



 INVESTMENT OPPORTUNITY

MANATEE TOWN CENTER

5165-5261 33rd St E | Bradenton, FL 34203



COMMERCIAL PROPERTY MANAGEMENT, INC.

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\$9,500,000

ASKING PRICE

80,013 SF

TOTAL GLA

98.3%

OCCUPANCY

Ollie's

ANCHOR TENANT

EXECUTIVE SUMMARY



Stabilized Neighborhood Retail Center with Strong Trade Area

80,013 SF neighborhood retail center situated on ~13 acres and 98.3% occupied, delivering immediate stable cash flow. Located along 33rd Street East with 46,000+ VPD, proximate to SR-70 and US-301, serving a dense and established East Bradenton residential trade area.



Strong Anchor Tenancy

Anchored by Ollie's Bargain Outlet (43,280 SF), representing 54.1% of GLA with lease term through 2029, driving consistent cross-shopping traffic.



Attractive NOI with Assumable Below-Market Financing

Projected 2026 NOI of \$656,964, complemented by in-place assumable financing with an outstanding balance of ~ \$3.8M at a 4.25% interest rate, offering a meaningful spread to current market rates and rate stability with the next adjustment in two years.



Recent Capital Improvements

Property features a recently installed TPO roof with a 20-year manufacturer warranty, materially enhancing long-term asset quality.

ASKING PRICE

\$9,500,000

TOTAL GLA

80,013 SF

OCCUPANCY

98.3%

2026 PROJ. NOI

\$656,964

WALT

3.4 Years

PRICE / SF

\$115.62

CAP RATE EST.

6.92%

| PROPERTY OVERVIEW



 PROPERTY TYPE	Neighborhood Shopping Center
 GROSS LEASABLE AREA	80,013 SF
 SITE AREA	13 Acres (11.51 Usable)
 YEAR BUILT	1990 / Renovated 2007
 ZONING	Commercial General/Limited
 PARKING	Surface Parking (Abundant Ratio)
 ACCESS	Multiple points via 33rd St E
 UTILITIES	Public Water & Sewer

INVESTMENT HIGHLIGHTS



Value-Oriented Anchor Tenancy

retailer (NASDAQ: OLLI) with over 450 locations, Ollie's drives significant cross-shopping traffic.



Stabilized Occupancy & Diversified Income

Currently 98.3% occupied with a diverse tenant roster including Education Time, Dollar General, and Good Life Church. The center offers immediate stable cash flow with minimal near-term vacancy exposure.



Financing Advantage

Assumable loan at 4.25% with a remaining balance of \$3.8M and two years of rate stability, offering buyers immediate savings versus today's financing environment.



Favorable Lease Structures

Predominantly NNN lease structures allow for the recovery of operating expenses, real estate taxes, and insurance costs. This structure protects ownership from rising operational costs.



Strategic High-Traffic Location

Located on 33rd St E with traffic counts exceeding 46,000+ VPD. The property benefits from strong visibility and easy access to major regional arteries including SR-70 and US-301.



Adjacent Development Opportunity

Seller owns an adjacent 3-acre lot perfect for multi-family development, available to be bundled with the purchase. This offers significant value-add potential through site expansion or mixed-use development.



OCCUPANCY

98.3%



ANCHOR TENANT

Ollie's (54.1% GLA)



