

Love and Care Assisted Living Facility



FOR LEASE | DREZNIN PAPPAS COMMERCIAL REAL ESTATE, LLC

5426 18th St W
Bradenton, FL 34207

Sean Dreznin
Dreznin & Pappas Commercial Real Estate
DREZNIN PAPPAS CRE, LLC
(941) 961-8199
tritoncre@gmail.com



THE SPACE

Location	5426 18th St W Bradenton, FL 34207
County	Manatee
APN	6039700209
Cross Street	55th Ave W
Square Feet	5,431
Annual Rent PSF	\$24.00
Lease Type	Net

Notes Negotiable lease - NNN/Gross

HIGHLIGHTS

- ❖ 5,431 Sq Ft of rentable space.
- ❖ Building is current with 16 beds allowable or 9 rooms not including kitchen, laundry, waiting area, storage, etc.
- ❖ Concrete Block construction for building.
- ❖ Newer roof on building along with HVAC updates, etc.
- ❖ Building up to code and sprinkled per ownership.
- ❖ Building currently offers 9-rooms, commissary kitchen, recreation living area, porch, laundry room, private employee bathroom, etc.
- ❖ Total property for sale & Lease w/ option or outright purchase will be considered.
- ❖ Owner is open to flexible lease terms within reason.



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	19,394	105,529	182,474

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$59,579	\$74,441	\$84,448

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	8,953	45,500	78,631

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
BUILDING SF	5,431
LAND SF	19,190
YEAR BUILT	1997
YEAR RENOVATED PARTIALLY	2024
AVERAGE REMAINING TERM	Month to Month
ZONING TYPE	7400; HOMES FOR THE AGED
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	6-10

NEIGHBORING PROPERTIES

NORTH	5 Duplexes w/ single owner
SOUTH	Residential
EAST	Veteran's Housing & Commercial
WEST	Residential

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes - Tenants
WATER / SEWER	Yes - Tenants

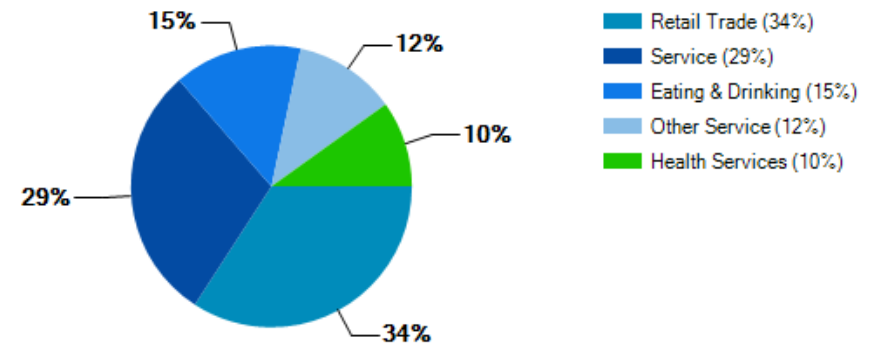
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Masonry / Block
EXTERIOR	Stucco
PARKING SURFACE	Concrete & Gravel
ROOF	Newer Shingle
LANDSCAPING	Mature / Minimal
STREET	Gravel - Tenant/Owner

Location Summary

- ❖ Bayshore Gardens is a census-designated place (CDP) and planned community in Manatee County, Florida, United States. The population was 16,323 at the 2010 census. It is part of the Bradenton-Sarasota-Venice Metropolitan Statistical Area.
- ❖ In 1955, a New York syndicate led by developer Sydney R. Newman purchased the area now known as Bayshore Gardens on the west side of U.S. 41 along the eastern shore of Sarasota Bay, just north of the Sarasota/Manatee county line, and platted an area between what was dubbed Bayshore Gardens Parkway running from U.S. 41 to 26th Street West and Sarasota Bay that would become Bayshore Gardens.
The property was purchased for about 2 million dollars, making it the most expensive land purchase in the area since the 1920s. This 3,200-acre area, once fields for growing tomatoes, would include recreation areas and a marina, schools, churches, shopping centers and medical facilities as well as homes.
- ❖ Bradenton's economy is primarily driven by tourism due to its close proximity to gulf coast beaches, the Tampa Bay Area and other agricultural preserves
The Bradenton tourism industry employs nearly 26,100 residents, creates \$1.3 billion in economic impact and contributes \$54.4 million in sales tax
- ❖ TOP AREA EMPLOYERS COMPANY EMPLOYEES
Manatee County School District 6,800
Beall's Inc. 4,200
Manatee County Government 2,981
Manatee Memorial Hospital 1,445
Goodwill Industries Manasota Inc. 1,179
Tropicana Products 1,000

