

8425 - 8475 HERITAGE GREEN WAY
Bradenton, FL 34211



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to exclusively offer for sale a prominent commercial retail plaza in Lakewood Ranch Florida. The asset includes a 35,200 SF free standing Crunch Fitness. Crunch originally occupied 21,200 SF, but after overwhelming demand, added another 14,000 SF. Also included is a 19,816 SF retail center occupied by nine (9) Tenants. The average rent for the retail center is \$28.30 PSF, well below the surrounding market. The Crunch building was completed in October of 2018, the retail center in November of 2019. The property sits at the entrance to Heritage Harbor, a 2,500 acre master planned community with 45 holes of championship golf. Its easily accessible from SR 64 (62,000 VPD) and I-75 (131,000 VPD). Adjacent to the property are the Landing and the Market place, totaling over 400,000 SF of retail including Target, Costco, Hobby Lobby, Academy Sports, Whole Foods and Aldi. This is an excellent opportunity to acquire a newer retail plaza, well positioned at below market rents.

PROPERTY SUMMARY

Sale Price:	Contact Broker for Pricing
Sale Process:	Call for Offers
Number Of Units:	10
Building Size:	55,016 SF
NOI:	\$1,278,669



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com

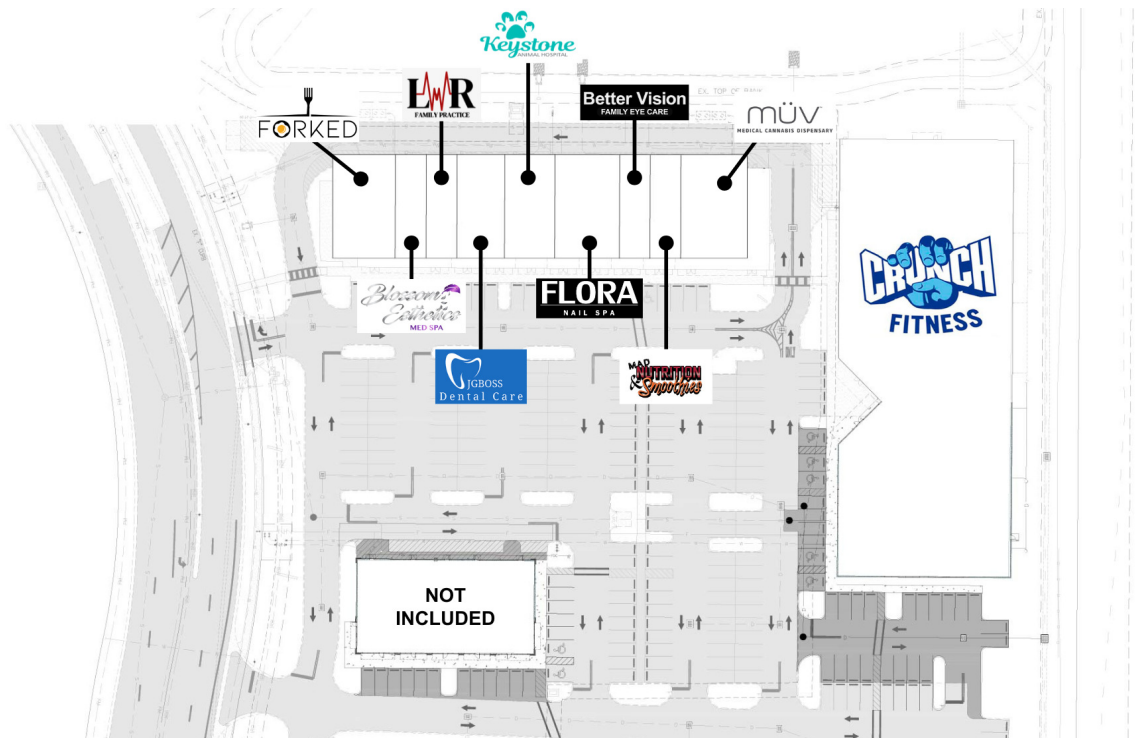
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TENANT SUMMARY