TRAFFIC COUNT

46,000+ VPD



WALT

3.4 Years

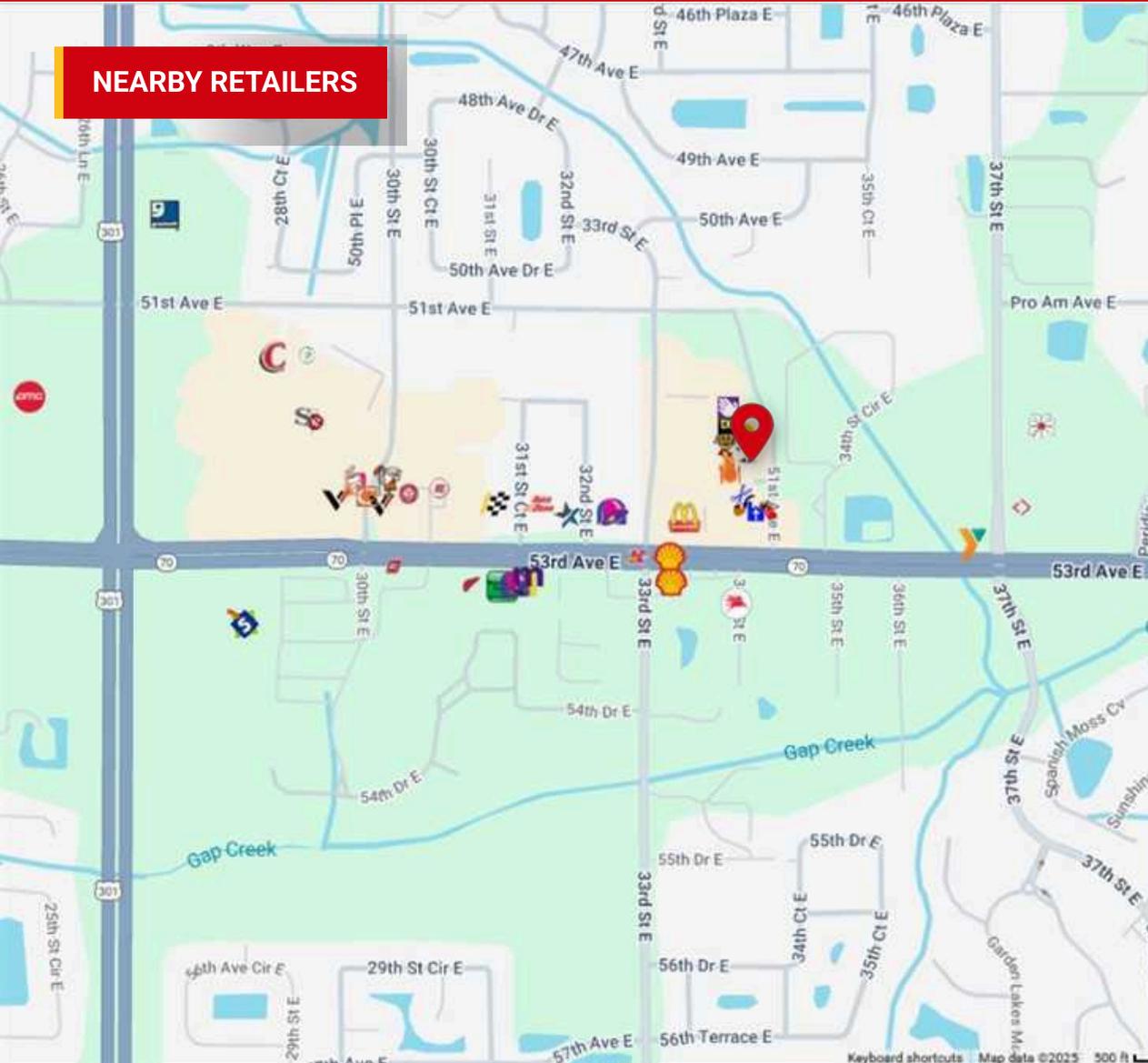


WTD. AVG. RENT

\$11.14 / SF NNN (2026 Projected)

