

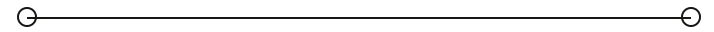


SALE

Retail / Office Shell Building with Billboard Income

904 7TH AVENUE EAST

Bradenton, FL 34208



PRESENTED BY:

TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

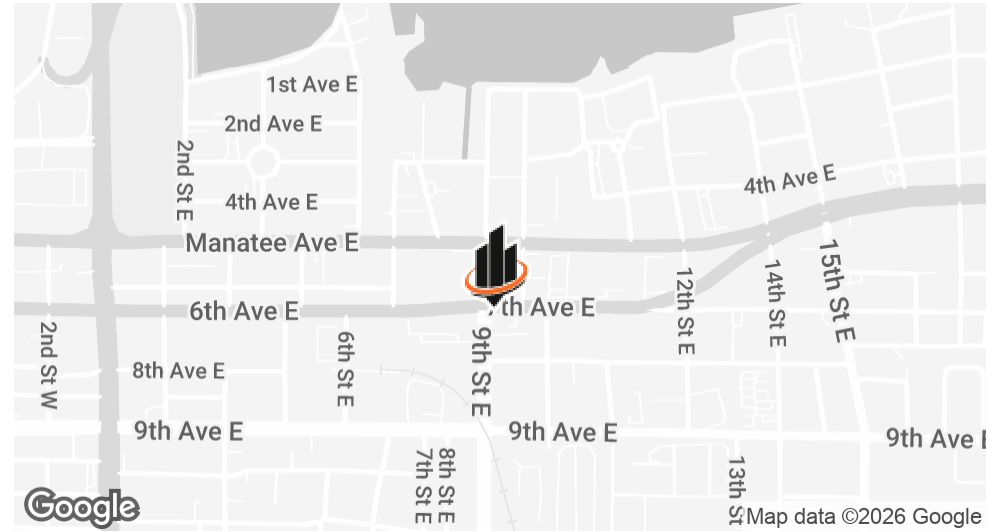
MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$395,000
LOT SIZE:	0.19 Acres
BUILDING SIZE:	1,922 SF
ZONING:	General Urban Open (T4-O)
FUTURE LAND USE:	Urban Commercial Corridor (UCC)
MARKET	North Port-Sarasota-Manatee MSA
SUBMARKET:	City of Bradenton

PROPERTY HIGHLIGHTS

- Prominent, high-visibility, high-traffic location
- Hard-corner with traffic light at intersection of SR 64 east-bound (6th Avenue East) to I-75 and 9th Street East which takes you south to Tropicana facility and US 301 Crosswalk providing pedestrian access from adjacent new apartment complex
- Established curb cuts on both 7th Avenue East and 9th Street East
- Shell building ready for renovation to suit your needs
- Billboard income of \$15,000 per year
- Combined traffic count of approximately 32,400 vehicles per day

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This prominent, high-visibility corner site at SR 64 east-bound (6th Avenue East) to I-75, and 9th Street East which takes you south to Tropicana facility and US 301 in Bradenton features a ±1,922 SF shell building ready to be renovated and customized to suit a retail or office user.

The signalized hard-corner intersection includes a marked crosswalk, providing convenient pedestrian access from the neighboring apartment community and surrounding businesses. The property benefits from two established curb cuts—one along 7th Avenue East and one along 9th Street East—enhancing circulation and accessibility.

