



NNN Single Tenant Medical Office Investment Opportunity



8946 77th Terrace East

LAKWOOD RANCH, FL 34202

PRESENTED BY:

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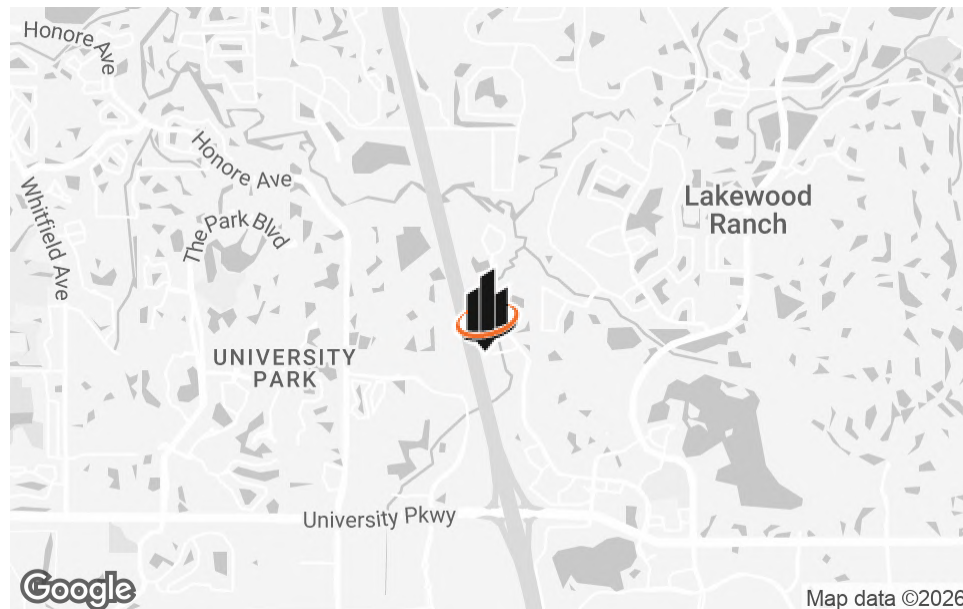
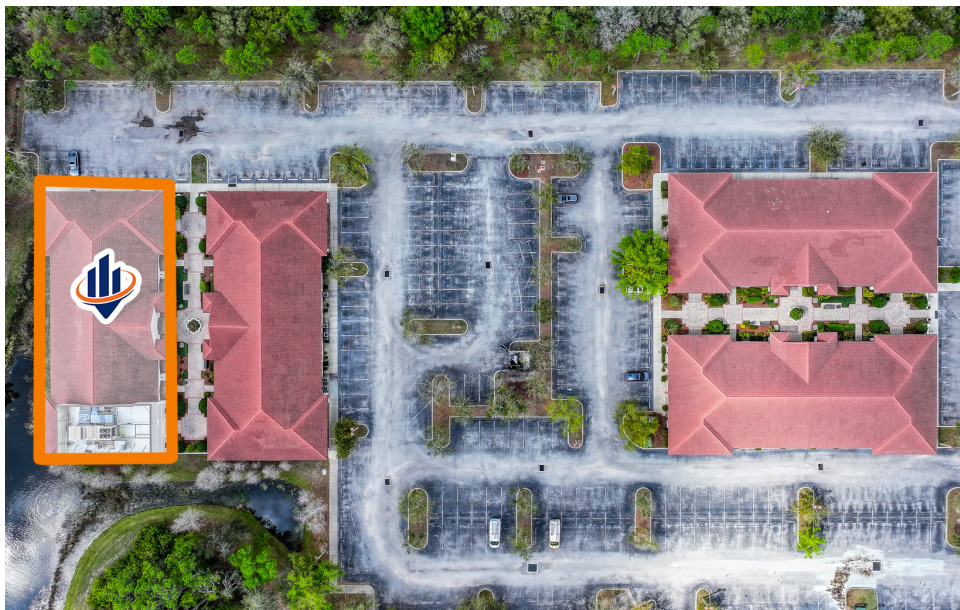
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: **\$6,975,000**

CAP RATE: 6.5%

NOI: \$453,418.88

LOT SIZE: 0.18 Acres

BUILDING SIZE: 8,046

MARKET: North Port-Sarasota-Bradenton MSA

SUBMARKET: Lakewood Ranch

ZONING: Planned Development Mixed Use

PROPERTY HIGHLIGHTS

- Radiation Oncology center in award-winning Lakewood Ranch community, just minutes from massive UTC Mall shopping area.
- True NNN Lease - No landlord responsibilities
- 6.5 % Cap Rate
- Large regional Tenant, newer to the building, investing for the long-term
- Well-Maintained Building with many Tenant improvements under way and ample parking.
- Prime Location - Just 1.6 miles from Lakewood Ranch Medical Center

LOCATION DESCRIPTION



Photo Credit: Lakewood Ranch Magazine



Photo Credit: The Observer

LOCATION DESCRIPTION

This incredible investment opportunity is ideally located in the master-planned community of Lakewood Ranch, Florida, just north of the University Parkway.

