



SALE

Development

5507 39TH ST E

Bradenton, FL 34203

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

MIKE MIGONE CCIM

O: 941.487.6986

mike.migone@svn.com

FL #BK399768

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
LOT SIZE:	2.7 Acres
PRICE / ACRE:	\$738,889
PARKING RATIO:	5.15+ Per 1,000 SF
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	52,788
APN:	17669-2115-9
VIDEO:	View Here

PROPERTY OVERVIEW

2.7-acre infill location zoned and ready for development. This location can accommodate 20,375 to 30,000 square feet of Class A Professional Medical Office space with substantial parking. Located just off SR 70 and Lockwood Ridge Road, this heavily populated area provides a large client base from which to draw. With over 750 feet of road frontage, the site offers excellent visibility, and major retail outlets are located just around the bend. The owner-developer is open to various options, including a build-to-suit if a sale is not preferred.

PROPERTY HIGHLIGHTS

- Versatile lot can accommodate 22,500 to 30,000 Square Feet
- Additional available 45+ parking spaces available if needed
- Porte-coche`re option available
- Strategic location in the thriving Bradenton area
- Ideal for investors seeking growth potential
- Prime opportunity to capitalize on the region's economic vitality

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PROPERTY DETAILS

SALE PRICE	\$1,995,000
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LOCATION INFORMATION

BUILDING NAME	Development
STREET ADDRESS	5507 39th St E
CITY, STATE, ZIP	Bradenton, FL 34203
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	39th St E & 53rd Ave E
TOWNSHIP	35
RANGE	18
SECTION	16
SIDE OF THE STREET	Southeast
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	.2 Miles to SR 70
NEAREST AIRPORT	6.3 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	PD-MU
LOT SIZE	2.7 Acres
APN #	17669-2115-9
LOT FRONTAGE	760 ft
LOT DEPTH	290 ft
TRAFFIC COUNT	52788
TRAFFIC COUNT STREET	53rd Ave E
WATERFRONT	No

PARKING & TRANSPORTATION

STREET PARKING	No
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RETAILER MAP



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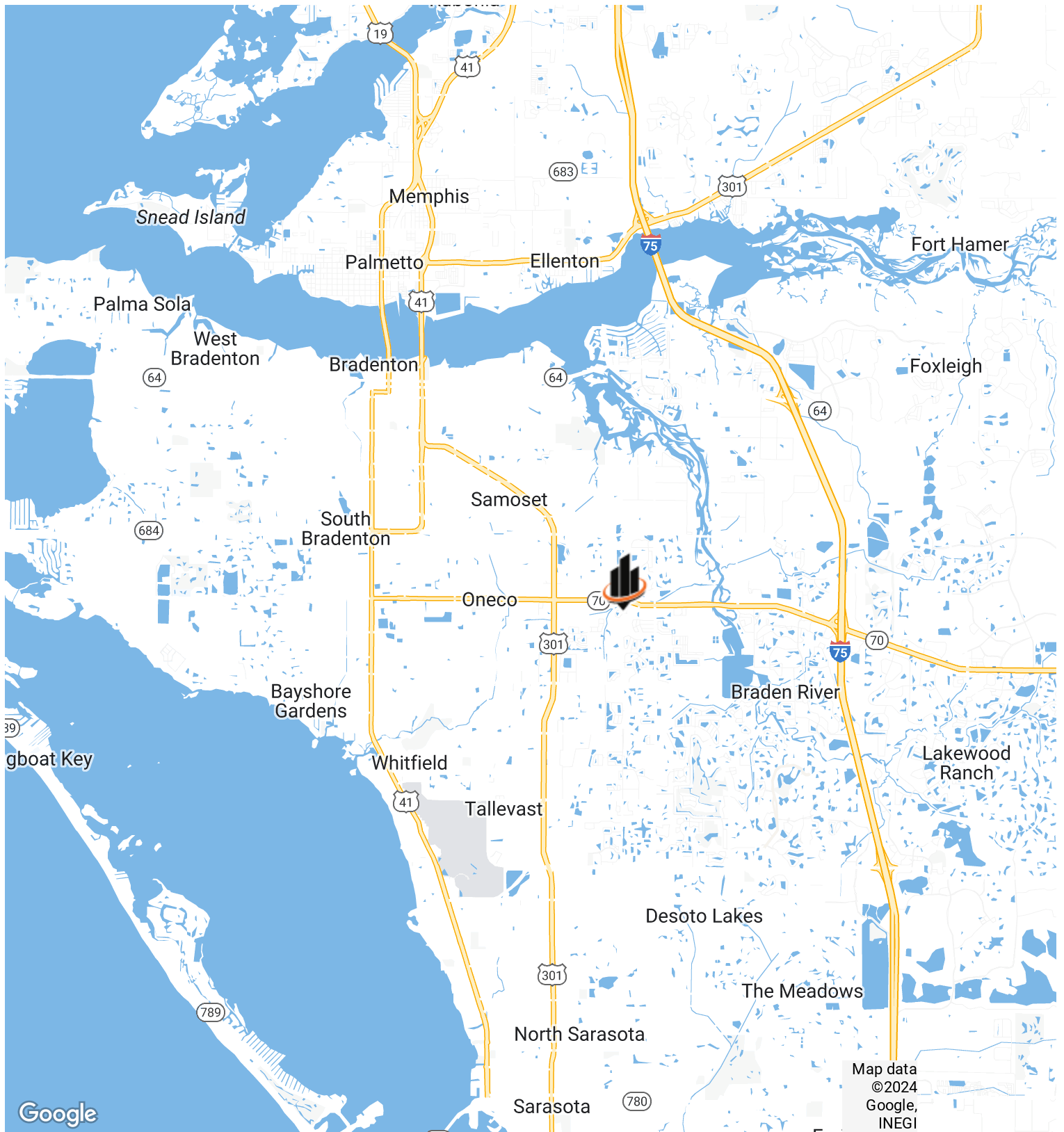
EXPANDED RETAIL MAP