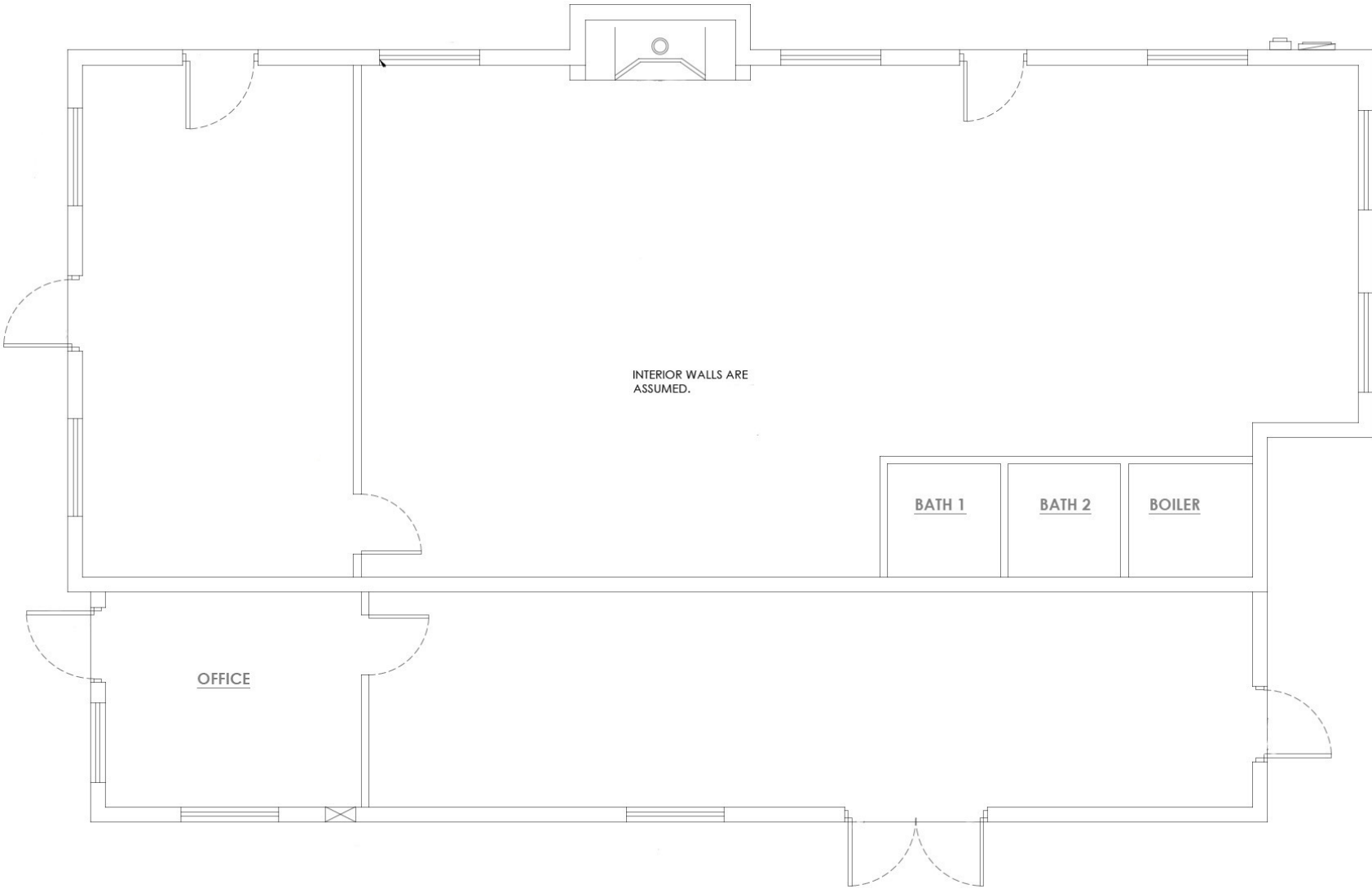
Additionally, the on-site high-visibility billboard generates \$15,000 per year minimum with additional potential through percentage rents further strengthening the property's investment appeal.

LOCATION DESCRIPTION

This prominent, high-visibility site is ideally positioned along 7th Avenue East in Bradenton. 7th Avenue serves as the primary one-way eastbound connector to Manatee Avenue East, which carries westbound traffic in this corridor—together forming a key east-west route linking Anna Maria Island to Interstate 75.

Located just a few blocks east of U.S. Route 41, the property is surrounded by numerous multifamily communities, creating a strong built-in customer base. The area benefits from consistent traffic generated by nearby destinations including Manatee Memorial Hospital, Manatee River Marina, and the popular Bradenton Riverwalk—all of which draw steady daily visitors to the immediate vicinity.

