

LEASE

Braden River Business Center Proposed New Medical Space

4730 STATE ROAD 64

Bradenton, FL 34208

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE	\$29.50 SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	27,390 SF
AVAILABLE SF:	3,714 SF
RENOVATED:	2021
ZONING:	City of Bradenton - Suburban Commercial Corridor (SCC)
TRAFFIC COUNT:	53,500

PROPERTY HIGHLIGHTS

- Beautiful, well-maintained office building in the Braden River Business Center with nearly 250k SF of office space in the general vicinity.
- Landlord seeks a qualified medical office user to convert the space to medical for a long-term lease.
- High-traffic office & medical office corridor less than 2 miles from I-75, and 3.5 miles to Manatee Memorial Hospital.
- Centrally located between Lakewood Ranch to the east and Downtown Bradenton to the west.
- Large pylon signage on SR-64
- AADT: 53,500 vehicles per day
- \$7.78 PSF Pass Thru Expenses for 2026 plus \$1.40 PSF Electric
- Generous Tenant Improvement Allowance offered to qualified tenants to convert the space to medical office use.

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PROPERTY DESCRIPTION



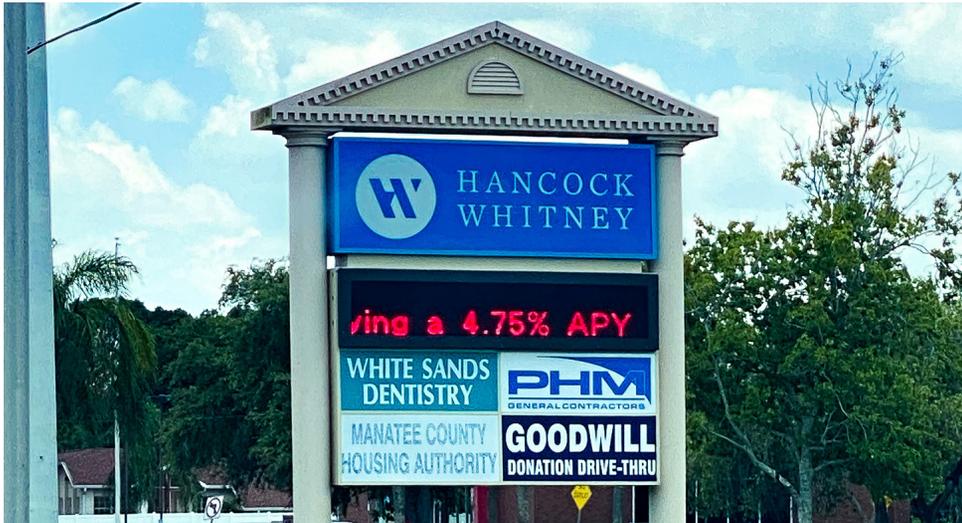
PROPERTY DESCRIPTION

Braden River Business Center is a beautiful, well-maintained office building located on the high-traffic and high-visibility SR 64 corridor just west of I-75 and Lakewood Ranch.

Landlord proposes to convert this 3,540 +/- square foot first floor space with direct entry, to medical office space for a long-term lease for a qualified medical practice. A concept plan has been provided.

This building is located in the front of the office park, directly behind Culver's Restaurant on SR 64 east, and in front of other occupied office buildings. This business center overlooks a small lake with fountain, drawing attention from SR 64. Featuring beautiful large columns in the front of the building, ample parking spaces, and well-maintained landscaping, this is a perfect setting for any professional or medical office tenant.

Existing Professional Office space that can be converted to Medical Office, with Landlord offering a generous Tenant Improvement Allowance for qualified tenants seeking longer term leases of a seven year initial term or longer.



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LOCATION DESCRIPTION



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Excellent SR-64 (Manatee Avenue) location just west of I-75 and Lakewood Ranch. This 2-story office building has high traffic and visibility with easy access to downtown Bradenton and Lakewood Ranch, in addition to being centrally located between three existing hospitals with two additional hospitals proposed/under construction within ten miles.