Lakewood Ranch spans more than 33,000 acres across Sarasota and Manatee Counties and is home to over 74,000 residents. The community features more than 2,600 jobs, 300+ shops, over 150 miles of trails, numerous parks, Lakewood Ranch Medical Center, a golf and country club, and a wide range of amenities. Known for its upscale, family-friendly lifestyle and walkable Main Street, Lakewood Ranch has been ranked the #1 multi-generational community in the United States since 2018.

Just outside of Lakewood Ranch on University Parkway is University Town Center, a 4-million-square-foot shopping, dining, and entertainment destination that attracts millions of visitors each year. University Town Center includes several retail districts such as The Mall at UTC, Shoppes at University Town Center, The Square at UTC, and The Market at UTC. The area is also home to the renowned Nathan Benderson Park, a 600-acre park used for rowing, paddling, and dragon boat racing. The park regularly hosts major events including the USRowing Youth National Championships, NCAA Rowing Championships, and Olympic Team Trials. Within Nathan Benderson Park is Mote Sea at UTC, a massive 146,000 square foot aquarium and marine education center.

The University Parkway and Lakewood Ranch corridor spans both Sarasota and Manatee Counties, which are experiencing strong population growth, averaging approximately 1.7% annually. Manatee County is consistently ranked among the fastest-growing counties in Florida, attracting many seniors and retirees. Sarasota and Manatee Counties also have some of the fastest-aging populations in the state, with more than 50% of Sarasota County residents aged 50 or older and a median age of 57.6.



PROPERTY DESCRIPTION

Located in Lakewood Ranch, Florida, this property presents an exceptional medical office investment opportunity.

The Radiation Oncology Center features a true NNN lease structure with monthly rent of \$37,784.91, providing stable income with no landlord responsibilities. The occupying tenant is responsible for a portion of the building maintenance, while the condominium association maintains the remaining common areas. The property is offered at a 6.5% cap rate, generating \$453,418.88 in annual NOI, with annual CPI rent increases built into the lease structure.

The current tenant, Advocate Radiation Oncology, has two years remaining on the existing lease term along with a five-year renewal option. The tenant has invested and continues to invest significant capital improvements into the space, demonstrating a strong commitment to long-term occupancy.

The building is well maintained and features an attractive architectural design, including a charming courtyard area between the two buildings accented by elegant columns. The interior includes a welcoming waiting room, multiple exam rooms, private offices, and a dedicated CT scan room and two radiation vaults designed to support specialized medical services.

Strategically located just 1.6 miles from Lakewood Ranch Medical Center, the property benefits from proximity to a major healthcare hub, supporting continued referral opportunities, collaboration with nearby providers, and sustained patient demand for the tenant.



ADVOCATE RADIATION ONCOLOGY

Advocate Radiation Oncology is a locally-owned, independent private practice employing 17 physicians and approximately 50 total employees. Specializing in Varian Equipment including the TrueBeam and Halcyon radiotherapy systems to enhance precision and lower treatment times.