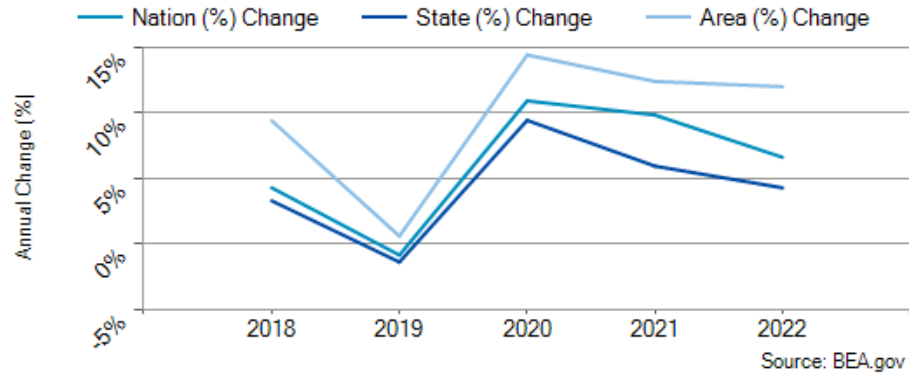
Major Industries by Employee Count

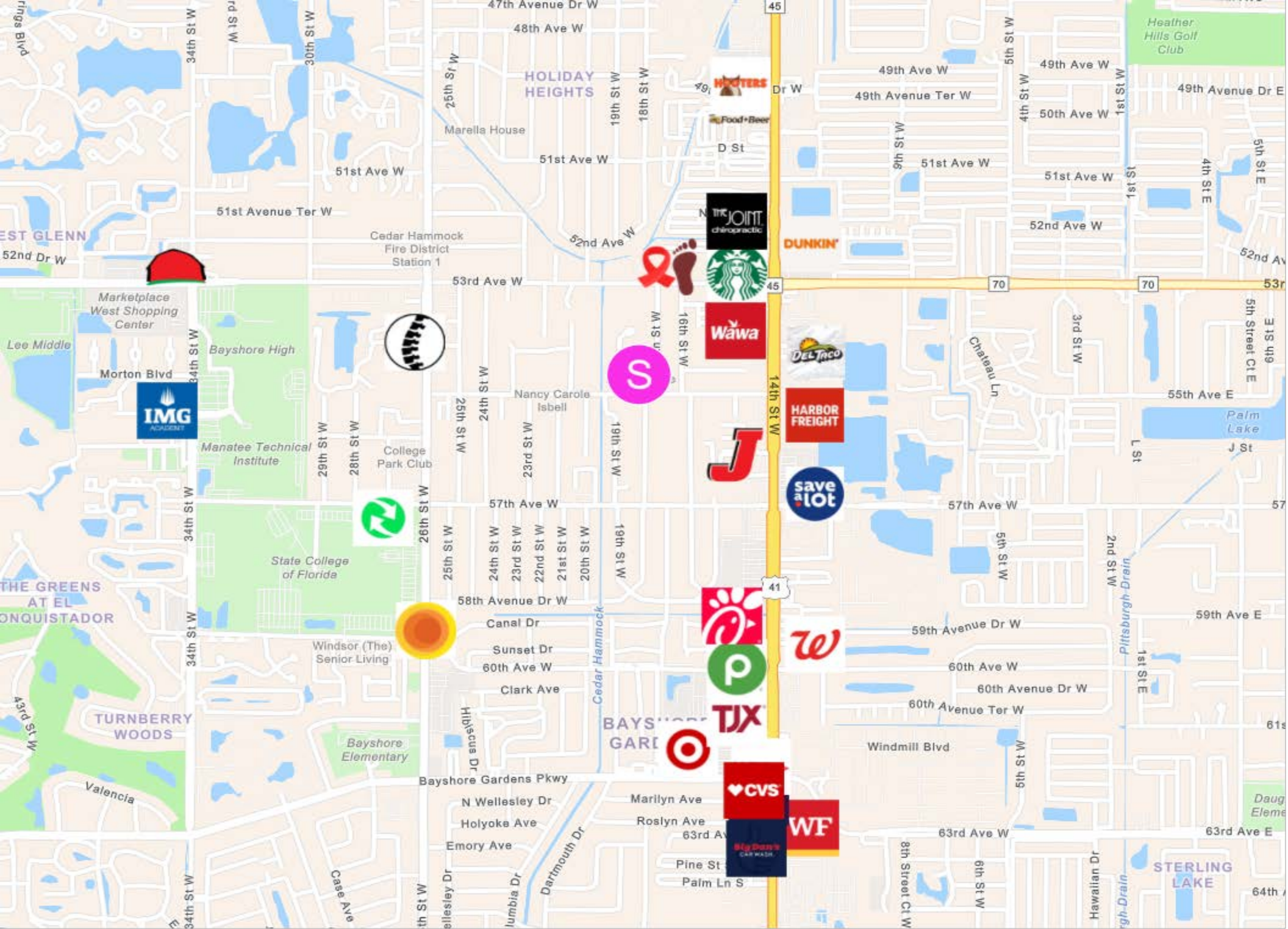


Largest Employers

Publix Super Markets	47,166
Baycare Health Systems	33,631
State of Florida	30,664
Hillsborough County School District	23,000
HCA West Florida Division	21,000
Beall's Inc.	1,996
IMG Academy	787
Sun Hydraulics	680