SR-64 is one of the main East-West corridors in Manatee County, connecting the Gulf Beaches to I-75 and Lakewood Ranch. This office park is adjacent to the popular Braden River Plaza that is home to Tractor Supply, Applebee's, Outback Steakhouse, Gecko's Grill & Pub and Casa Di Pizza, among other tenants. Retail, office, and medical office tenants are drawn to this location due to its proximity to I-75 and position amongst a number of luxury residential communities including The Inlets, Tidewater Preserve and Heritage Harbour.

Nearby Hospitals Include:

Manatee Memorial Hospital - 3.5 miles West
HCA Florida Blake Hospital - 7.5 miles Southwest
Lakewood Ranch Medical Center - 8.5 miles Southeast

Under Construction:

BayCare Hospital Manatee - 7.5 miles North

Proposed:

HCA Florida North River - 8.5 miles Northeast



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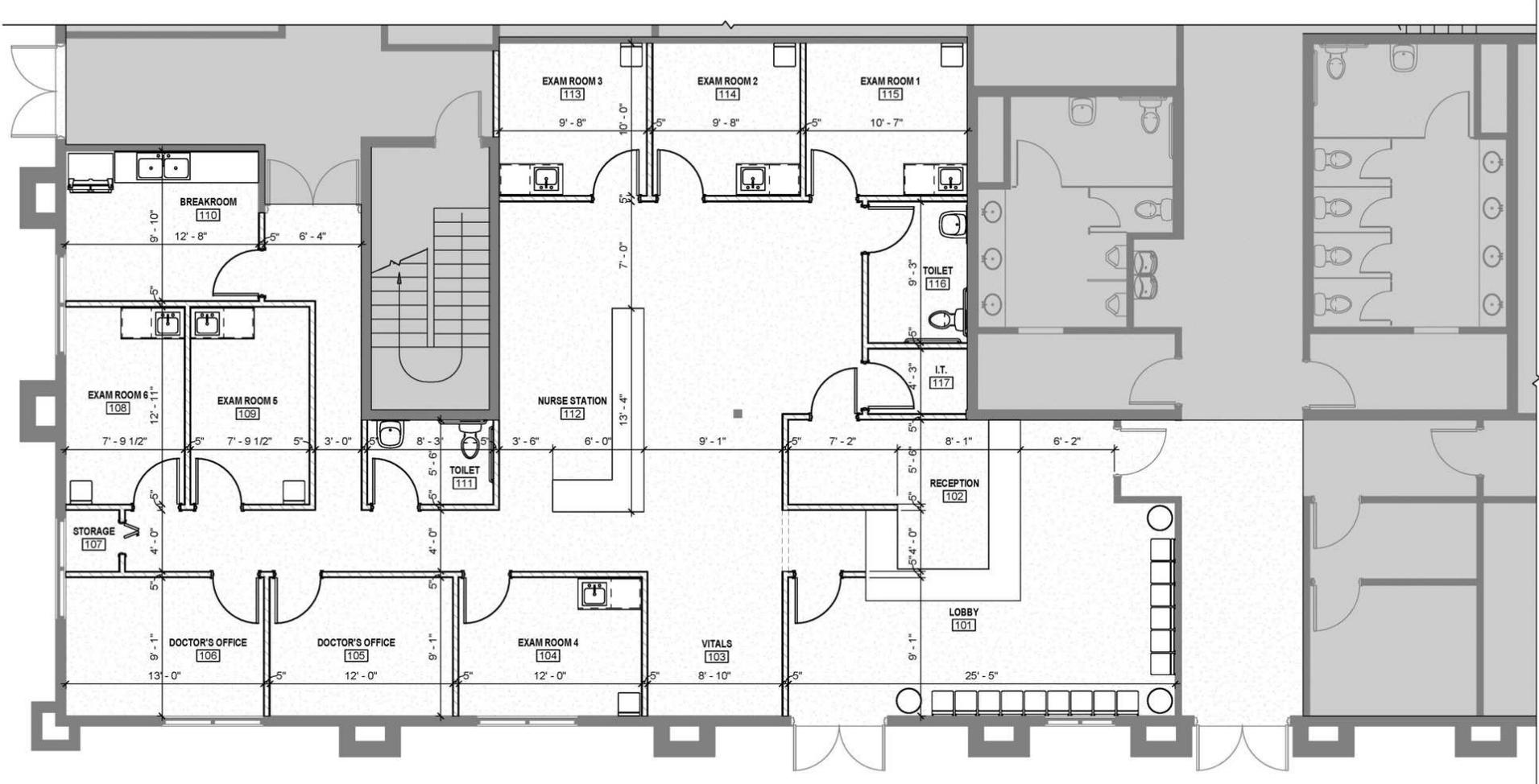
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FIRST FLOOR MEDICAL OFFICE CONCEPT PLAN

