

# Former Fifth Third Bank

5305 26th St W Bradenton, FL 34207

Vacant Investment  
Opportunity

Offering Memorandum

Rare 2.16-Acre Hard Corner Opportunity | Owner/User or Redevelopment | For Sale or Lease



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

5305 26th St W  
Bradenton, FL 34207



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **2.16-Acre Hard Corner Site:** The property sits directly on the signalized corner of 53rd Avenue West and 26th Street West, generating a combined traffic count of over 49,000 VPD along with premium visibility from all directions, the property also features 3 dedicated points of ingress and egress providing easy site access from all directions.
- **Five Drive-Through Lanes:** The property features five attached drive-through lanes which are rare and expensive to construct as municipalities continue to tighten building standards. For users, the ability to acquire an existing, fully configured drive-through represents a significant operational and cost advantage.
- **Adaptive Reuse Opportunity:** Formerly a Fifth Third Bank branch before being configured as a childcare facility, the building allows for inherent flexibility. The property features 6,397 square feet of usable space with an adaptable layout well suited for a variety of service-oriented uses, including childcare, education, medical office, professional office, and veterinary.

## Location Highlights

- **Proximity to IMG Academy:** A \$700M Annual Economic Engine: Located approximately 1.8 miles from IMG Academy, the property sits at the doorstep of one of the world's premier sports training and educational institutions. Spanning more than 500 acres in Bradenton, IMG Academy attracts nearly 200,000 athletes, coaches, event participants, and spectators from over 100 countries annually. This constant flow of high-income families, international visitors, and professional athletes creates a captive, year-round consumer base that directly benefits service, medical, financial, and retail-oriented operators in the immediate trade area.
- **Adjacent National Credit Tenant:** The property sits directly adjacent to 7-Eleven, a nationally recognized convenience brand operating over 85,000 locations worldwide. Co-tenancy with a national credit operator signals strong consumer demand in the immediate node and reinforces the site's daily traffic as a meaningful indicator of commercial viability for an incoming operator or investor.
- **One of Florida's Fastest-Growing Counties:** Manatee County has experienced exceptional population growth, expanding from approximately 400,000 residents in 2020 to an estimated 468,000 in 2025 representing a gain of nearly 17% in just five years, more than double Florida's statewide growth rate over the same period.



**5305 26th St W**  
Bradenton, FL 34207

**\$1,800,000**

List Price

**±6,397 SF**

GLA

**±2.16 AC**

Lot Size

**±49,000**

Vehicles Per Day

**1981**

Year Built

**PR-M**

Zoning



**Downtown Bradenton**  
±4.5 Miles Away



301

±41,000 VPD



**THE HOME DEPOT**  
Top 1% of National Locations  
Source: AlphaMap

**LOWE'S**  
Top 2% of National Locations  
Source: AlphaMap

**BEALLS**  
Live Life Local  
Warehouse  
±15,000 Employees

**SUBWAY**  
**Checkers**

**DQ DUNKIN'**

53rd Ave ±30,500 VPD

**Winn-Dixie**

**Subject Property**



**Bayshore High School**  
±1,460 Students

**HARBOR FREIGHT**  
Quality Tools at Ridiculously Low Prices



**Winn-Dixie**

**United Electric** | **SPF** Screens & Awnings  
**IPD POOL & SPA** | **DeckWise**  
**Preferred MATERIALS, INC.** A CRH COMPANY | **GRABER CABINETS**