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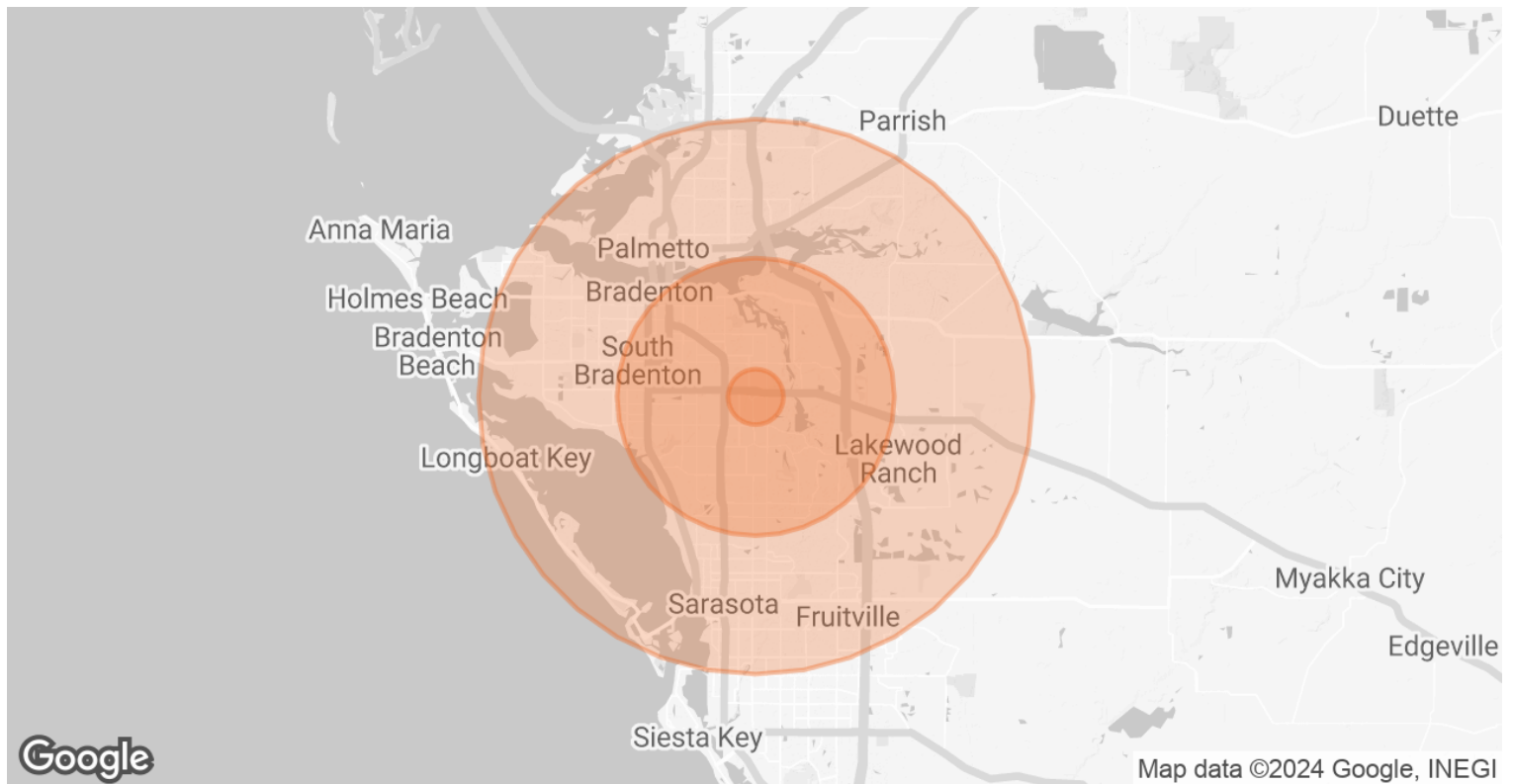
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,661	180,264	488,804
AVERAGE AGE	49.1	45.3	48.0
AVERAGE AGE (MALE)	47.7	43.9	46.7
AVERAGE AGE (FEMALE)	49.2	46.4	49.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,227	84,781	246,204
# OF PERSONS PER HH	2.4	2.1	2.0
AVERAGE HH INCOME	\$69,845	\$58,126	\$68,065
AVERAGE HOUSE VALUE	\$250,166	\$191,576	\$271,656

2020 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres

SVN | Commercial Advisory Group
 1626 Ringling Boulevard, Suite 500
 Sarasota, FL 34236
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mike.migone@svn.com

Direct: **941.487.6986** | Cell: **941.812.7437**

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

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