

PALMETTO TOWER

600 8th Ave W, Palmetto, FL 34221



PROPERTY SUMMARY

Sale Price:	\$6,000,000
Lot Size:	140,352 SF
Building Size:	63,188 SF
Building Class:	B
Year Built:	1961
Zoning:	GO

PROPERTY OVERVIEW

An excellent opportunity to own a signature property in the heart of downtown Palmetto. Palmetto Tower, located at 600 8th Avenue West, is being offered together with two additional vacant lots, giving an owner-user the rare chance to establish a flagship location while also holding long-term redevelopment value.

Property Highlights:

- **Palmetto Tower:** A recognizable multi-story office building with functional floorplans, existing infrastructure, and excellent visibility along 8th Avenue West. Move in, occupancy and customzie to suit your business needs.
- **Two Vacant Lots:** Included with the sale, the parcels provide flexibility for expansion, parking, outdoor amenities, or future new construction
- **Strategic Location:** Centrally positioned in downtown Palmetto, just minutes from the Bradenton Riverwalk, US-41, and I-275, offering easy access throughout Manatee and Pinellas Counties.
- **Prominent Visibility:** High-traffic corridor with strong local presence—ideal for professional offices, medical practices, or a corporate headquarters.
- **Future Value:** While perfect for immediate occupancy, the combination of the tower and lots also creates significant potential for mixed-use or commercial redevelopment down the road.

This property is an excellent match for an owner-user seeking a strong presence in a growing market, with room to expand and the security of long-term redevelopment upside.

PROPERTY HIGHLIGHTS

- Office tower and two additional lots being offered
- Strategic location with high visibility in downtown Palmetto
- Opportunity for owner-user or redevelopment



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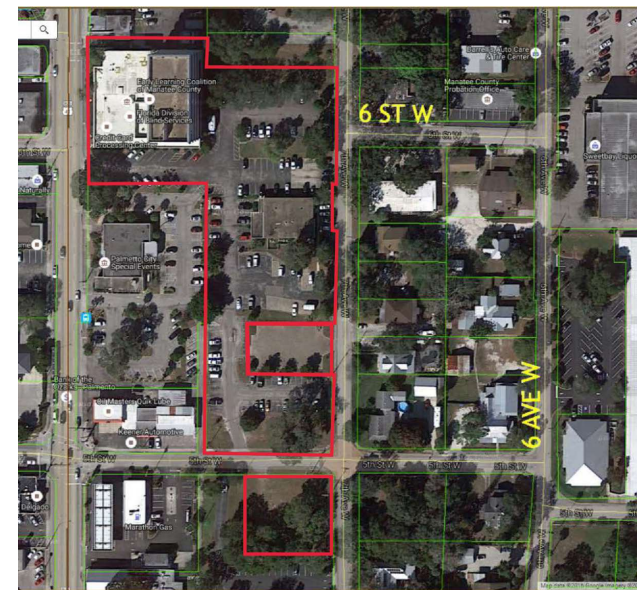
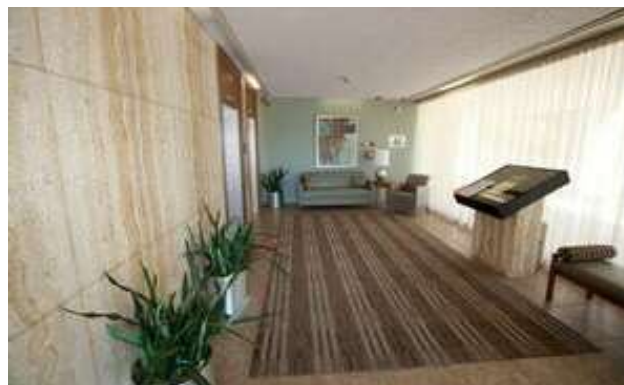