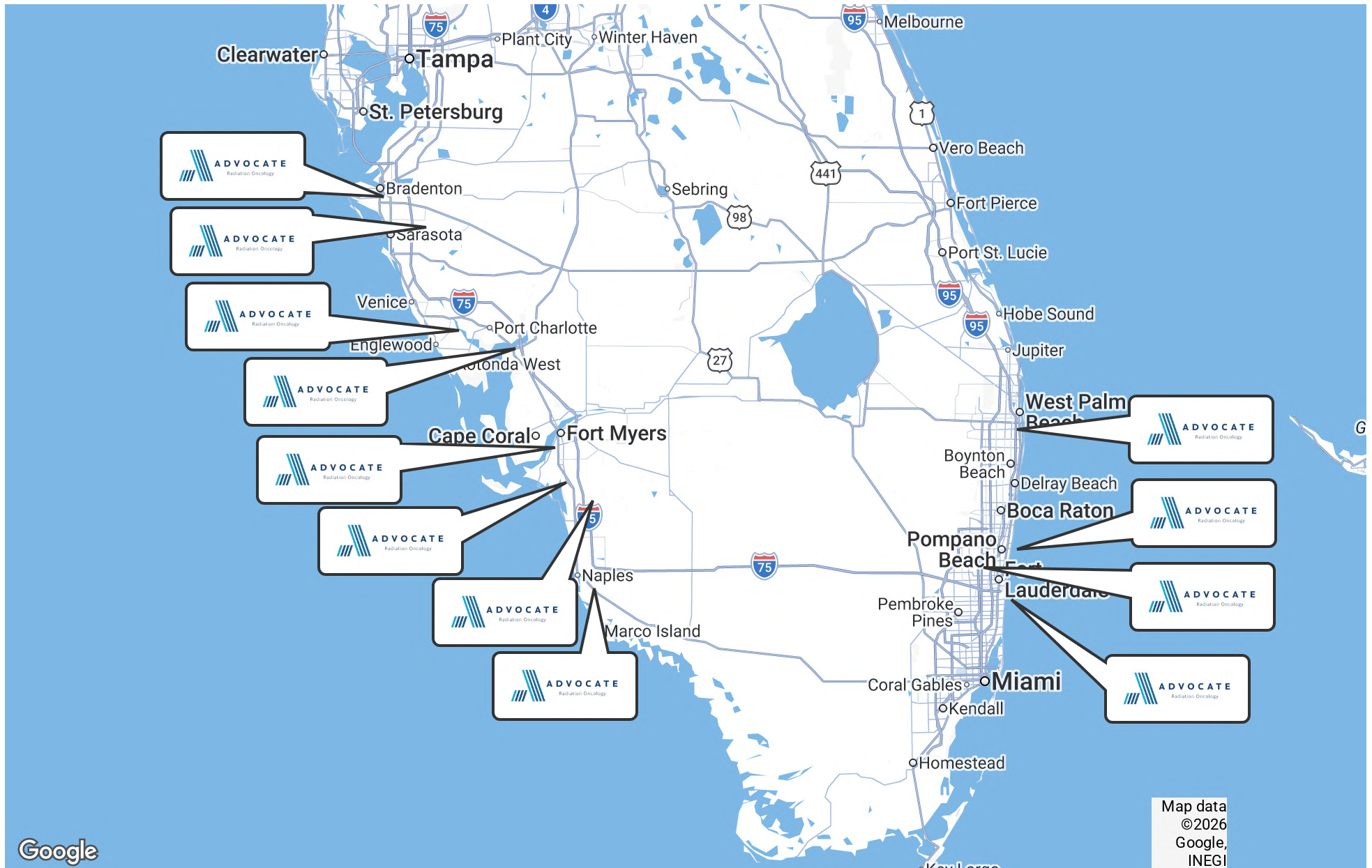
Currently Operating 12 cancer treatment centers across West & Southwest Florida, their key locations include West Palm Beach, Fort Lauderdale, Pompano Beach, Tamarac, Cape Coral, Fort Myers, Naples, and Port Charlotte they have continued to expand their footprint across south Florida and continuing to increase partner ships.

Advocate Radiation Oncology is known for high quality patient care with client reviews ranging between 4.9 and 5 stars on Google for all of their locations.

Their mission statement emphasizes Putting Cancer Patients First, pairing care with cutting-edge technology for the best possible care.