Manatee County GDP Trend





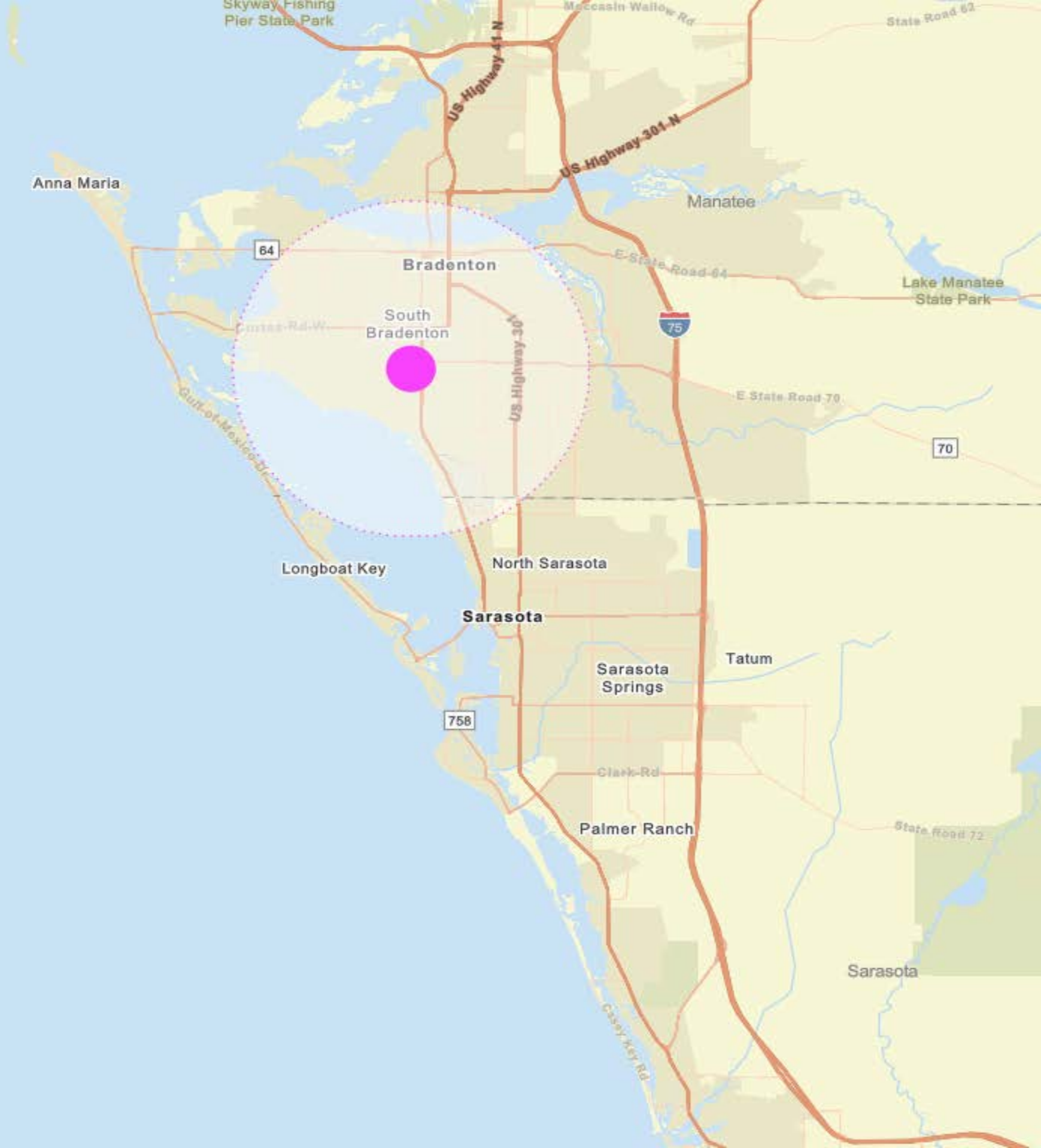
Beall's Inc. Approx. 2,041 Employees
Approx. 5 miles

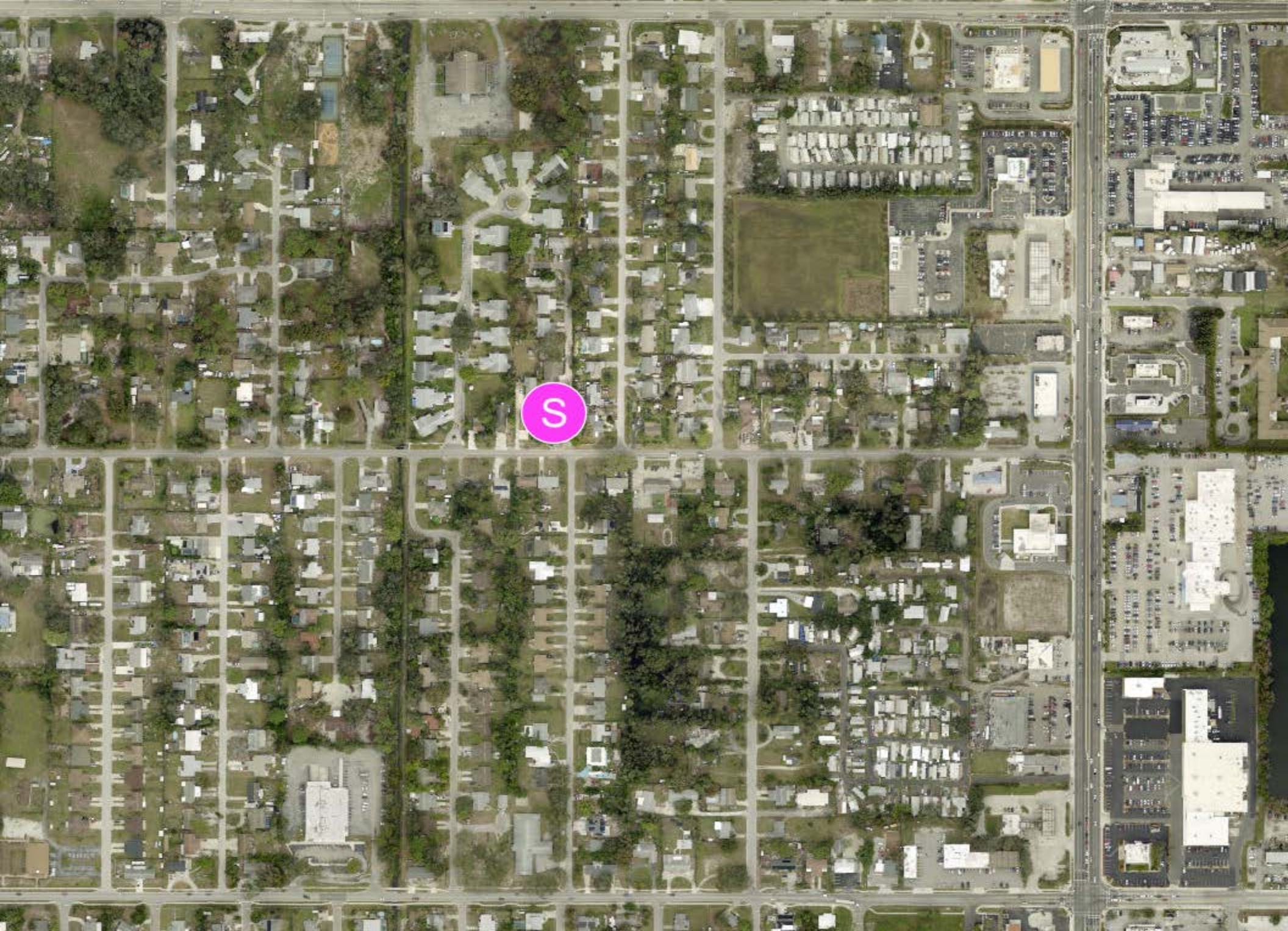
IMG Academy Approx. 862 Employees
Approx. 5 miles