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TENANT SUMMARY

UNIT	TENANT	SF
8405	Forked	3,010
8425	Blossom Med Spa	1,540
8431	LWR Family Practice	1,540
8441	JDBoss Dental Care	2,170
8445	Keystone Animal Hospital	2,386
8453	Flora Nail Spa	3,080
8457	Better Vision Family Eye Care	1,540
8461	MAD Nutrition & Smoothies	1,540
8465	MÜV	3,010
8475	Crunch	35,200
		55,016



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AERIAL PHOTO

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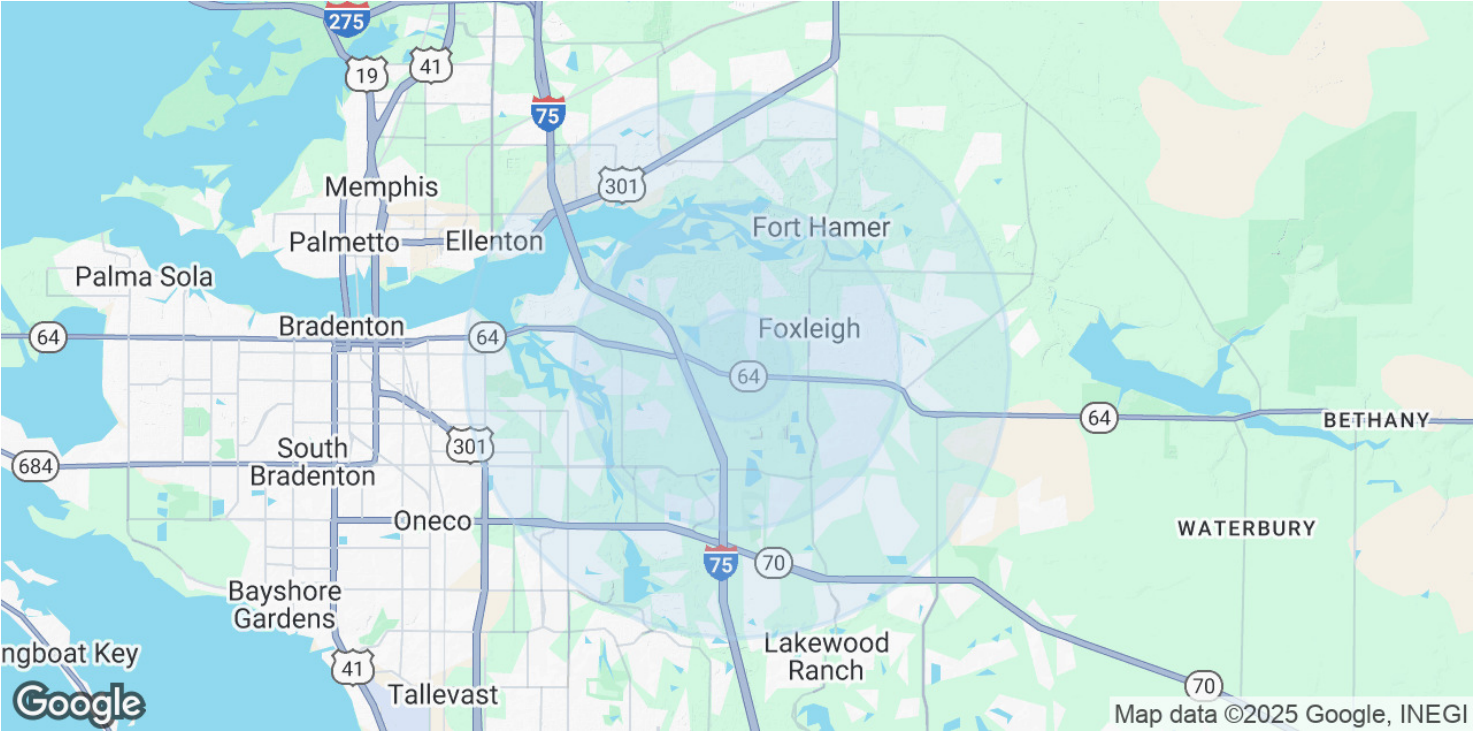
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,561	36,256	124,275
Average Age	50	47	47
Average Age (Male)	49	47	47
Average Age (Female)	50	47	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,045	15,156	52,134
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,119	\$126,453	\$115,882
Average House Value	\$487,125	\$513,055	\$473,709