FLOORPLAN



TONY VELDKAMP, CCIM
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AERIAL LOOKING NORTHEAST TOWARD THE MANATEE RIVER AND I-75



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RETAIL / OFFICE SHELL BUILDING WITH BILLBOARD INCOME | 904 7th Avenue East Bradenton, FL 34208SVN | COMMERCIAL ADVISORY G

AERIAL LOOKING NORTH WEST TOWARD THE MANATEE RIVER AND DOWNTOWN BRADENTON



TONY VELDKAMP, CCIM
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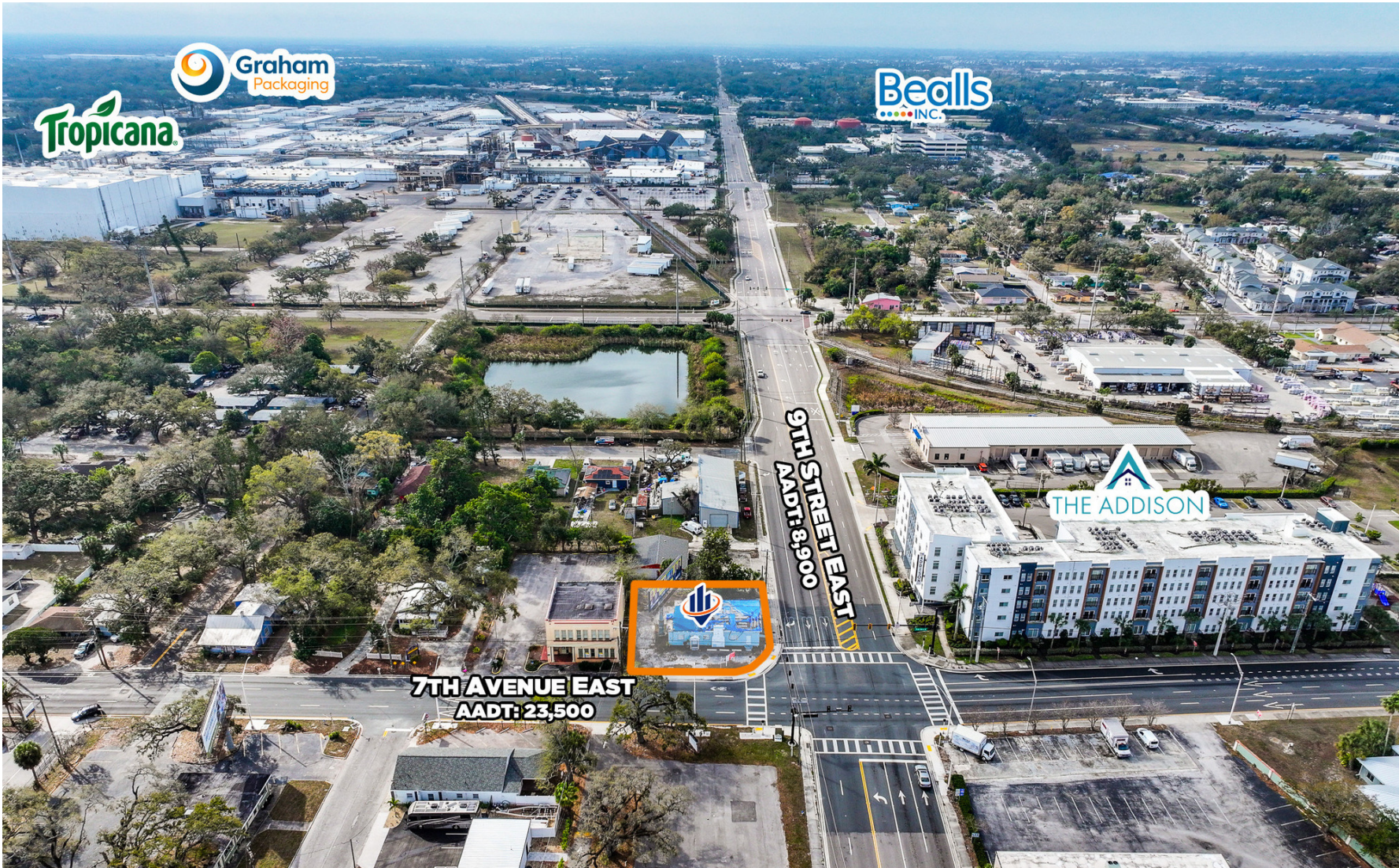
AERIAL LOOKING WEST TOWARD DOWNTOWN BRADENTON