*Photo Credit: Advocate Radiation Oncology

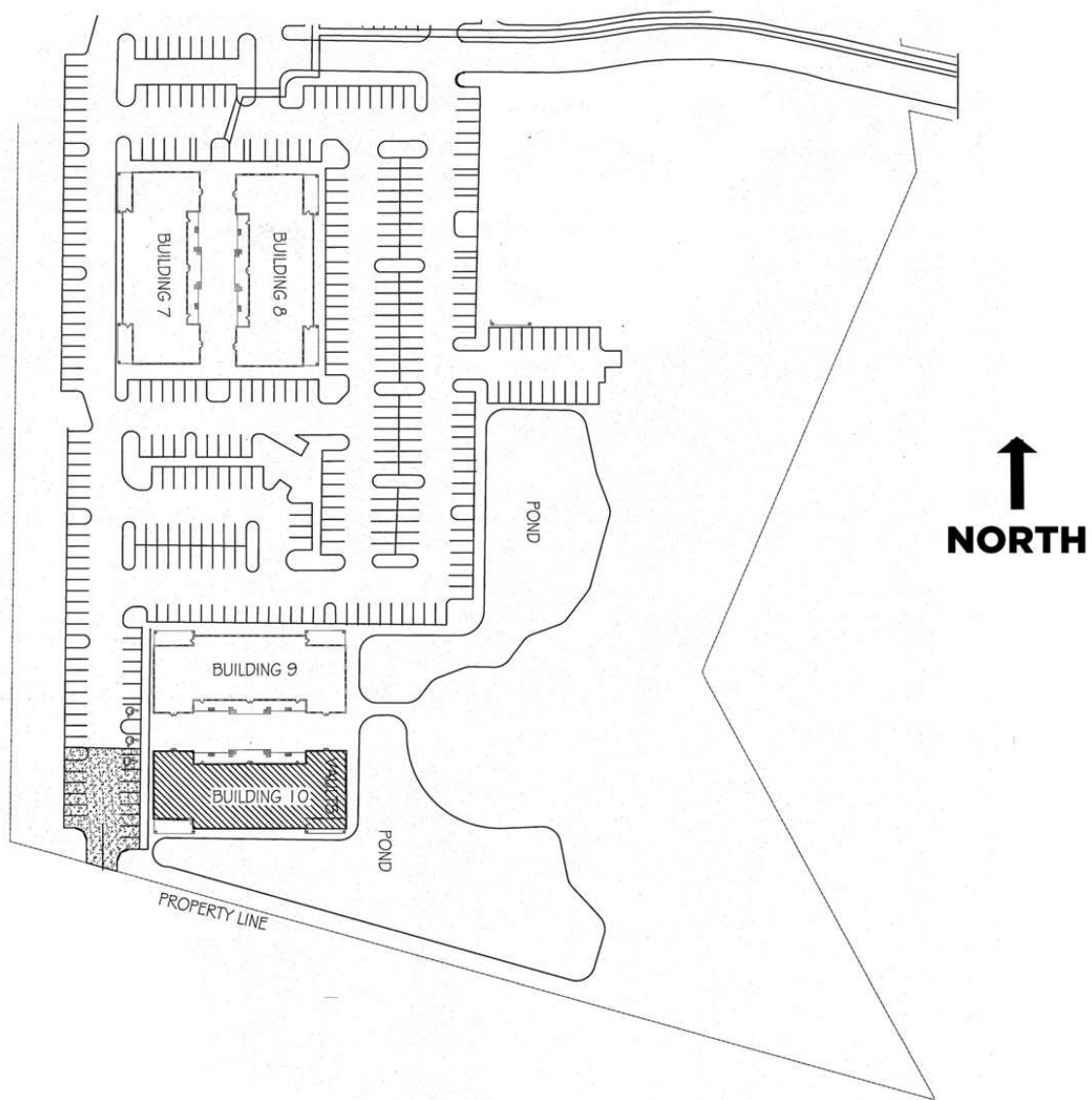
TENANT LOCATIONS



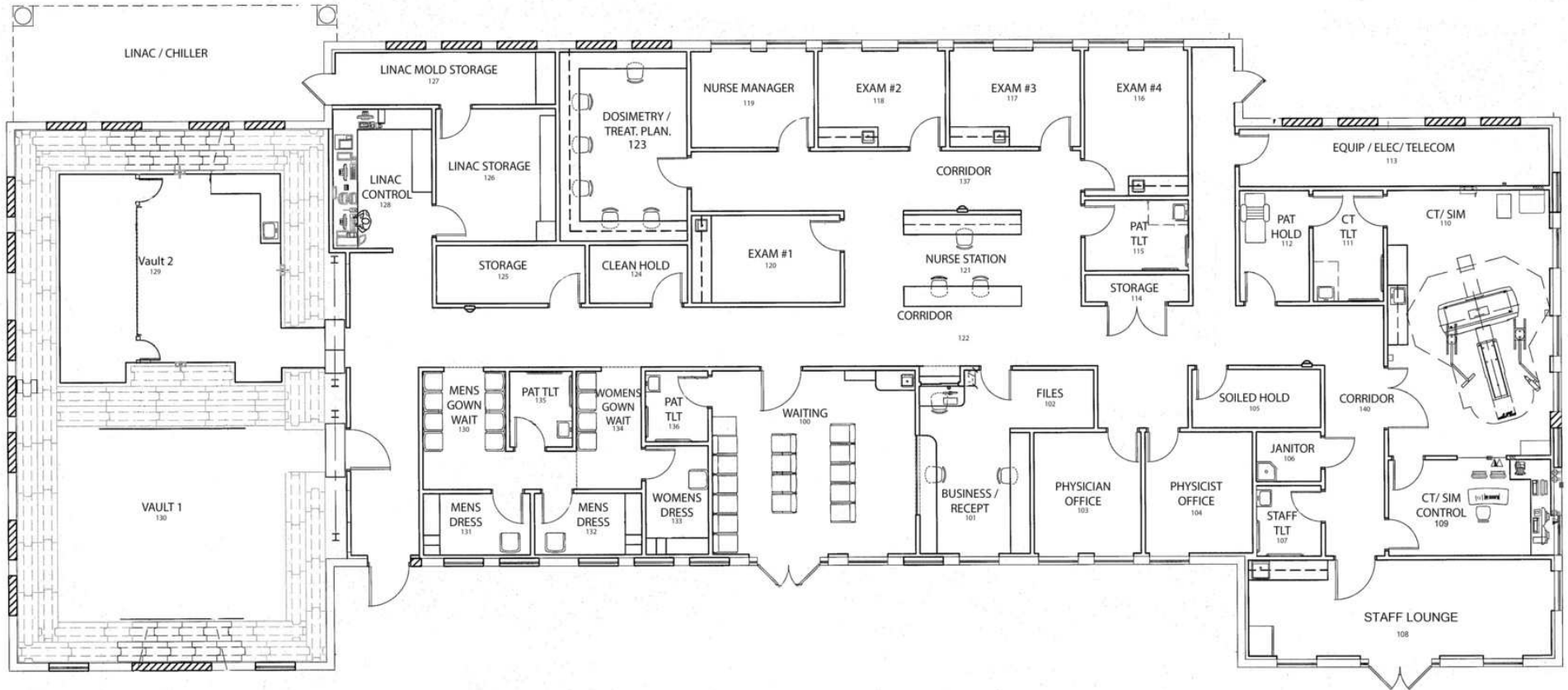
Google

Map data
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SITE PLAN



FLOORPLAN



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL LOOKING NORTH TOWARD BRADENTON



