



**GENERAL COMMERCIAL
TWO-UNIT INVESTMENT**

3607 14TH ST W
BRADENTON, FLORIDA 34205

PROPERTY HIGHLIGHTS

- Investment and owner-user opportunity
- Approximately 5,250 SF multi-tenant commercial building
- Built in 2018
- FASTSIGNS occupying approximately 3,375 SF
- Seller to execute a new 5-year sale-leaseback
- Approximately 1,875 SF vacant suite available for occupancy or lease-up
- Projected market rental rate of \$22-\$25 PSF NNN
- Higher warehouse ceilings with a 12' x 14' overhead door
- Large pylon signage on 14th St. W. with signage availability for each tenant
- Approximately 29,000 vehicles per day along this highly visible commercial corridor



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For More Information

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SALE-LEASEBACK INVESTMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	5,250 SF
Lot Size:	30,600 SF
Number of Units:	2
Price / SF:	\$361.90
Year Built:	2018
Zoning:	GC

PROPERTY OVERVIEW

American Property Group is pleased to present this exceptional investment and owner-user opportunity located at 3607 14th St. W., Bradenton, FL. Constructed in 2018, this modern multi-tenant commercial building offers approximately 5,250 SF and is strategically positioned along one of Bradenton's most traveled commercial corridors, benefiting from daily traffic counts of approximately 29,000 vehicles per day.

The property is currently occupied by FASTSIGNS, which utilizes approximately 3,375 SF and is prepared to execute a new five-year lease renewal, providing investors with immediate and stable income through a sale-leaseback structure. The remaining $\pm 1,875$ SF suite has recently become available, creating a rare opportunity for an owner-user to occupy the space or for an investor to lease the vacancy and enhance cash flow. Market rental rates for the available suite are projected at approximately \$22-\$25 PSF NNN.

Built with functionality and flexibility in mind, the FASTSIGNS space features higher warehouse ceilings and a 12-foot-wide by 14-foot-high overhead door, making the property well-suited for a variety of service, light industrial, showroom, or flex users. The site also includes a large pylon sign along 14th Street W., with dedicated signage panels available for each tenant, providing excellent visibility and brand exposure.

This offering presents a unique opportunity to acquire a newer construction commercial asset with a combination of immediate income, leasing upside, and owner-user flexibility in one of Bradenton's most established and highly trafficked commercial corridors.

For more details and the 5-year leaseback structure please complete the NDA that is included in the brochure.

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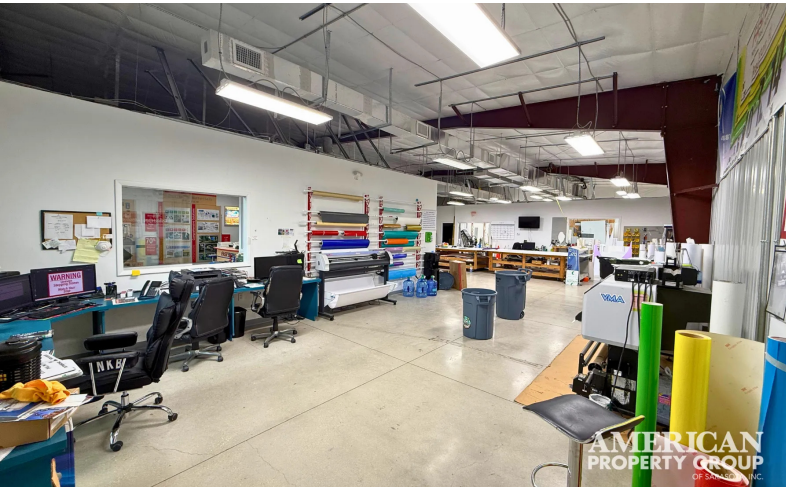