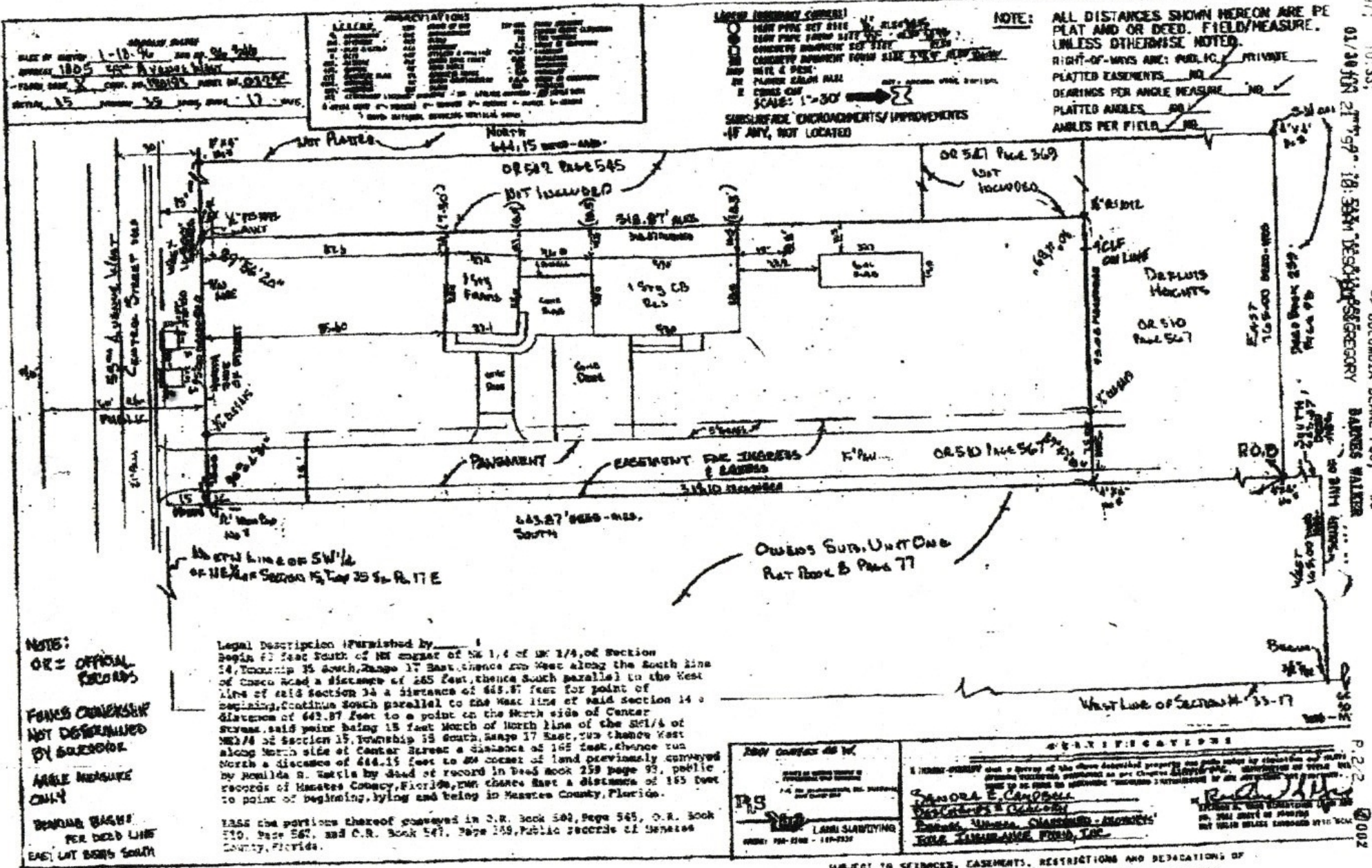
Sun Hydraulics Approx. 718 Employees
Approx. 5 miles

TriNet Approx. 657 Employees
Approx. 5 miles

Pierce Manufacturing Approx. 524 Employees
Approx. 5 miles







DATE OF SURVEY 1-10-96
 SURVEY 1805 55' AVENUE WALK
 PLAT BOOK X COM. 20 1805 PAGE 03052
 SECTION 15 TOWNSHIP 32 RANGE 17

SYMBOL	DESCRIPTION
○	IRON NAIL
○	WOOD NAIL
○	BRASS NAIL
○	STEEL NAIL
○	COPPER NAIL
○	ZINC NAIL
○	ALUMINUM NAIL
○	BRASS WIRE
○	STEEL WIRE
○	COPPER WIRE
○	ZINC WIRE
○	ALUMINUM WIRE
○	IRON PIPE
○	WOOD PIPE
○	BRASS PIPE
○	STEEL PIPE
○	COPPER PIPE
○	ZINC PIPE
○	ALUMINUM PIPE
○	IRON ROD
○	WOOD ROD
○	BRASS ROD
○	STEEL ROD
○	COPPER ROD
○	ZINC ROD
○	ALUMINUM ROD
○	IRON WIRE
○	WOOD WIRE
○	BRASS WIRE
○	STEEL WIRE
○	COPPER WIRE
○	ZINC WIRE
○	ALUMINUM WIRE

NOTE: ALL DISTANCES SHOWN HEREON ARE PER PLAT AND OR DEED. FIELD/MEASURE, UNLESS OTHERWISE NOTED.
 RIGHT-OF-WAYS ARE: PUBLIC, PRIVATE
 PLATTED EASEMENTS, NO
 DEARINGS PER ANGLE MEASURE, NO
 PLATTED ANGLES, NO
 ANGLES PER FIELD, NO

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NOTE:
 OR = OFFICIAL RECORDS
 FENCES OWNERSHIP NOT DETERMINED BY SURVEYOR
 ANGLE MEASURE ONLY
 BEARING BACKS FOR DEED LINE EAST LOT BORN SOUTH