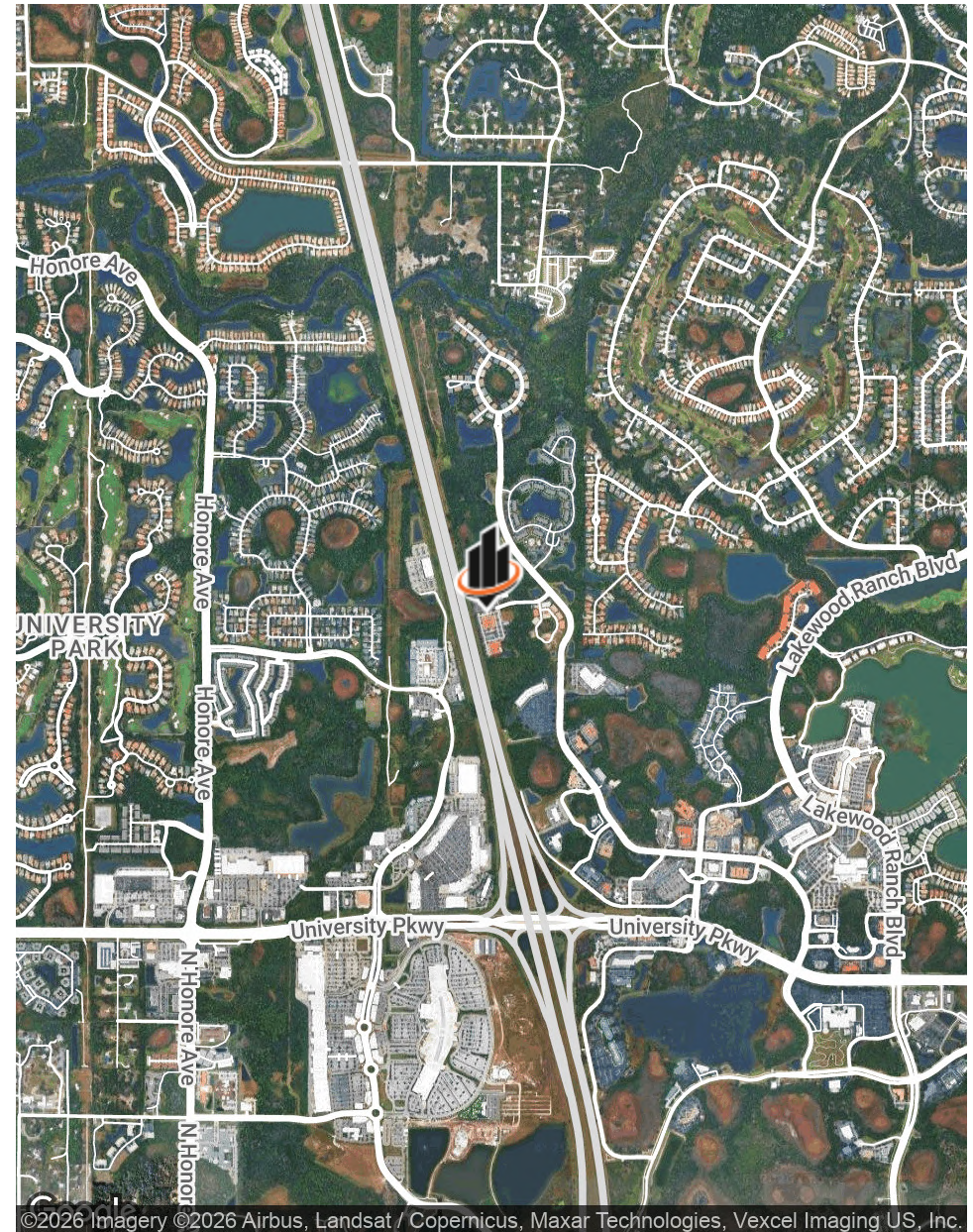
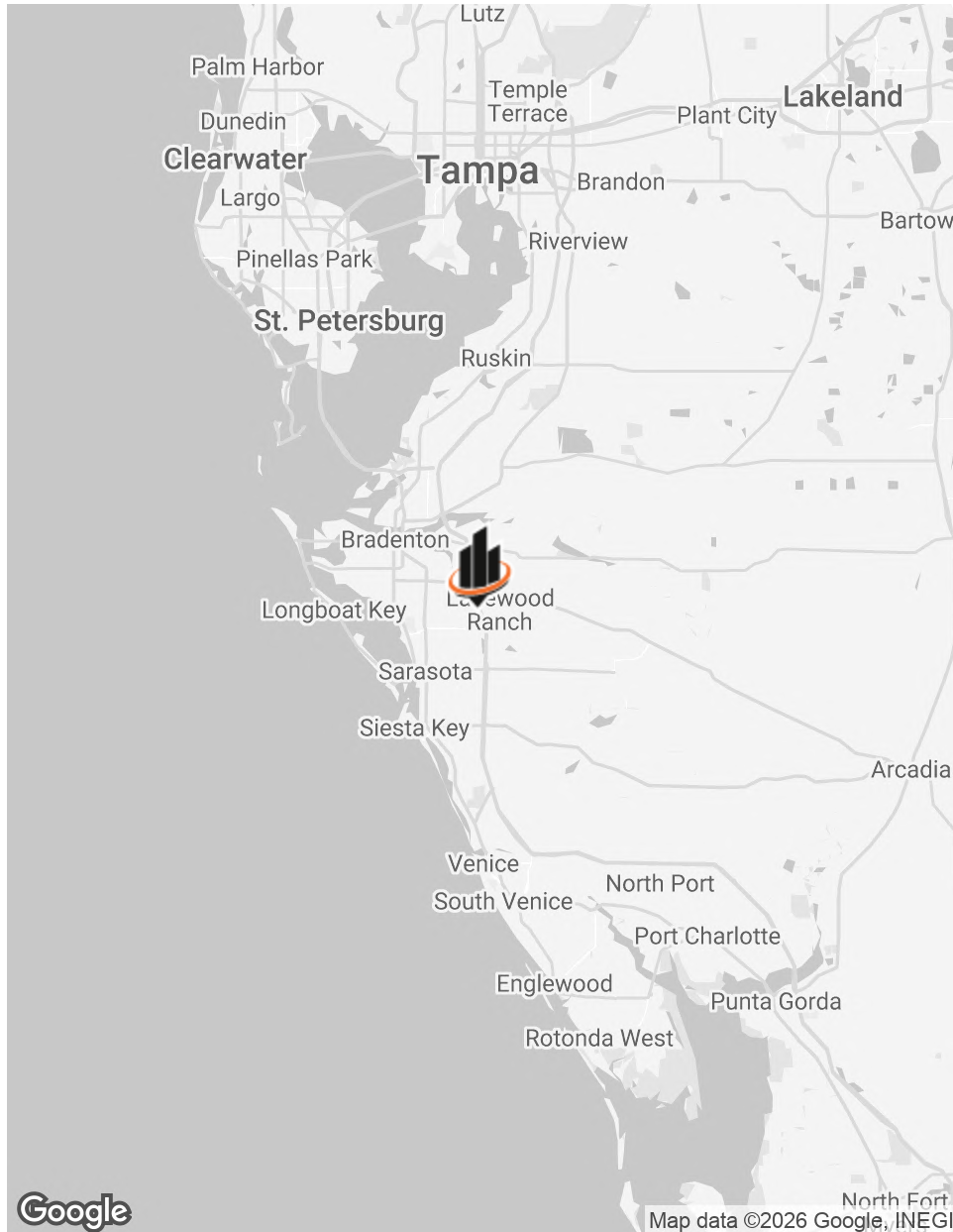
AERIAL LOOKING SOUTHEAST TOWARD LAKEWOOD RANCH