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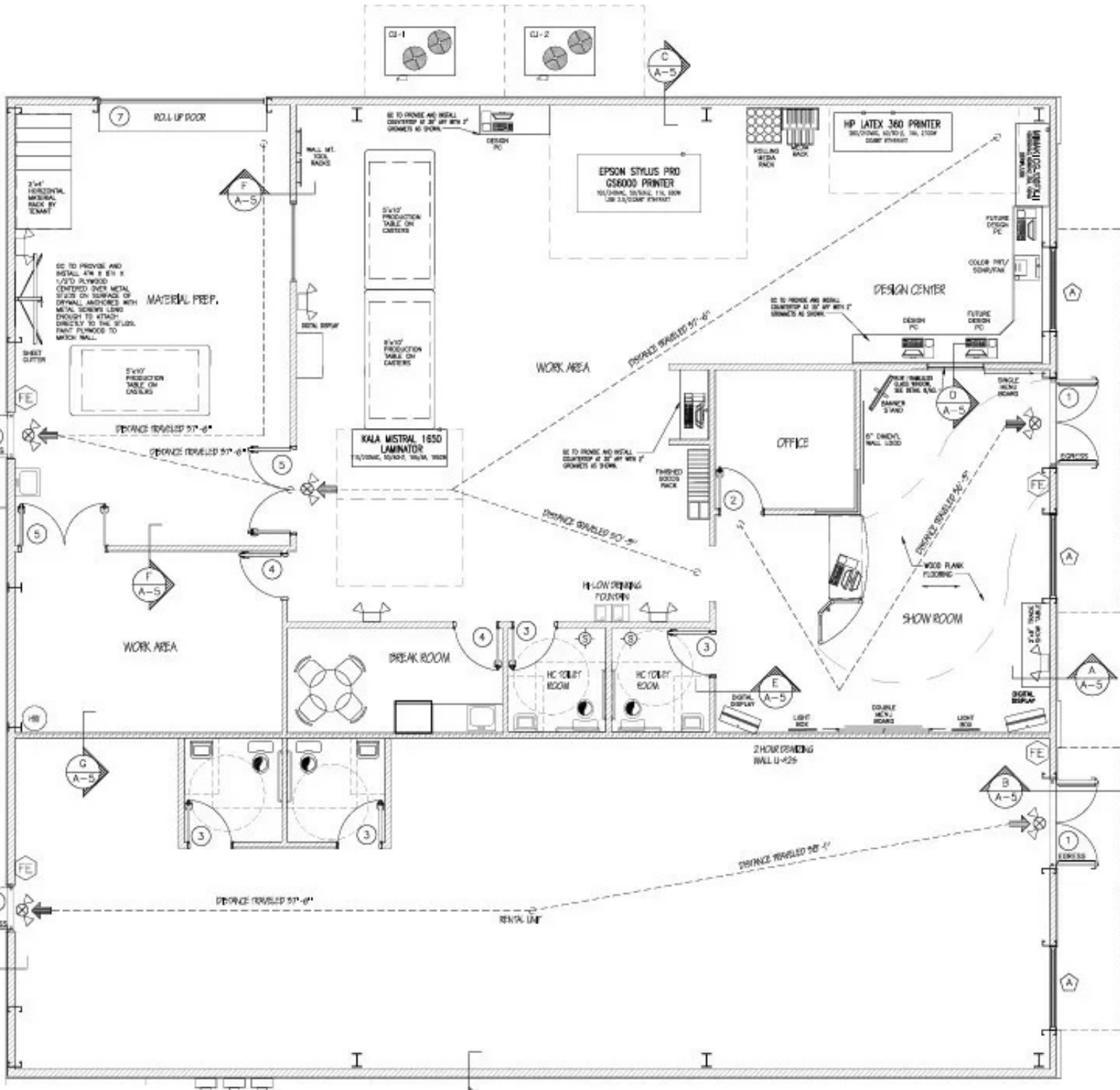