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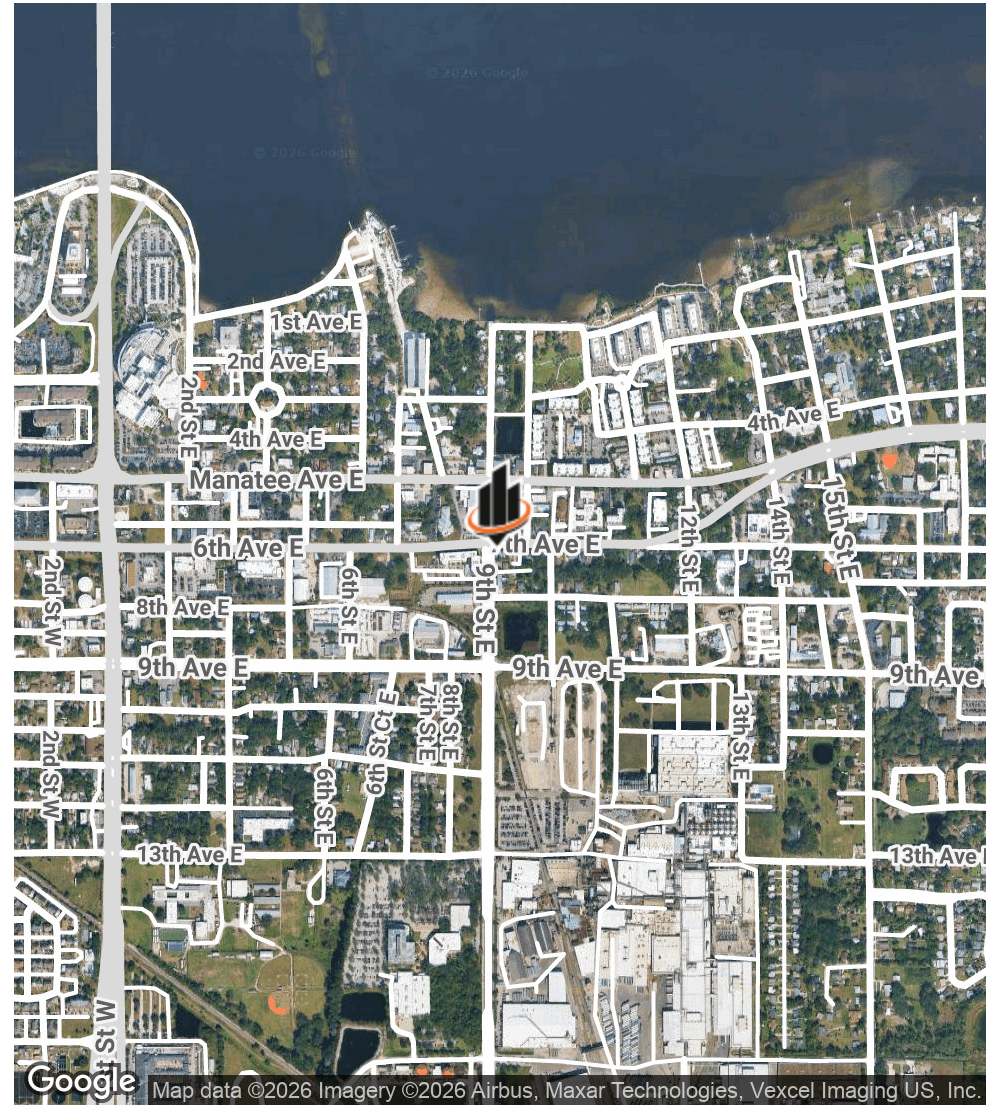