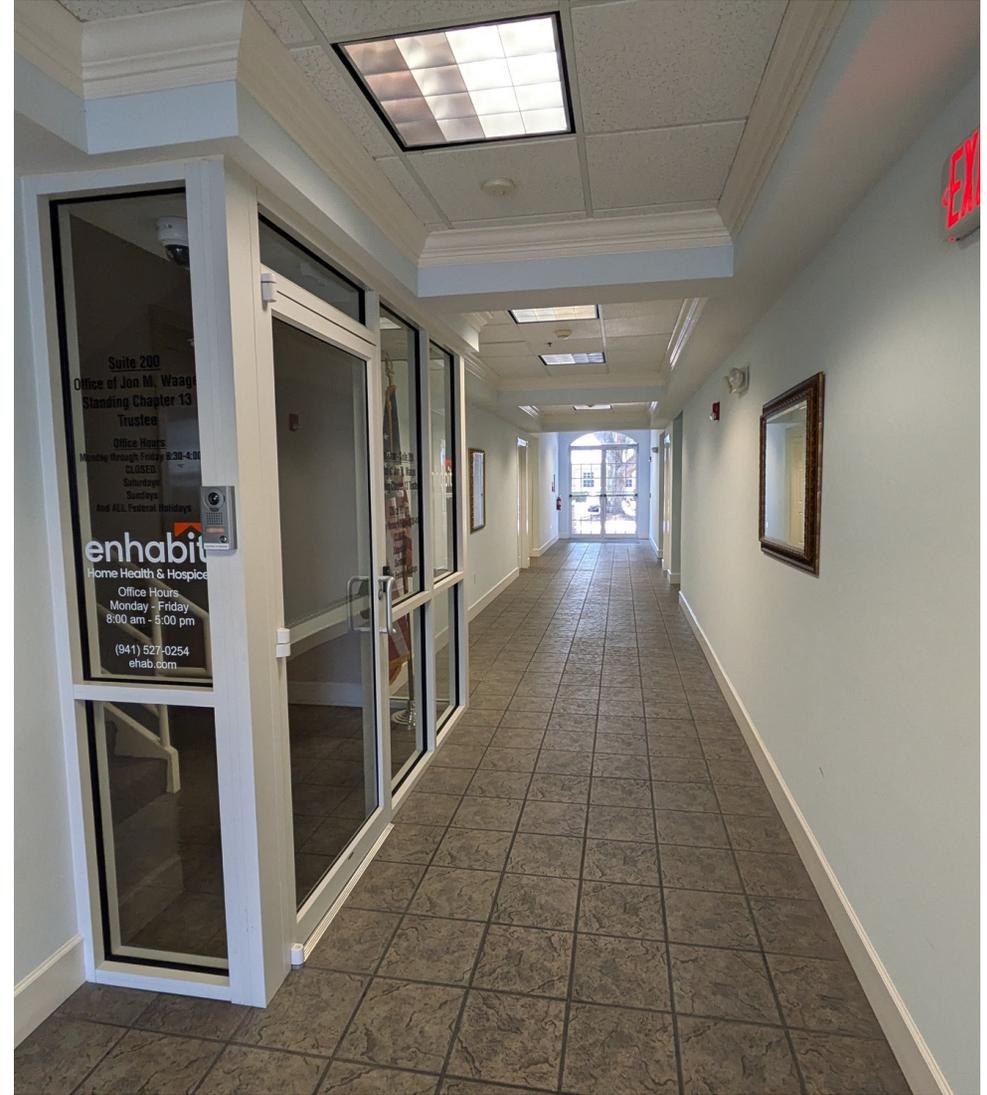


PROPOSED FLOOR DIMENSION PLAN

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ADDITIONAL PHOTOS