Demographics data derived from AlphaMap



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STEVE HORN, CCIM

Broker Associate/Partner

steve@ian-black.com

Direct: 941.906.8688 x107 | Cell: 941.321.1634

PROFESSIONAL BACKGROUND

As a partner at Ian Black Real Estate, Steve is active in all aspects of the commercial real estate industry. Steve represents some of the largest Landlords and Developers in South West Florida. In his 22-year career, Steve has been involved in over \$400 million dollars in transaction volume. Steve is routinely involved in some of the largest and interesting transactions in the area. In addition, growing up in the restaurant business has provided a unique perspective for his clients. Steve has represented several restaurant groups including national, regional, and local operators.

Steve received a BS in Finance from Mercer University and started his career with Morgan Stanley out of college. After Morgan Stanley Steve took a position with a Land Planning firm located in Sarasota specializing in eminent domain work. With an entrepreneurial spirit and an interest in real estate, Steve was encouraged by a mentor to take a CCIM class in 2002 and was hooked after his first day. That class led to a meeting with Ian Black in 2003 which sparked a relationship and partnership that continues to this day.

Steve obtained his CCIM designation in 2008.

When Steve is not doing deals, he enjoys spending time with his wife Beth (Florida Native) and their two sons Jack and Charlie. Steve also enjoys being on the board of Trustees at Saint Stephens Episcopal School where he is the Treasurer

EDUCATION

Bachelor of Science in Finance, Mercer University

CCIM designation, awarded in 2008 by the Certified Commercial Investment Member Institute.

MEMBERSHIPS

National, Florida and Sarasota/Manatee Associations of Realtors

Sarasota & Manatee Chambers of Commerce

Board of Trustees - Saint Stephens Episcopel School



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MELISSA HARRIS, SIOR

Partner

Melissa@ian-black.com

Direct: **941.906.8688 x114** | Cell: **941.539.0720**

FL #SL3253250

PROFESSIONAL BACKGROUND

After growing up in Sarasota, Melissa went on to obtain her bachelor's degree in Industrial Engineering from the University of Florida. After college and a move to Tega Cay, SC, a suburb of Charlotte, NC, Melissa was employed as a Human Resource Manager with The Home Depot, managing 400+ associates and managers.

When Melissa moved back to Sarasota in 2011 it was a natural fit for her to join Ian Black Real Estate as a Commercial Property Manager. In January of 2012 Melissa moved into leasing and sales, primarily assisting Ian Black and Steve Horn. As one of IBRE's sales associates, Melissa Harris is extremely active in all aspects of the industry, working with some of the largest landlords in the area, as well as representing local and national tenants and buyers. Melissa enjoys working in all areas of commercial real estate and has grown her portfolio of clients exponentially.

In 2020 Melissa joined SIOR "A professional affiliate of the NATIONAL ASSOCIATION OF REALTORS®, SIOR is dedicated to the practice and maintenance of the highest professional and ethical standards. SIOR maintains a commitment to business and industry by providing outstanding professional services, publications, and educational programs." Additionally, Melissa is actively pursuing her CCIM designation to better assist her clients.

Melissa takes joy in educating buyers, tenants, sellers, landlords, and fellow commercial real estate agents about the process and intricacies of commercial real estate transactions. As a Director and Officer of the Commercial Real Estate Alliance (CREA) Melissa has expanded her network in the local community.

When not working Melissa enjoys spending time with her husband and two daughters taking advantage of all the activities the area has to offer.

EDUCATION

Bachelor of Science - Industrial Engineering, University of Florida

MEMBERSHIPS

Member of National, Florida and Sarasota/Manatee Associations of Realtors

Commercial Real Estate Alliance of the Realtor Association of Sarasota Manatee (CREA) Board of Directors

Society of Industrial and Office Realtors (SIOR)



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