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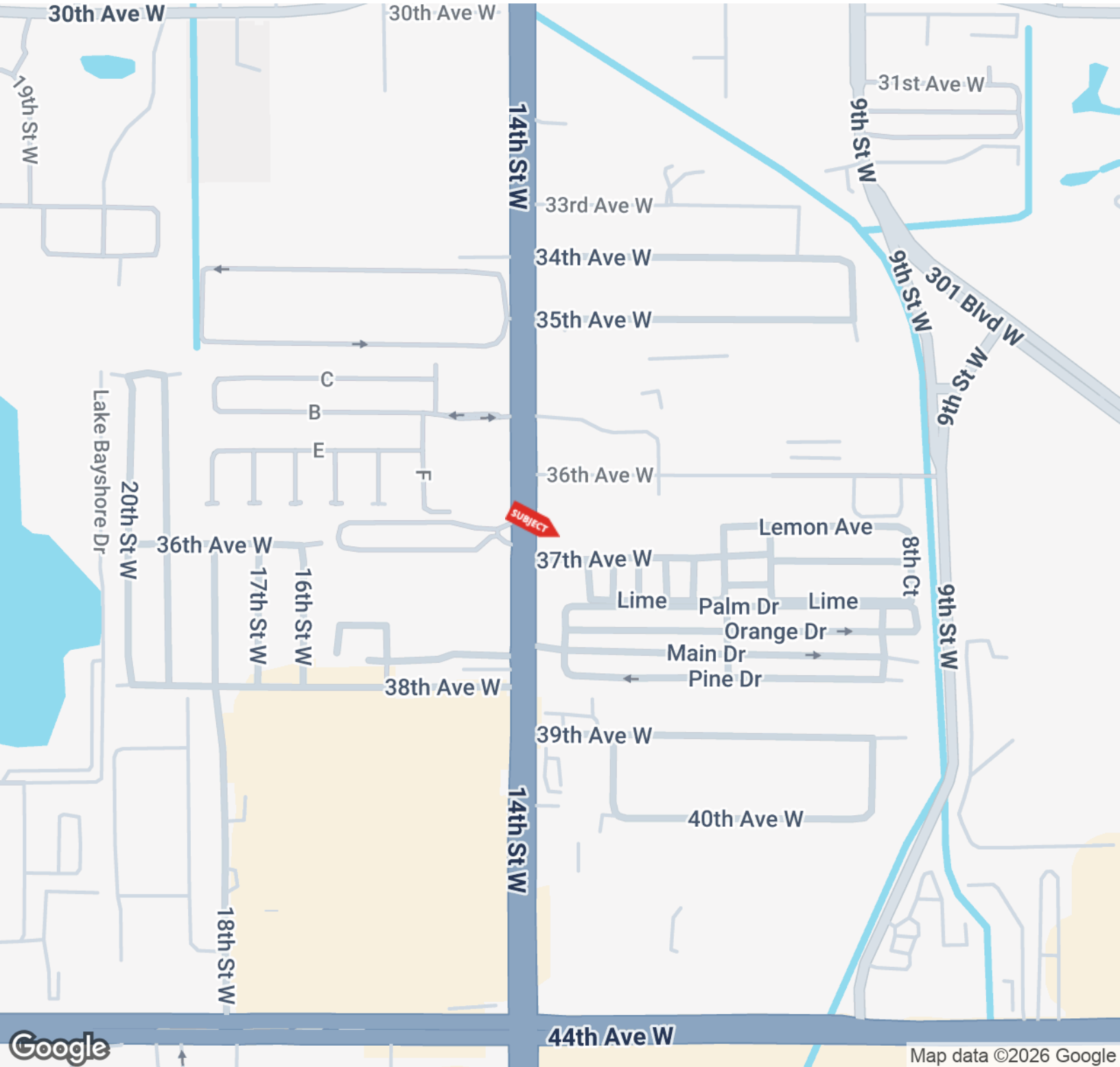