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AERIAL NORTHWEST



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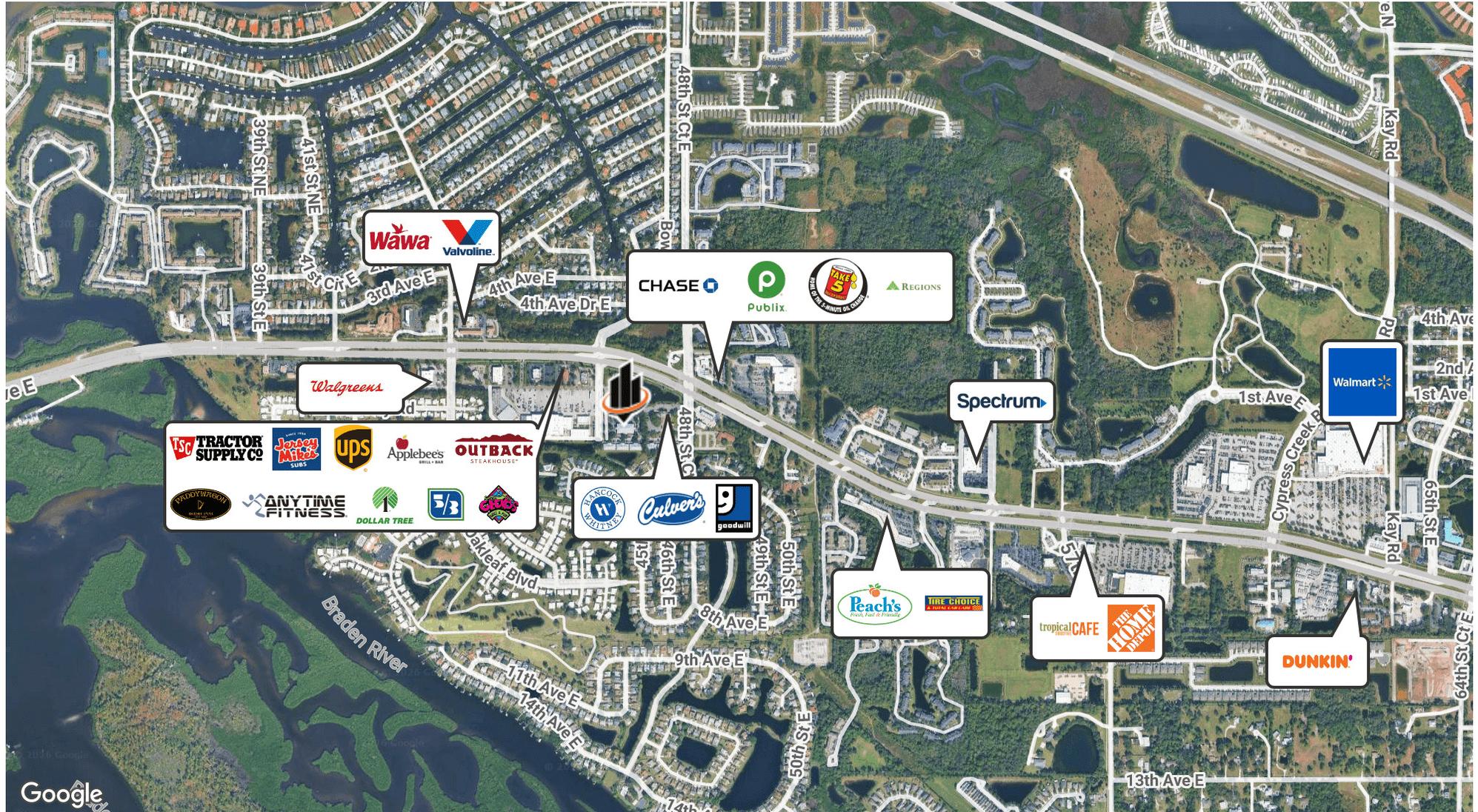
AERIAL NORTHEAST TOWARDS I-75