**SCF** State College of Florida  
SCF Bradenton  
±63,000 Students

**Publix**

63rd Ave E ± 19,200 VPD

**TARGET**

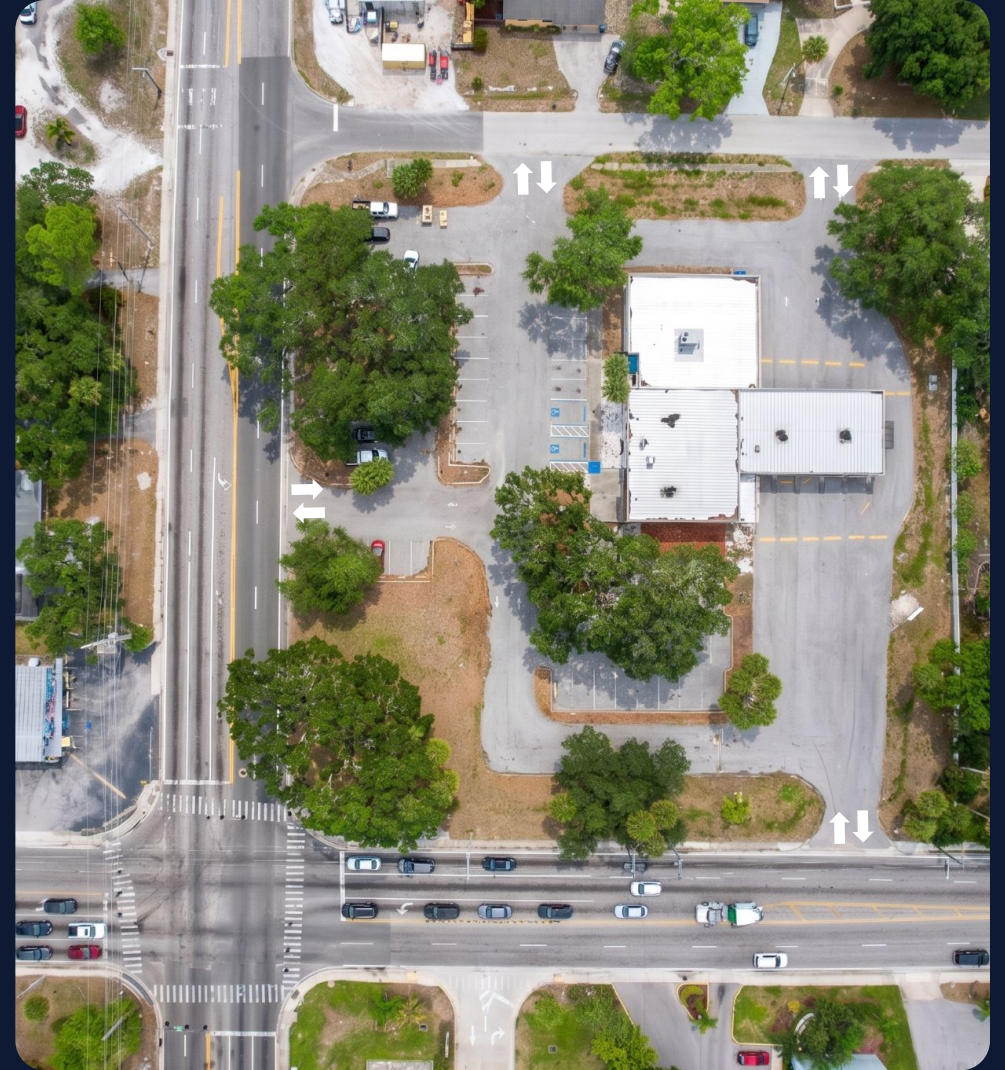
**Sarasota Bradenton International Airport**  
±6.6 Miles Away

**ALL MY SONS** MOVING & STORAGE | **IRON MOUNTAIN**  
**THE PAD** | **ACREE** PLUMBING • AIR • ELECTRIC

**Downtown Sarasota**  
±10.1 Miles Away

±44,500 VPD  
14th St

# PROPERTY PHOTOS



# INTERIOR PHOTOS



# MARKET OVERVIEW

5305 26th St W  
Bradenton, FL 34207



# Bradenton, FL

**34,877**  
Total Population

**\$122,925**  
Median HH Income

**17,888**  
# of Households

**53.5**  
Median Age



## Local Market Overview

Bradenton, Florida, positioned in Manatee County within the North Port–Sarasota–Bradenton Metropolitan Statistical Area, continues exhibiting solid economic and population momentum as part of one of Florida’s faster-growing regions. The city has seen a multi-year trend of population expansion, with recent estimates showing over 58,000 residents in 2025, a meaningful increase compared to recent past counts. Population growth supports expanding labor pools and demand for goods and services, which is a key positive indicator for industrial logistics, distribution and light manufacturing sectors.

Bradenton’s central location on Florida’s Gulf Coast—offering connectivity to major regional highways, rail access, a growing regional airport, and proximity to the Port Manatee seaport—supports diverse supply chain and industrial users. Businesses benefit from access to broader markets within Southwest Florida’s consumer base and workforce exceeding 1.8 million in the metro region.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	19,397	116,392	186,690
Five Year Projection	19,227	117,440	191,425
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,855	52,406	81,259
Five Year Projection	8,757	52,776	83,031
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$78,824	\$84,368	\$91,383



## ECONOMIC DRIVERS

### State College of Florida

State College of Florida, Manatee-Sarasota is a public college serving thousands of students across the region through degree, workforce training, and continuing education programs. The Bradenton campus attracts a steady population of students, faculty, and staff while maintaining strong ties to local employers and businesses. As one of the area's leading higher education institutions, SCF contributes to workforce development and provides a reliable source of daytime population and economic activity that supports surrounding commercial properties and retailers.

### IMG Academy

IMG Academy is one of the most recognized athletic training and education institutions in the country, drawing students, athletes, and visitors from across the United States and internationally. The campus serves as a year-round destination for athletic development, tournaments, camps, and events, creating consistent demand from students, families, coaches, and support staff. Its presence generates significant economic activity for the surrounding area and has helped establish West Bradenton as a premier destination for sports, education, and youth development.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5305 26th St W, Bradenton, FL, 34207 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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