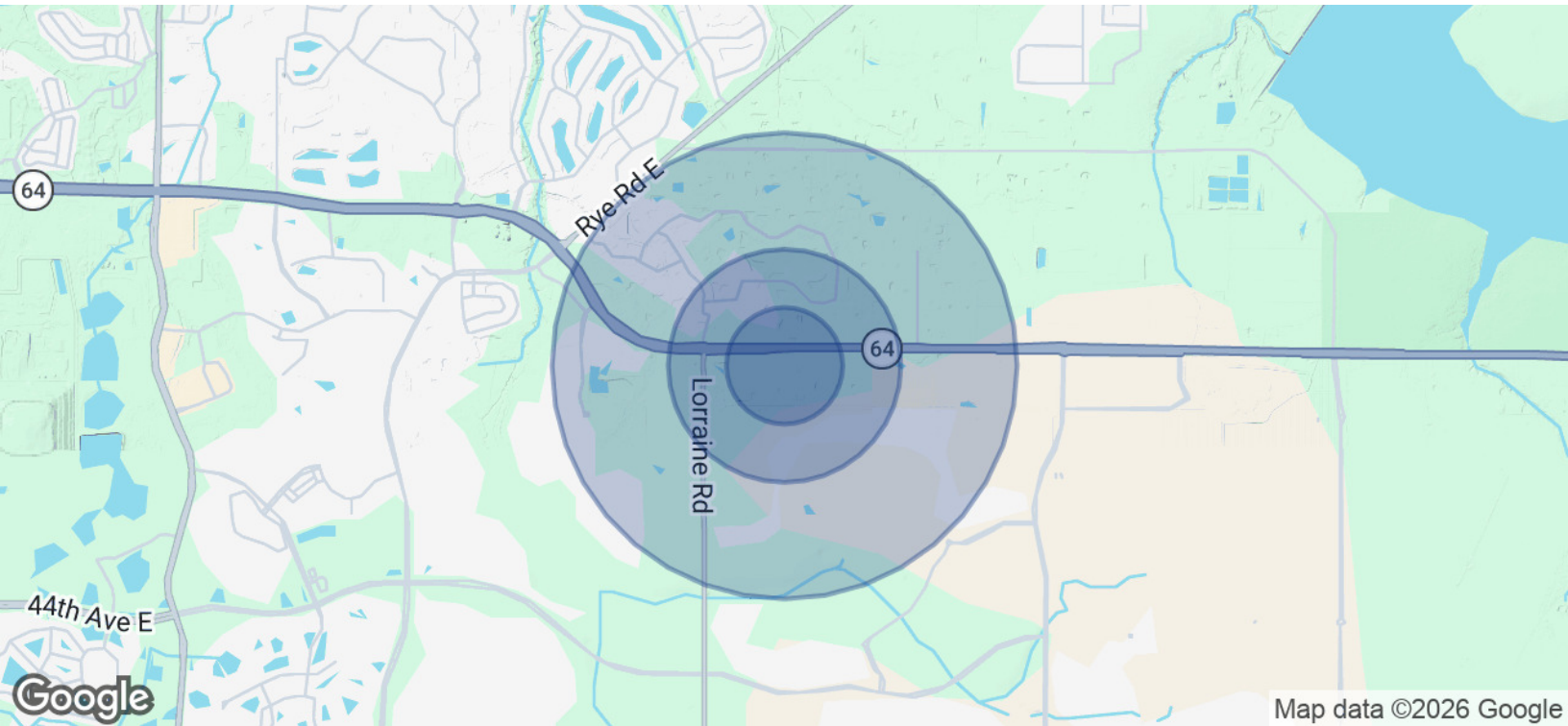


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

NEW MEDICAL OFFICE SPACE IN LAKEWOOD RANCH



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	47	279	1,716
Average Age	54.3	48.8	45.4
Average Age (Male)	50.9	47.9	46.2
Average Age (Female)	56.2	49.1	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	17	101	608
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$186,001	\$173,200	\$171,773
Average House Value	\$733,605	\$701,415	\$677,277

2023 American Community Survey (ACS)

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