LOCATION MAPS

NEARBY RETAILERS



AERIAL & ACCESS



| OUTPARCEL OPPORTUNITY



ASKING PRICE

\$1,750,000

PRICE / SF

\$13.14



SITE SIZE

3.0557 Acres (133,106 SF)



SITUS ADDRESS

33rd St E, Bradenton, FL 34203



DEVELOPMENT TYPE

Multi-Family / Mixed-Use



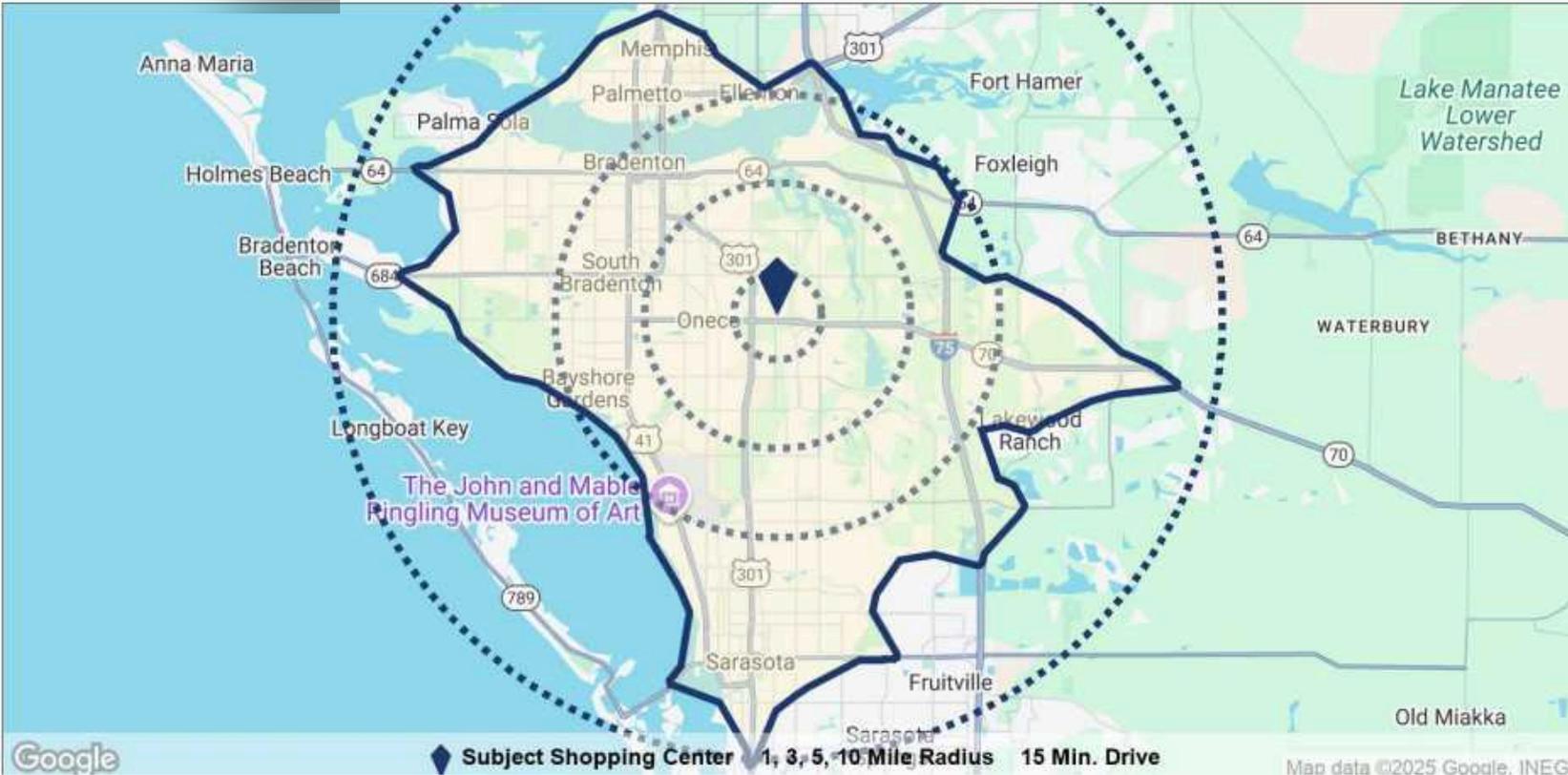
DEVELOPMENT POTENTIAL

This adjacent 3.06-acre parcel presents a strategic value-add opportunity. Ideally situated for **multi-family residential** or **mixed-use development**, this site can be acquired individually or bundled with the Manatee Town Center acquisition. Leveraging the existing retail amenities, this outparcel offers significant potential to create a cohesive live-work-shop environment in the 33rd St E corridor.

Bundling Option Available

DEMOGRAPHICS & TRADE AREA

REGIONAL MAP



AREA DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Population	9,040	66,614	193,696
Households	3,479	26,481	81,544
Median HH Inc	\$70,100	\$52,676	\$56,375
Avg. HH Inc	\$82,187	\$72,367	\$75,429
College (BA+)	27.6%	21.9%	25.3%

TRAFFIC COUNT

46,201 VPD

33rd St E (0.18 mi from subject)

MARKET CONTEXT

Located in the high-growth East Bradenton submarket, Manatee Town Center benefits from high barriers to entry and strong regional connectivity via SR-70 and US-301.

PROPERTY PHOTOS



Monument Signage

1



Good Life Church

2



Descent Into Gaming

3



Rainbow Island

4



Unwind Reflexology

5



Education Time After School

6

| MARKET OVERVIEW



- 📍 SUBMARKET CONTEXT** Sarasota-Manatee Retail Corridor
High-growth East Bradenton trade area serving dense residential communities along SR-70
- 🏠 COMPETITIVE SET** Predominantly grocery-anchored and service-oriented centers. Limited direct competition for value-retail format in immediate radius.
- 📈 VACANCY TRENDS** Stabilizing low vacancy rates for well-located centers. Strong demand for small shop space (1,200-2,500 SF).
- 💰 INVESTOR SENTIMENT** Active demand for stabilized NNN centers. Cap rates generally 6.75% – 7.50% for assets with national anchors and WALT >3 years.
- 👁️ ASKING RENTS** Market rents for inline space averaging \$20-\$25/SF NNN. Anchor rents vary significantly by size and credit (\$8-\$14/SF typical).
- 🏗️ NEW SUPPLY** Limited new retail construction in immediate trade area; high barriers to entry protecting existing centers from supply saturation.

TRANSACTION DETAILS

ASKING PRICE

\$9,500,000

PRICE / SF

\$115.62

CAP RATE

6.92%

OFFERING PROCESS

- ✓ **Method:** Call for Offers
- ✓ **Timeline:** Offers will be reviewed on a rolling basis

OFFERS SHOULD INCLUDE

- > Purchase Price and Earnest Money Deposit
- > Due Diligence and Closing Period Timeline
- > Proof of Funds (Debt/Equity Structure)

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