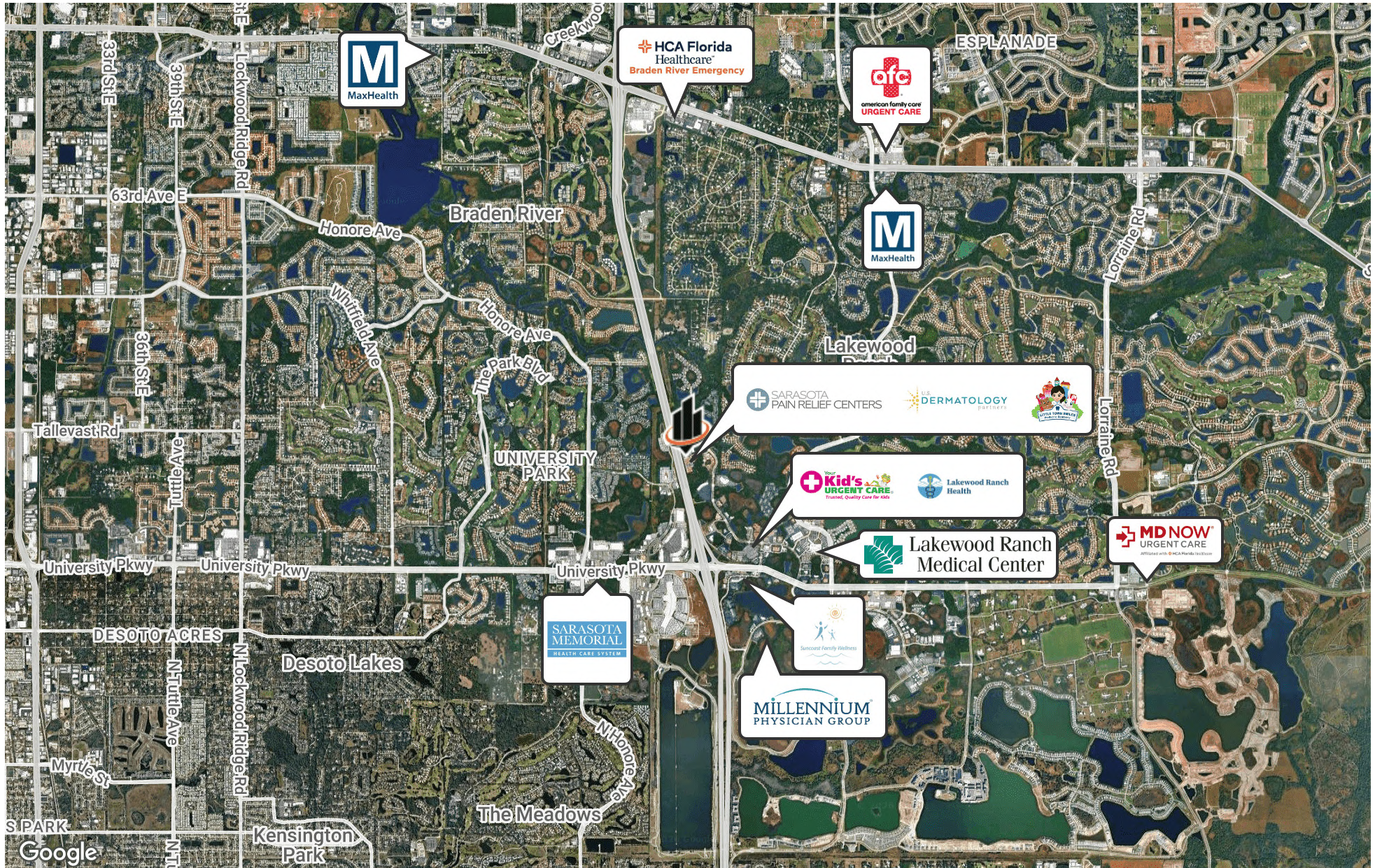
AERIAL LOOKING SOUTHWEST TOWARD UNIVERSITY TOWN CENTER



LOCATION MAP



HEALTHCARE MAP

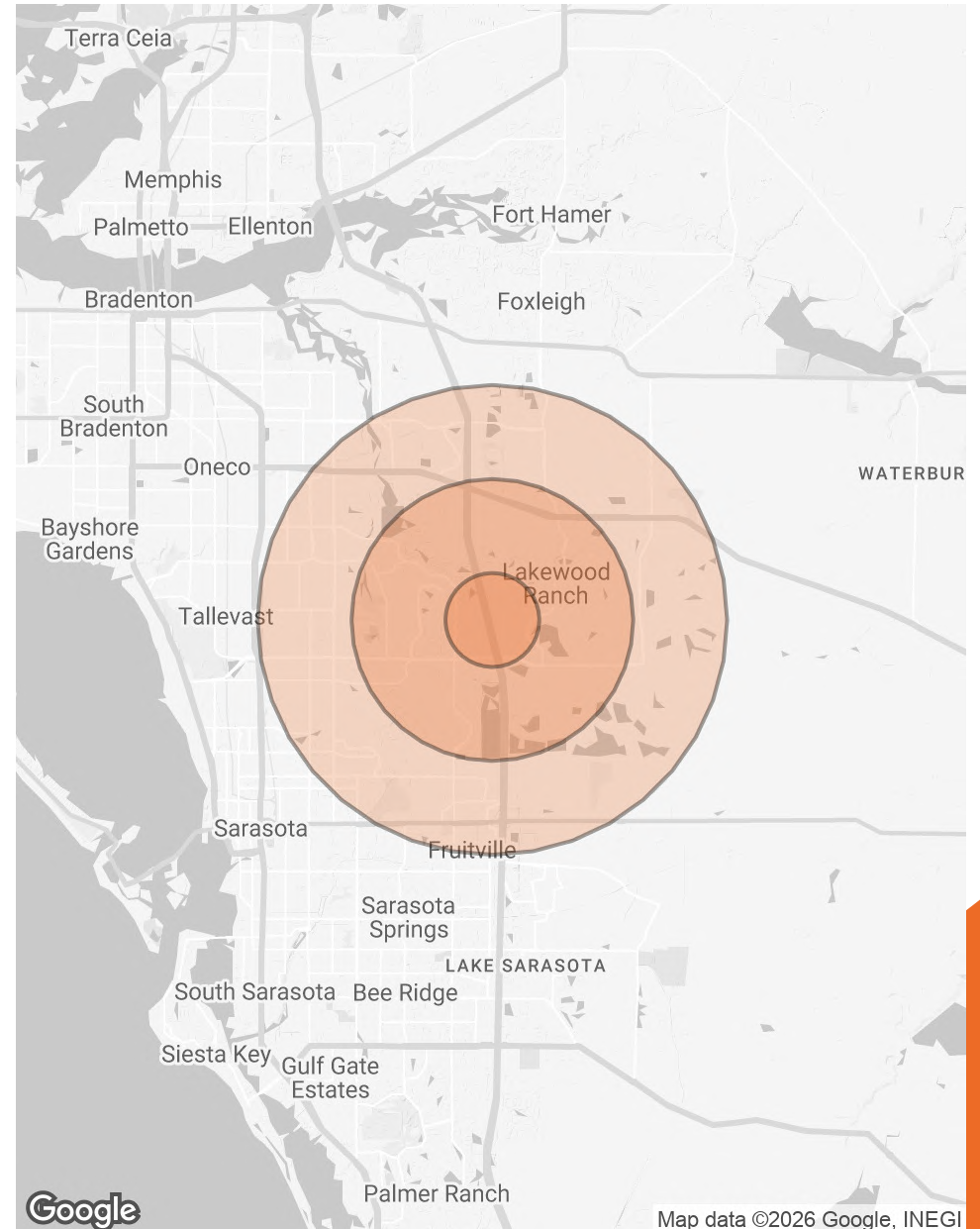


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,512	41,918	120,256
AVERAGE AGE	55.9	55.9	53.1
AVERAGE AGE (MALE)	54.1	55.1	51.2
AVERAGE AGE (FEMALE)	56.3	56.5	54.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,037	18,590	51,755
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$128,486	\$140,863	\$122,682
AVERAGE HOUSE VALUE	\$579,706	\$539,092	\$460,812

2023 American Community Survey (ACS)



Map data ©2026 Google, INEGI



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Senior Advisor

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PROFESSIONAL BACKGROUND

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.

EDUCATION

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PROFESSIONAL BACKGROUND

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.

EDUCATION

BS in Hospitality Management, College of Business.
Florida State University

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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 Proposal 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 Proposal 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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