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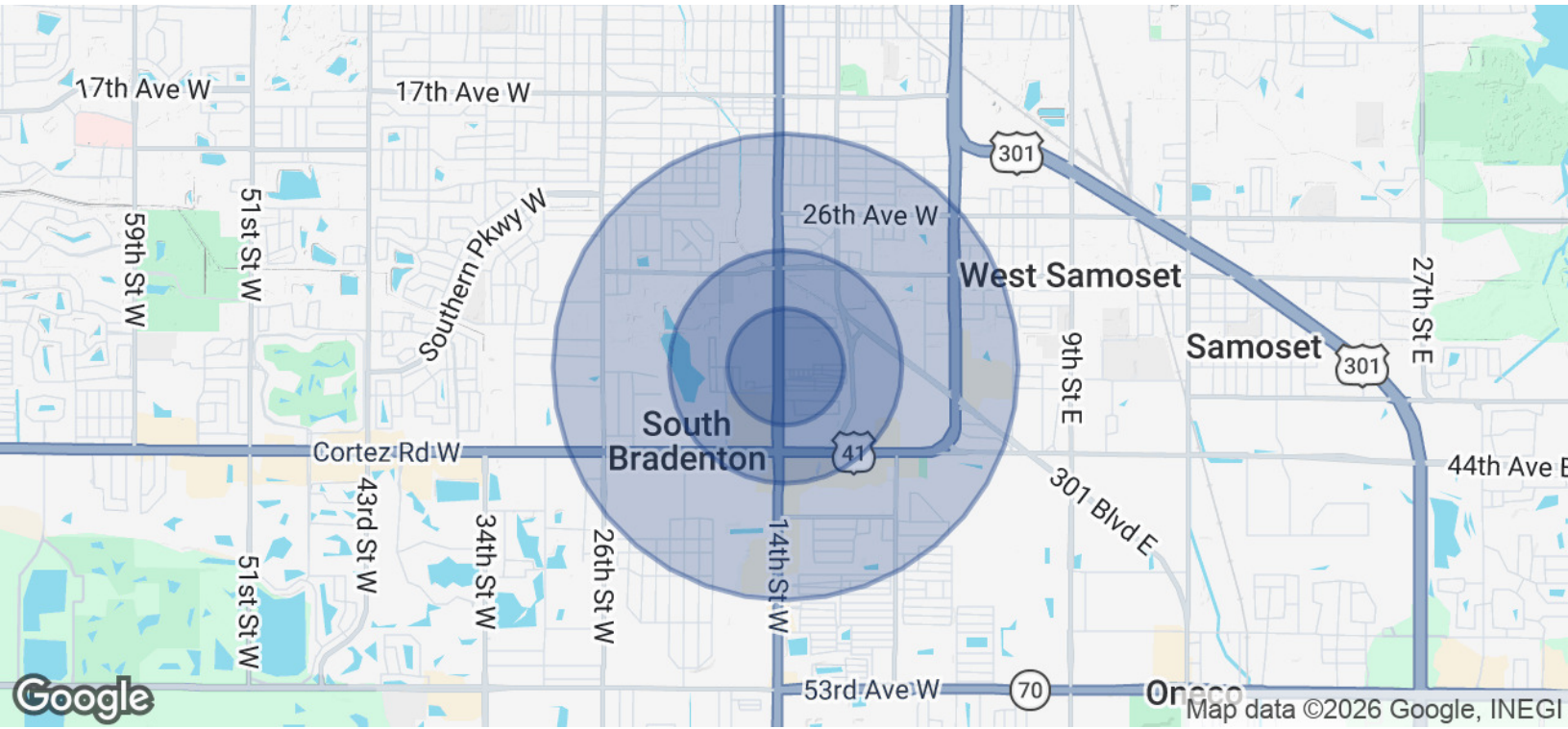


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	886	3,943	17,556
Average Age	41.5	47.8	44.3
Average Age (Male)	51.5	53.6	45.6
Average Age (Female)	35.1	44.0	43.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	2,043	7,690
# of Persons per HH	2.0	1.9	2.3
Average HH Income	\$62,558	\$57,851	\$59,707
Average House Value	\$113,704	\$124,703	\$148,418

2023 American Community Survey (ACS)

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Adam Doak

CONFIDENTIALITY AGREEMENT

This Agreement is made and entered into between the undersigned individually and on behalf of the below referenced business entity, its officers, directors, partners, shareholders, employees, agents and advisors (collectively "**Principal**") and American Property Group of Sarasota, Inc. (APG) a Florida corporation for the benefit of APG and the following subject business entity, referenced as Seller ("**Seller**").