Legal Description (Furnished by _____)
 Begin 60 feet South of NE corner of NE 1/4 of SW 1/4 of Section 14, Township 32 South, Range 17 East, thence run West along the South line of Center Road a distance of 265 feet, thence South parallel to the West line of said Section 14 a distance of 443.87 feet for point of beginning, continue South parallel to the West line of said Section 14 a distance of 443.87 feet to a point on the North side of Center Street, said point being 15 feet North of North line of the SW 1/4 of NE 1/4 of Section 15, Township 32 South, Range 17 East, run thence West along North side of Center Street a distance of 165 feet, thence run North a distance of 444.15 feet to the corner of land previously conveyed by Acquilla S. Watts by deed of record in Deed Book 259 page 93, public records of Manatee County, Florida, run thence East a distance of 165 feet to point of beginning, lying and being in Manatee County, Florida.

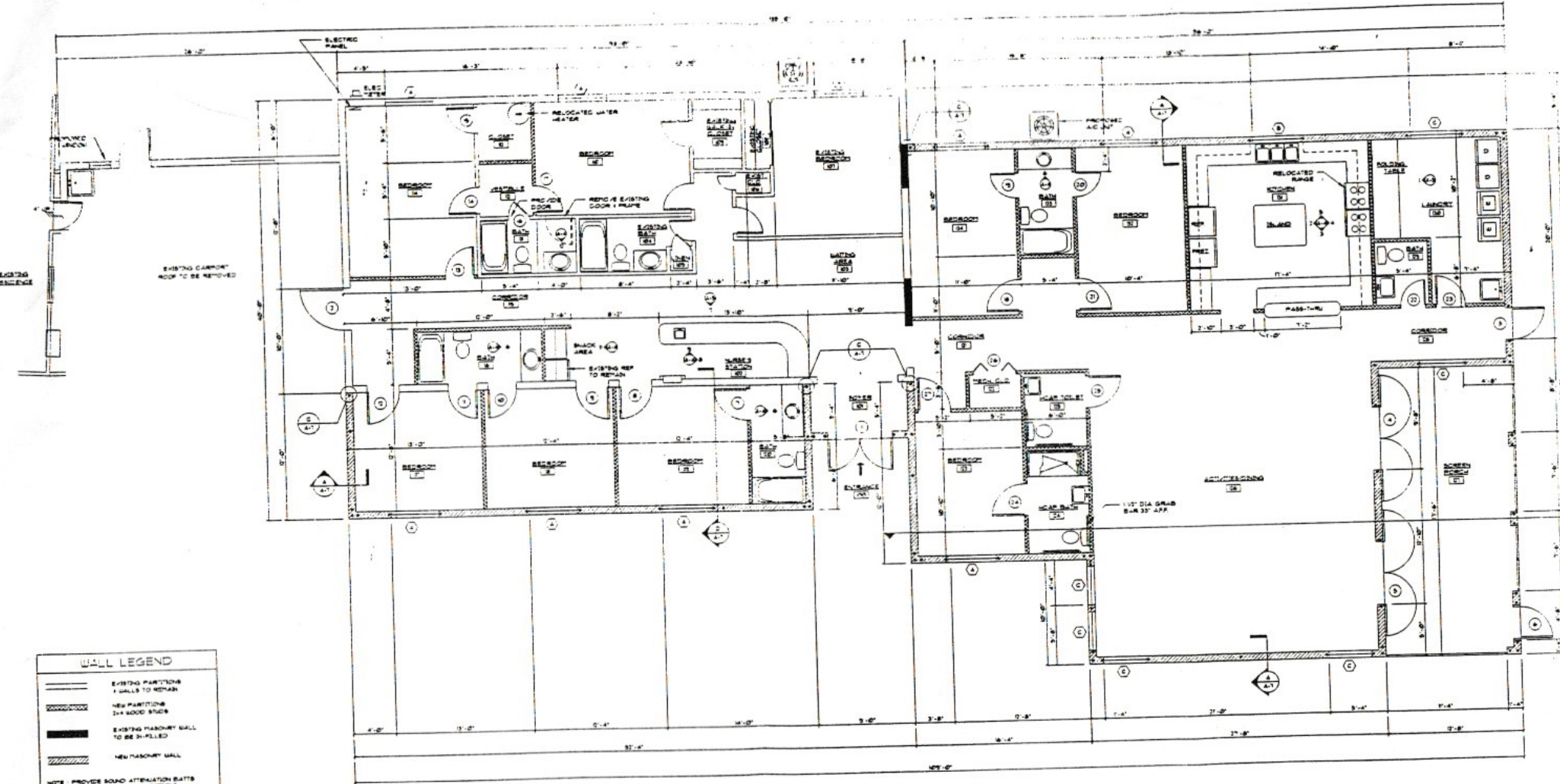
LESS the portions thereof conveyed in O.R. Book 500, Page 545, O.R. Book 510, Page 567, and O.R. Book 547, Page 149, Public records of Manatee County, Florida.

ROW CORNER AS IN
 LARRY SAWYING
 PHONE 708-2100 - 117-7332

STATEMENT that a survey of the above described property was made under the direction of the Surveyor General of the State of Florida, and that the same was made in accordance with the provisions of the Statutes in that behalf made, and that the same is true and correct, and that the same is a true and correct copy of the original as the same appears on the records of the Surveyor General of the State of Florida.

SANDORA E. CAMPBELL
 Surveyor General of the State of Florida

SUBJECT TO SETBACKS, EASEMENTS, RESTRICTIONS AND DEVIATIONS OF RECORDS. SURVEY WAS MADE WITHOUT BENEFIT OF TITLE SEARCH.