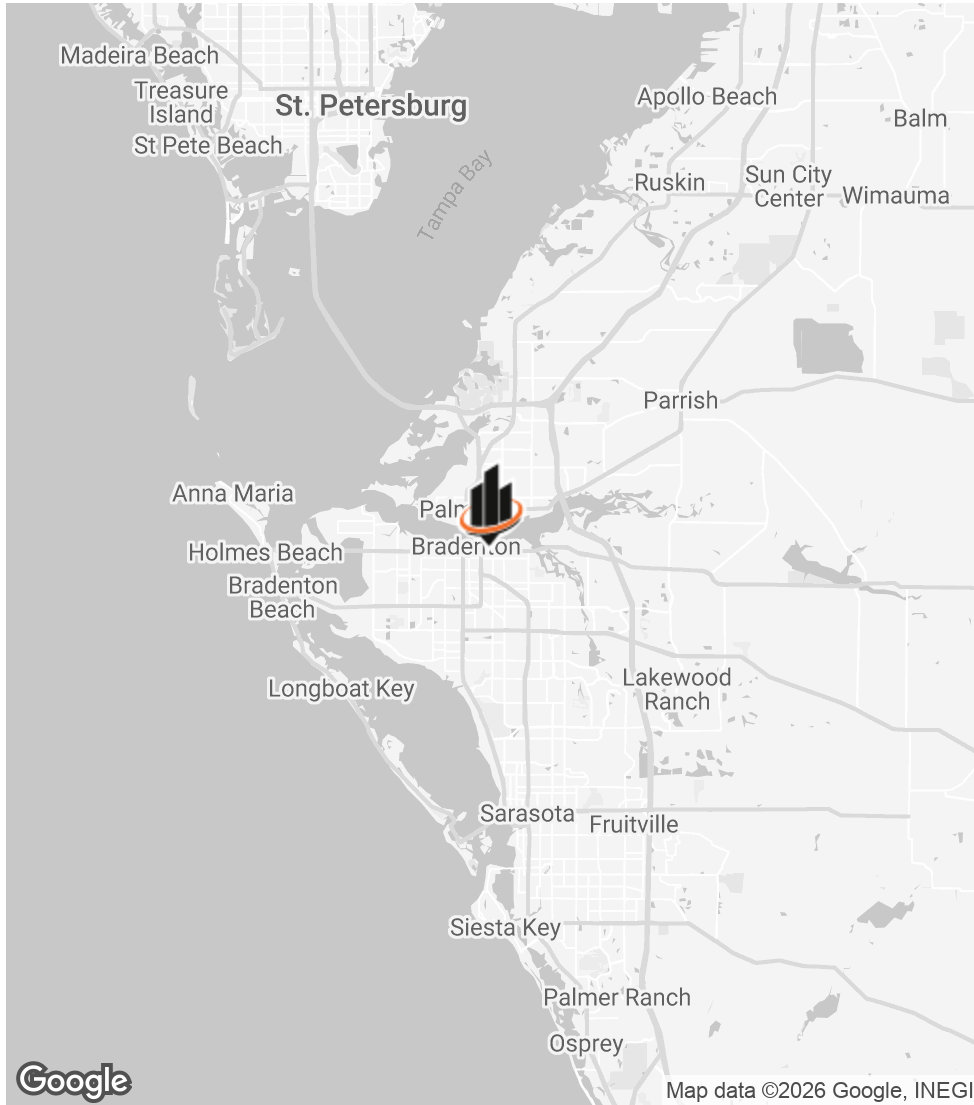
AERIAL LOOKING SOUTH