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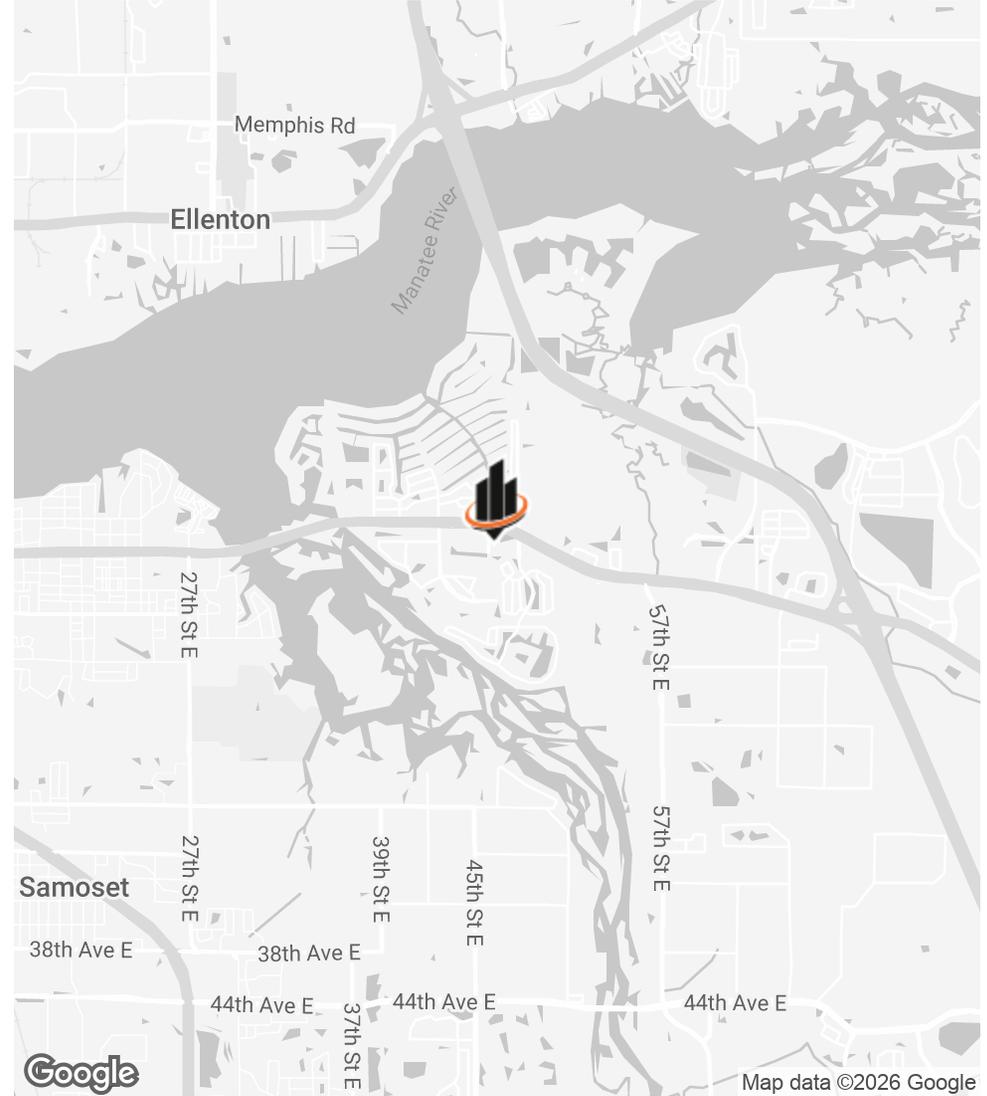