WALL LEGEND

	EXISTING PARTITIONS & WALLS TO REMAIN
	NEW PARTITIONS
	2x4 WOOD STUDS
	EXISTING MASONRY WALL TO BE 3/4\"/>
	NEW MASONRY WALL

NOTE: PROVIDE SOUND ATTENUATION BATTES IN ALL PROPOSED WALLS & PARTITIONS

PROPOSED FLOOR PLAN
1/4" = 1'-0"



A-3 <small>DATE: 08/11/11 DRAWN BY: JZ CHECKED BY: JZ APPROVED BY: JZ</small>	A RENOVATION FOR SANDRA CAMPBELL <small>1801 56TH AVENUE WEST</small>	JERRY N. ZOLLER ARCHITECT / PLANNER <small>MANATEE COUNTY, FLORIDA 614 14TH STREET W. BRADENTON, FL. 34205 PHONE 748-4485</small>	AIA P.A. <small>fla. reg. 5926</small>
	<small>DATE: 08/11/11 DRAWN BY: JZ CHECKED BY: JZ APPROVED BY: JZ</small>		





1



SR 64 Office Space
862 62nd St Cir E
Bradenton, FL 34208

BUILDING SF	7,000
YEAR BUILT	2009
LEASE TYPE	MG
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
ZONING	GC
DISTANCE	9.7 miles

RENT PSF (YR) \$24 - \$25



Notes Would likely need complete build-out to cater to new business. Possible Landlord assistance.

2



Omega Medical Building
201 4th Ave E
Bradenton, FL 34208

BUILDING SF	5,853
YEAR BUILT	2019
LEASE TYPE	NNN
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
ZONING	T5
DISTANCE	4.9 miles

RENT PSF (YR) \$24 - \$25



Notes The Omega Medical Building is located directly across from Manatee Memorial Hospital.

3



Cortez Medical Building

1905 Cortez Rd W
Bradenton, FL 34207

BUILDING SF	5,559
LEASE TYPE	NNN
RENT PSF (YR)	\$25.00
RENT PSF (MO)	\$2.08
DISTANCE	1.5 miles

RENT PSF (YR) \$24 - \$25



Notes Can be split to 2,500 per space.
Landlord willing to contribute to Tenant Improvements (TI).
Located on a high-traffic corridor with estimated 50,000 vehicles per day

S



Love and Care Assisted Living Facility

5426 18th St W
Bradenton, FL 34207

YEAR BUILT	1997
OCCUPANCY	100%
LEASE TYPE	Net
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00