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

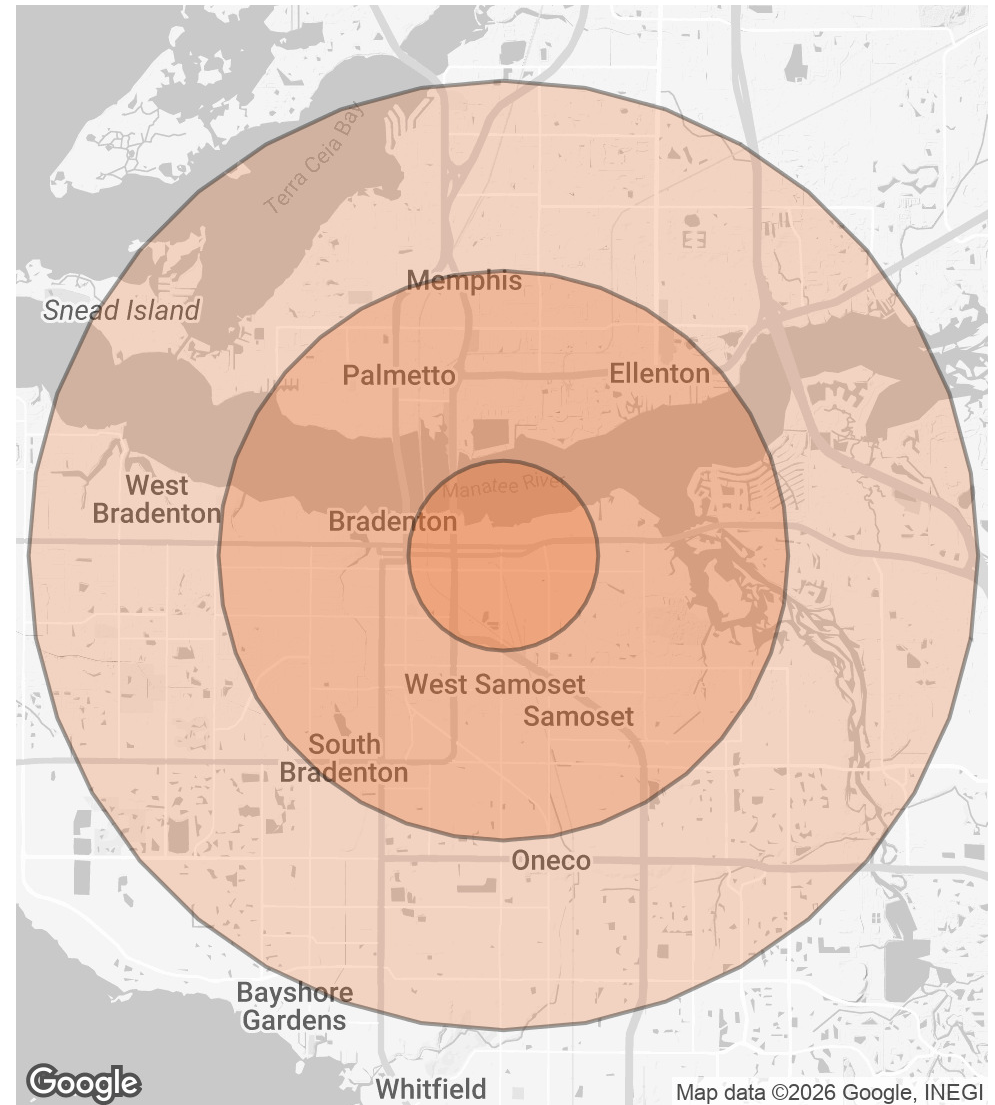
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,230	92,544	219,858
AVERAGE AGE	38	43	45
AVERAGE AGE (MALE)	37	42	44
AVERAGE AGE (FEMALE)	39	44	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,884	37,244	92,460
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$60,249	\$68,628	\$77,125
AVERAGE HOUSE VALUE	\$228,316	\$272,493	\$301,723

Demographics data derived from AlphaMap



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ALL ADVISOR BIOS



Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

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.

Phone: 941.487.6990
Cell: 941.374.9657
tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite
500
Sarasota, FL 34236



Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

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.

Phone: 941.487.3794
Cell: 941.773.9984
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500
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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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 Offering Memorandum 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 Offering Memorandum 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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