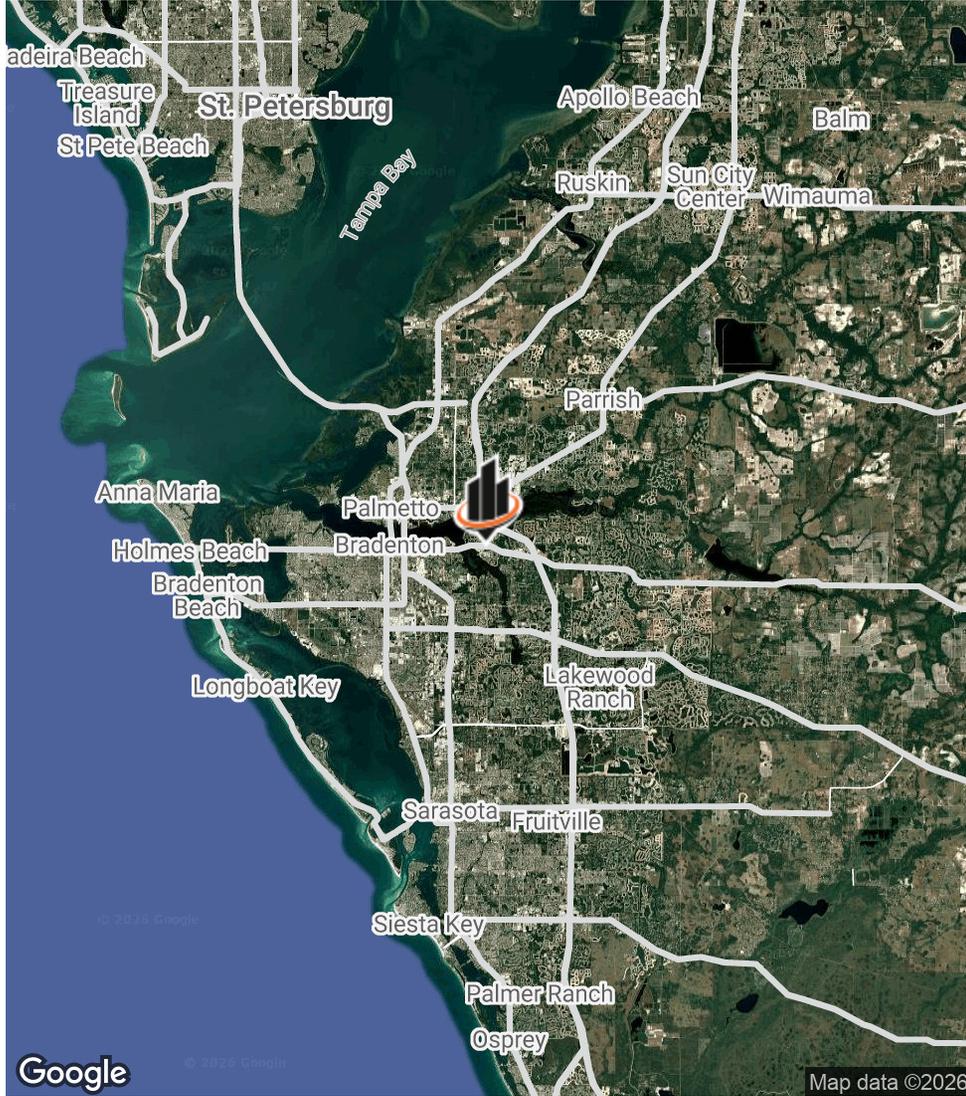
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