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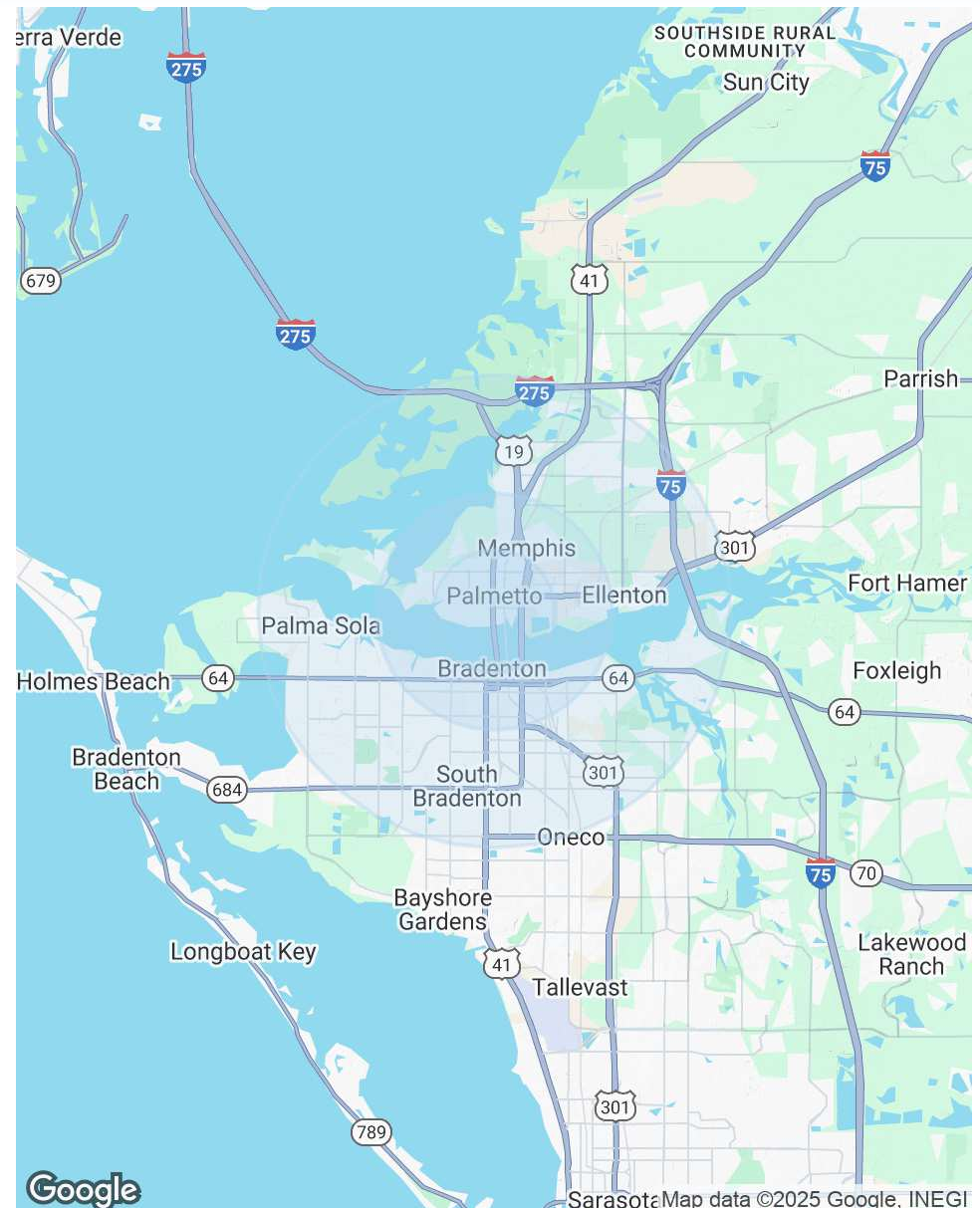
POPULATION

	1.3 MILES	2.5 MILES	5 MILES
Total Population	13,344	44,474	164,970
Average Age	45	44	46
Average Age (Male)	44	43	45
Average Age (Female)	46	44	47

HOUSEHOLDS & INCOME

	1.3 MILES	2.5 MILES	5 MILES
Total Households	5,368	17,826	69,269
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$77,783	\$76,126	\$78,520
Average House Value	\$323,730	\$329,459	\$318,328

Demographics data derived from AlphaMap



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MATT KEZAR
Broker Associate



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Professional Background

Matt Kezar joined Ian Black Real Estate in May 2016 as a Broker Associate with extensive experience in commercial real estate acquisition, entitlement, development, sales, and leasing.

A Tampa Bay native, Matt enjoyed a military education and career before actively pursuing real estate development. Through his involvement as Vice President at MBK Real Estate Services, Inc., Executive Vice President at Corvus International, a Partner of The Bennett Group, and Principal of Blackrock Development Holdings, Matt honed a wide range of skills and the ability to perform on complex projects.

Matt was recognized by the Gulf Coast Business Review as a 'Top 40, Under 40 Business Leader' in the Tampa Bay area.

Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors
Sarasota/Manatee Chambers of Commerce
Director - Open Doors Foundation
Former Board member - Boys & Girls Club of Manatee County
Bradenton Yacht Club
Our Daily Bread Soup Kitchen

Matt was also selected to the President's Council of the Manatee County Economic Development Council

Education

Matt is a West Point Graduate who earned a BS Degree in Engineering & Management, was a Commissioned Officer and Brigade Environmental Officer in the United States Army and completed training in the US Army Airborne and Nuclear, Biological & Chemical Warfare Schools.



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PALMETTO TOWER

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MICHELE FULLER

Partner



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Professional Background

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise and market savvy to one of the most reputable commercial real estate brokerage firms in Florida. Michele was invited to become a partner of the firm in 2016. Her commercial real estate career began in 1999 with Coldwell Banker where she quickly became one of the most successful commercial agents worldwide. Her real estate experience encompasses the office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the deep market knowledge and the tenacity required to guide challenging transactions to successful closure.

Michele Fuller grew up in Asia – primarily India, Nepal and surrounding countries. She completed her formal education in the United States and began exploring the New England area. Her entrepreneurial spirit led Michele to Martha's Vineyard, where she owned and operated a boutique hotel for 8 years. In 1998, Michele found herself in Sarasota, where she decided to stay and pursue a career in commercial real estate. Michele has two children and enjoys traveling, skiing and the arts.

Memberships & Affiliations

National, Florida and Sarasota/Manatee Associations of Realtors
ICSC
Sarasota Commercial Investment Division
Sarasota & Manatee Chambers of Commerce

Education

CCIM Candidate



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