General Commercial Two-Unit Investment: 3613 & 3615 14th St W, Bradenton, FL

Whereas, Principal may request information from APG and Seller for the purposes of investigating a possible acquisition, partnership, investment, divestiture, sale, or other financial transaction, involving the purchase or transfer of cash, assets, stock, partnership interests or otherwise, merger or joint venture involving all or part of the real property and/or business interests owned by a Seller, or a loan, investment, or other financial or securities transaction. Therefore, in consideration of the mutual promises and covenants contained herein, and to induce the release of information by Seller and APG, Principal agrees as follows:

1. Principal will not disclose any information obtained hereunder, or in the course of its investigations of the business interests of the Seller, to any person or organization not so authorized in writing, or make known to others by disclosure or confirmation, that Seller or any portion of its assets or ownership interests are for sale.
2. Principal shall not reveal this information to any broker, intermediary, lending institution, prospective equity partner, or other source without the specific prior written approval of APG. Principal shall not contact the Seller, its banker, accountant, attorney, employees, suppliers, competitors, customers or others who might have information concerning Seller for any purpose whatsoever (including the hiring of Seller's employees) without the prior written authorization of APG. The existence, extent and nature of this Agreement shall be fully disclosed to all individuals at such time they receive information hereunder and who shall thereafter be equally bound by the provisions hereof.
3. This Agreement applies to all information received by Principal from or on behalf of a Seller at any time, which is not available to the general public. All information provided pursuant to this Agreement shall be deemed confidential and valuable and constitutes the proprietary trade secrets of Seller. Unauthorized disclosure of said information, even without intent to harm, shall cause substantial and irreparable damage to APG and Seller. All information provided to Principal shall be used for the sole purposes set forth hereinabove and shall not at any time, or in any manner, be utilized for any other purpose. At such time as its review and investigation of Seller are completed, or upon written request of APG, Principal shall promptly return all information, in whatever form, without retaining copies, summaries or extracts thereof. Any additional commissions that may be required by Principal's Broker shall be paid by Principal. By signing below, Broker agrees to abide by the terms of this Agreement as well.
4. Neither APG nor Seller makes any representation or warranty, express or implied, as to the truth, accuracy or completeness of any information provided to Principal under this Agreement. Any and all representations and warranties shall be made solely by Seller in a signed acquisition agreement, engagement, or contract and then be subject to the provisions thereof. Principal assumes full responsibility for its reliance upon such information and expressly waives all rights of recourse, if any, against APG for Principal's reliance thereon. Furthermore, Seller expressly reserves the right in their sole discretion to reject any or all offers for the Property and to terminate discussion with Principal at any time with or without notice.
5. In the event of a dispute among the parties hereto, the prevailing party, in addition to the award of damages or any other remedy (including, as necessary, to ensure the confidentiality of Seller's information and trade secrets, injunctive relief), shall be entitled to recover its attorney fees and other reasonable costs incurred in enforcing this Agreement.
6. Principal understands and agrees Seller is an intended third-party beneficiary of this Agreement and as such is entitled to enforce any breach hereof in Seller's own name. Principal understands and agrees it will not knowingly take any action such as will interfere with or adversely affect the rights of APG and/or Seller under any fee (or compensation) or other agreements.
7. The respective obligations of the parties under this Agreement shall survive for a period of **one (1) year** following the date hereof. Principal, in executing this Agreement, acknowledges APG is acting solely as the broker representing the seller.

Principal

Name:

Phone Number:

Email:

X _____ Date _____

Signature

Broker: American Property Group of Sarasota, Inc.

OR Buyer's Broker:

Address:

Email:

X _____ Date _____

Agent/Selling Broker Signature