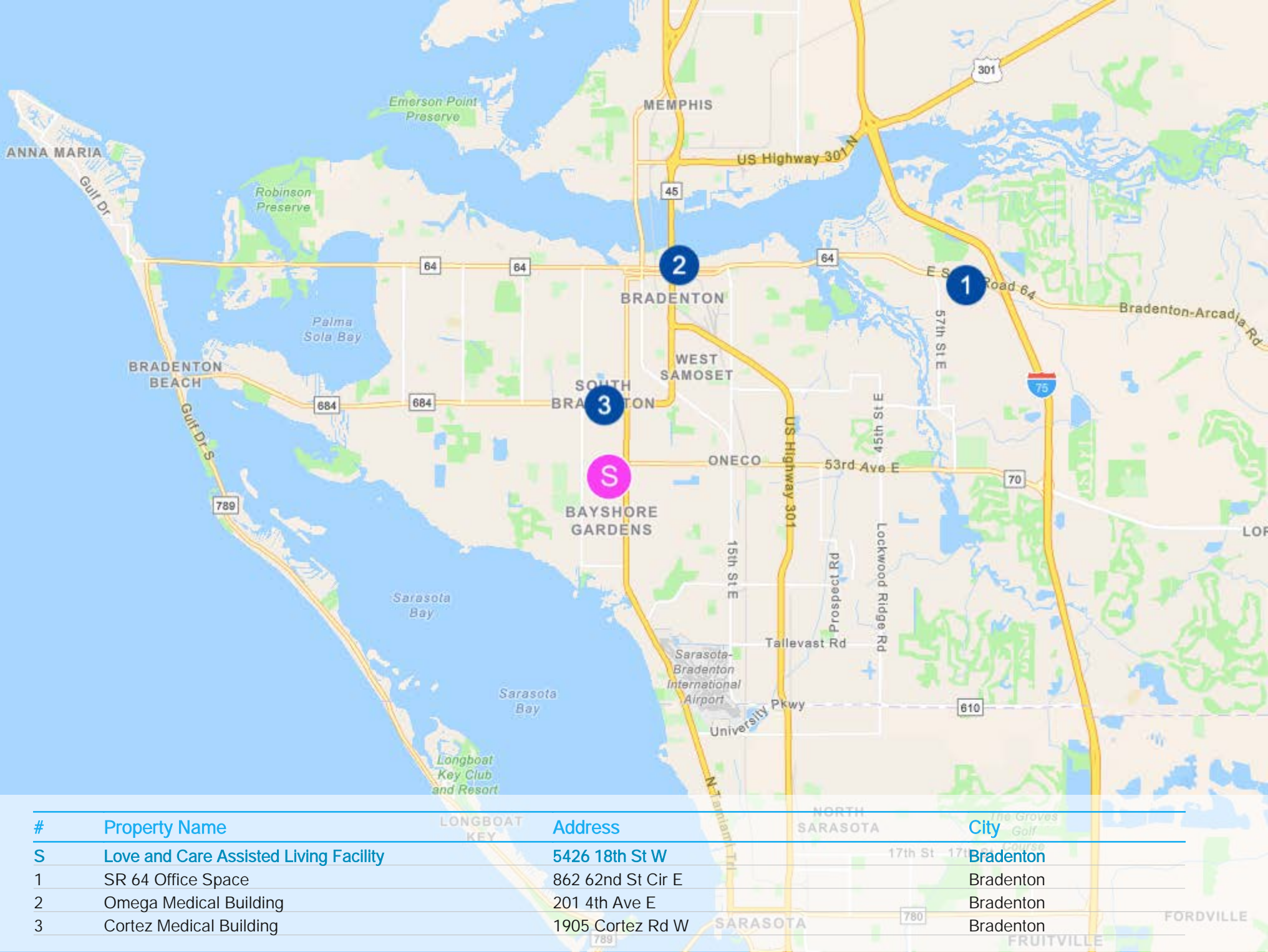
RENT PSF (YR) \$24 - \$25



OCCUPANCY 100% - 1,000%



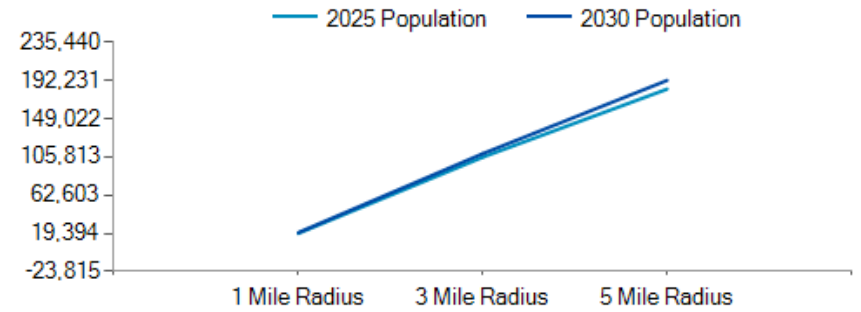
	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 <p>SR 64 Office Space 862 62nd St Cir E Bradenton, FL 34208</p>	7,000	\$24.00	\$2.00	2009	MG	9.70
2	 <p>Omega Medical Building 201 4th Ave E Bradenton, FL 34208</p>	5,853	\$24.00	\$2.00	2019	NNN	4.90
3	 <p>Cortez Medical Building 1905 Cortez Rd W Bradenton, FL 34207</p>	5,559	\$25.00	\$2.08		NNN	1.50
AVERAGES		6,137	\$24.33	\$2.03			
S	 <p>Love and Care Assisted Living Facility 5426 18th St W Bradenton, FL 34207</p>		\$24.00	\$2.00	1997	Net	



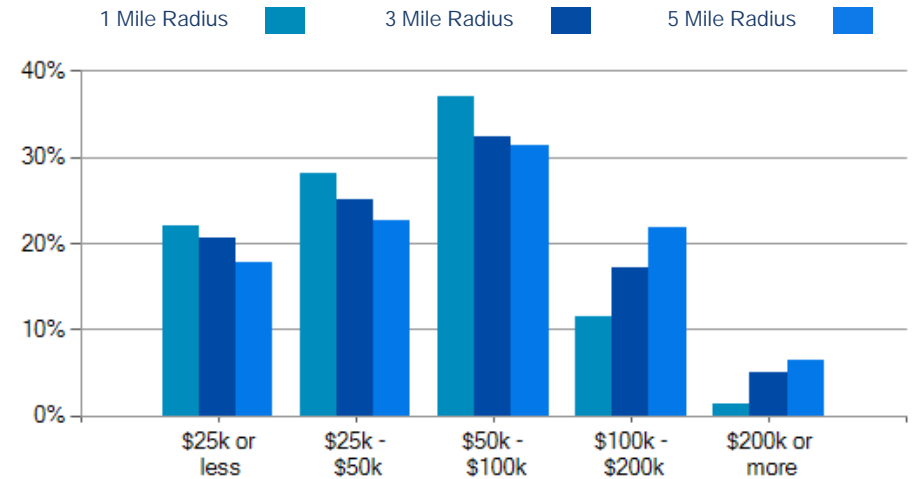
#	Property Name	Address	City
S	Love and Care Assisted Living Facility	5426 18th St W	Bradenton
1	SR 64 Office Space	862 62nd St Cir E	Bradenton
2	Omega Medical Building	201 4th Ave E	Bradenton
3	Cortez Medical Building	1905 Cortez Rd W	Bradenton

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,655	91,184	154,124
2010 Population	15,749	93,233	160,265
2025 Population	19,394	105,529	182,474
2030 Population	20,330	109,484	192,231
2025 African American	2,004	11,322	20,282
2025 American Indian	144	833	1,196
2025 Asian	230	1,577	3,714
2025 Hispanic	6,348	34,350	49,631
2025 Other Race	2,659	14,286	20,374
2025 White	11,376	61,560	112,392
2025 Multiracial	2,964	15,875	24,336
2025-2030: Population: Growth Rate	4.75%	3.70%	5.25%

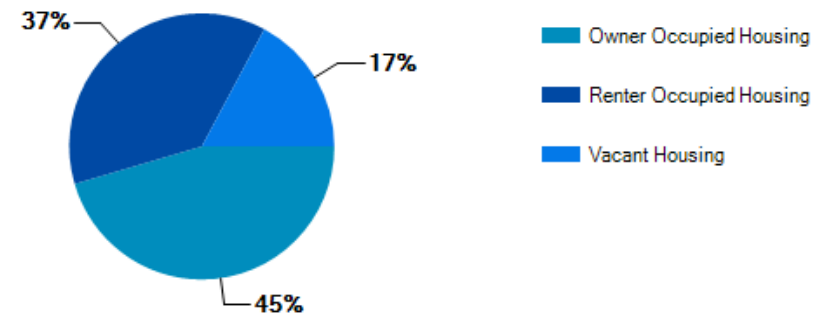
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,056	5,116	8,167
\$15,000-\$24,999	916	4,219	5,846
\$25,000-\$34,999	1,052	4,455	6,562
\$35,000-\$49,999	1,462	6,977	11,194
\$50,000-\$74,999	2,030	8,222	13,718
\$75,000-\$99,999	1,283	6,454	10,929
\$100,000-\$149,999	874	6,050	12,935
\$150,000-\$199,999	150	1,762	4,183
\$200,000 or greater	128	2,245	5,097
Median HH Income	\$49,847	\$54,670	\$62,056
Average HH Income	\$59,579	\$74,441	\$84,448