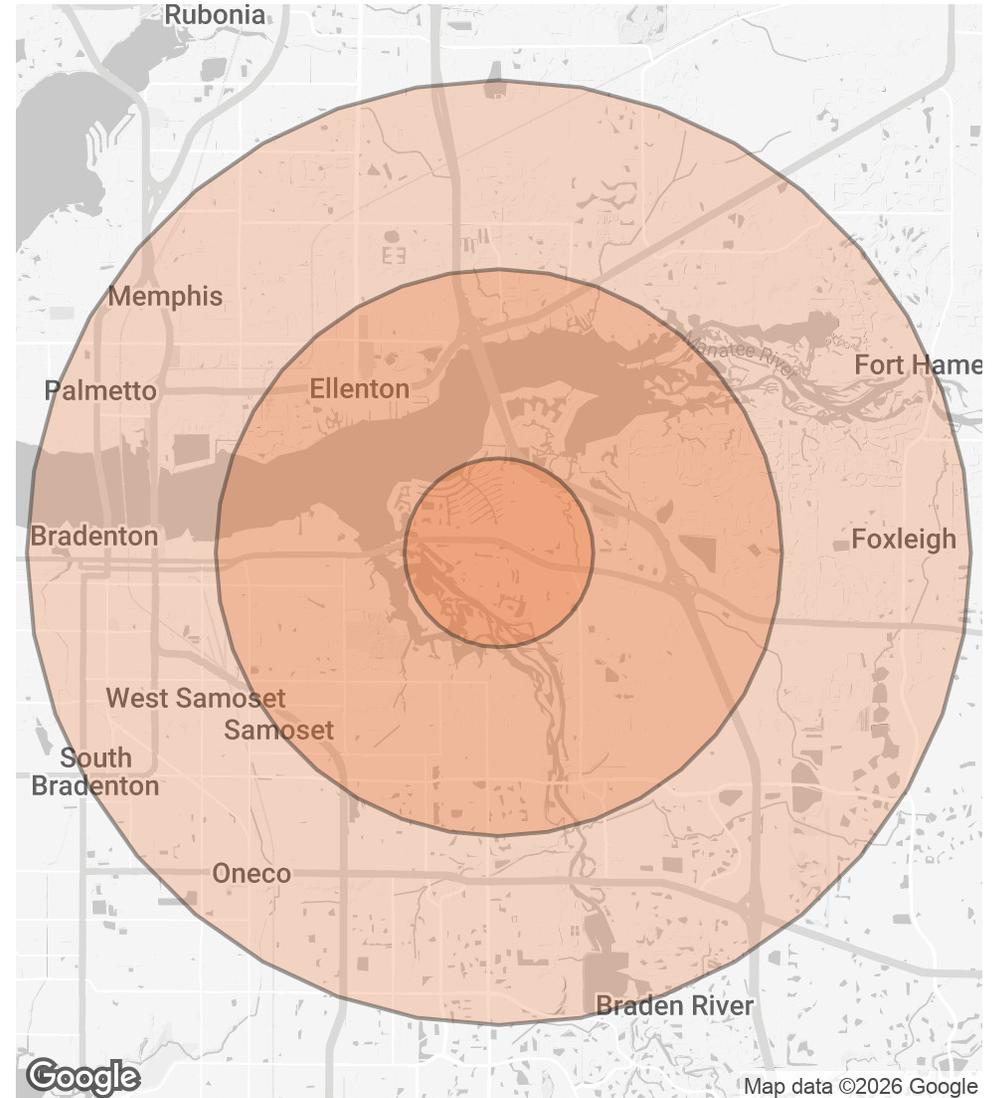
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,548	48,868	160,145
AVERAGE AGE	46	45	46
AVERAGE AGE (MALE)	45	44	45
AVERAGE AGE (FEMALE)	46	46	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,923	20,243	66,100
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$103,707	\$89,312	\$86,480
AVERAGE HOUSE VALUE	\$522,712	\$400,484	\$334,722

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

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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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

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