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

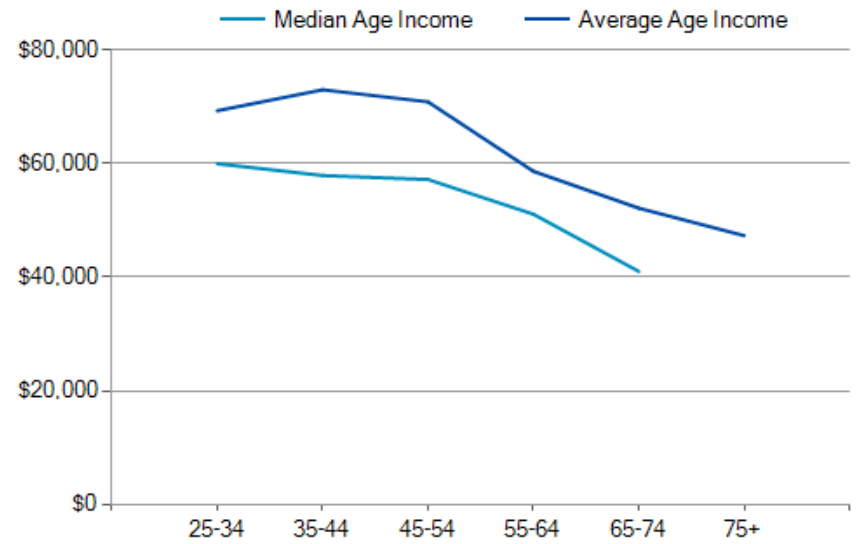
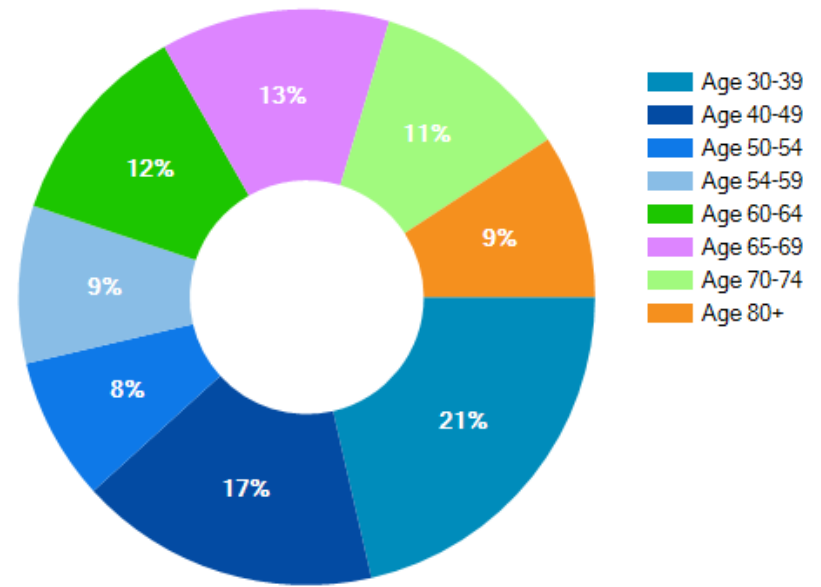


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,223	6,506	10,650
2025 Population Age 35-39	1,247	6,436	10,477
2025 Population Age 40-44	1,028	5,861	9,871
2025 Population Age 45-49	917	5,408	9,347
2025 Population Age 50-54	929	5,346	9,611
2025 Population Age 55-59	1,021	5,969	10,454
2025 Population Age 60-64	1,343	7,126	12,846
2025 Population Age 65-69	1,482	7,448	13,531
2025 Population Age 70-74	1,287	6,787	12,431
2025 Population Age 75-79	1,065	5,846	10,938
2025 Population Age 80-84	735	4,159	7,722
2025 Population Age 85+	624	3,949	7,284
2025 Population Age 18+	15,545	85,282	149,357
2025 Median Age	44	44	47
2030 Median Age	44	46	48

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,984	\$63,877	\$68,421
Average Household Income 25-34	\$69,322	\$79,168	\$84,674
Median Household Income 35-44	\$57,919	\$66,625	\$76,572
Average Household Income 35-44	\$73,021	\$87,831	\$98,047
Median Household Income 45-54	\$57,205	\$68,714	\$79,689
Average Household Income 45-54	\$70,890	\$90,158	\$102,024
Median Household Income 55-64	\$51,097	\$59,189	\$71,343
Average Household Income 55-64	\$58,653	\$81,139	\$94,709
Median Household Income 65-74	\$41,005	\$48,001	\$56,295
Average Household Income 65-74	\$52,160	\$67,191	\$79,905
Average Household Income 75+	\$47,324	\$58,041	\$65,674

Population By Age



Apartments SOLD
by DPCRE LLC
www.DPCRE.com



Sean Dreznin
DREZNIN PAPPAS CRE, LLC

Commercial Real Estate... Exclusively

Dreznin Pappas CRE LLC is a premier Commercial Real Estate brokerage exclusively focused on the Gulf Coast and local markets from Tampa, St. Petersburg, Clearwater and Sarasota down south to Naples. Dreznin Pappas Commercial Real Estate LLC was voted the Best of Sarasota for 2024 by residents, customers and clients.

Based on the Gulf Coast of Florida, the firm is strongly positioned at the epicenter of economic growth and activity on the West Coast of Florida.

We are a relationship based company founded on the principle's of communication, integrity, hard work and knowledge. These earnest attributes allow us to rise above others and offer the highest level of service and fiduciary duties.

So, whether you list your property, sell your income producing asset, or search for your next investment with us, you will have peace of mind knowing that our business is run on these timeless foundations of achieving success for our clients and not just completing another deal.

In Summary, we take pride in assisting others to successfully sell or purchase commercial real estate and specialize in utilizing our professionalism and experience to represent our clients to the fullest degree.

Love and Care Assisted Living Facility

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dreznin & Pappas Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Dreznin & Pappas Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dreznin & Pappas Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dreznin & Pappas Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dreznin & Pappas Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Dreznin & Pappas Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Sean Dreznin

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