

LEASE

Blake Park

1816 59TH ST W
Bradenton, FL 34209

PRESENTED BY:

GAIL BOWDEN
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| LEASE RATE: | \$19.00 SF/yr (NNN) |
| BUILDING SIZE: | 7,316 SF |
| AVAILABLE SF: | 1,904 - 7,189 SF |
| LOT SIZE: | 5.8 Acres |
| YEAR BUILT: | 1985 |
| ZONING: | BR_P |
| MARKET: | Bradenton |
| SUBMARKET: | Sarasota |
| TRAFFIC COUNT: | 14,000 |
| VIDEO: | View Here |

PROPERTY OVERVIEW

Blake Park is a multi-tenanted property located next to Blake Hospital on 59th Street West. The property offers a variety of suite sizes ranging from 1,200 sq. ft. to a maximum of 7,311 sq. ft. While the majority of the property is comprised of medical offices, there are also a few private offices and retail tenants. Recently, the owners have completed a significant exterior upgrade, and several of the suite interiors are brand new and ready for immediate occupancy. INQUIRE ABOUT MOVE-IN SPECIALS.

LOCATION OVERVIEW

Blake Park is situated along 59th Street W. Blake Park is conveniently located next to Blake Hospital, a 383 Bed Trauma II Hospital. Its prime location is accessible from all directions, making it a popular choice. Along with the hospital, the area offers a plethora of amenities, including restaurants, shopping centers, parks, and community centers.

PROPERTY HIGHLIGHTS

- Located next to Blake Hospital
- Recently renovated
- Ample parking

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PROPERTY DETAILS

| | |
|------------|---------------|
| LEASE RATE | \$19.00 SF/YR |
|------------|---------------|

LOCATION INFORMATION

| | |
|---------------------|--|
| BUILDING NAME | Blake Park |
| STREET ADDRESS | 1816 59th ST W |
| CITY, STATE, ZIP | Bradenton, FL 34209 |
| COUNTY | Manatee |
| MARKET | Bradenton |
| SUB-MARKET | Sarasota |
| CROSS-STREETS | 59th St W & 17th Ave W |
| TOWNSHIP | 34S |
| RANGE | 17E |
| SECTION | 32 |
| SIDE OF THE STREET | West |
| SIGNAL INTERSECTION | No |
| ROAD TYPE | Paved |
| MARKET TYPE | Large |
| NEAREST HIGHWAY | 0.9 Miles to SR 64 |
| NEAREST AIRPORT | 10.4 Miles to Sarasota Bradenton International Airport |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| STREET PARKING | No |
| PARKING TYPE | Surface |
| NUMBER OF PARKING SPACES | 125 |

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PROPERTY INFORMATION

| | |
|----------------------|--------------|
| PROPERTY TYPE | Office |
| PROPERTY SUBTYPE | Medical |
| ZONING | BR_P |
| LOT SIZE | 5.8 Acres |
| APN # | 39384-5005-7 |
| LOT FRONTAGE | 375 ft |
| LOT DEPTH | 580 ft |
| CORNER PROPERTY | No |
| TRAFFIC COUNT | 14000 |
| TRAFFIC COUNT STREET | 59th ST W |
| WATERFRONT | No |
| POWER | Yes |

BUILDING INFORMATION

| | |
|---------------------|--|
| BUILDING SIZE | 7,316 SF |
| BUILDING CLASS | A |
| TENANCY | Multiple |
| NUMBER OF FLOORS | 1 |
| AVERAGE FLOOR SIZE | 7,316 SF |
| YEAR BUILT | 1985 |
| ROOF | BAR JOIST RIGID, BUILTUP TAR & GRAVEL |
| FREE STANDING | No |
| NUMBER OF BUILDINGS | 1 |
| WALLS | DRYWALL |
| EXTERIOR WALLS | CONC BLOCK STUCCO |

LEASE SPACES



LEASE INFORMATION

| | | | |
|---------------------|------------------|--------------------|---------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 1,904 - 7,189 SF | LEASE RATE: | \$19.00 SF/yr |

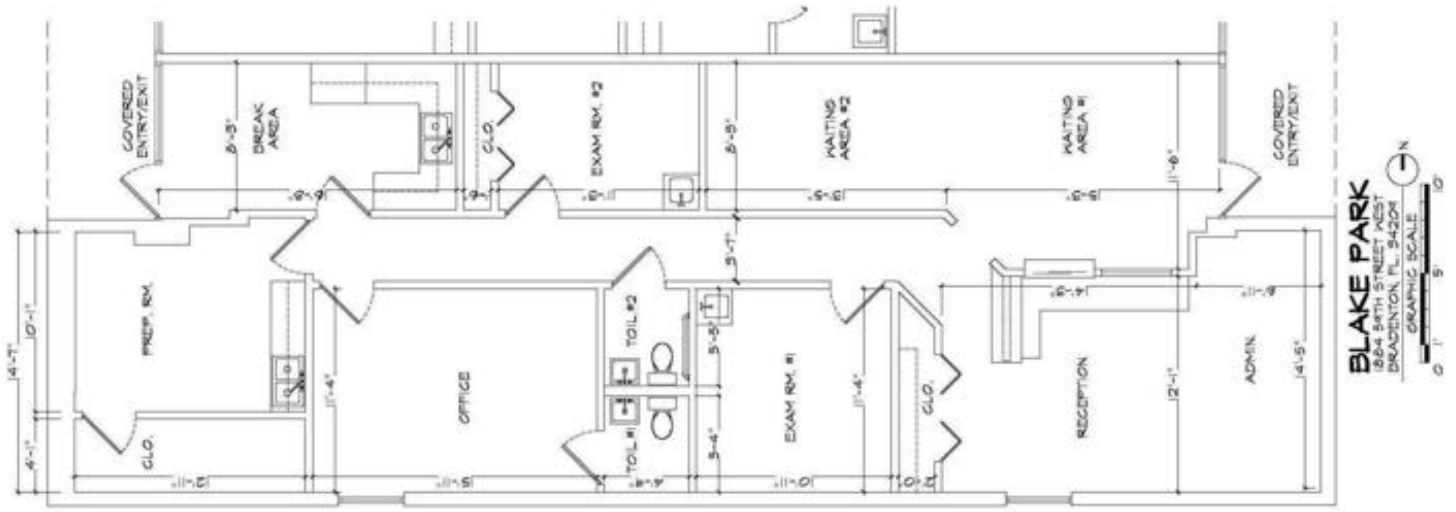
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-----------|------------|---------------|
| 1884 | Available | 1,904 SF | NNN | \$19.00 SF/yr |
| 1894 | Available | 7,189 SF | NNN | \$19.00 SF/yr |

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SUITE 1884



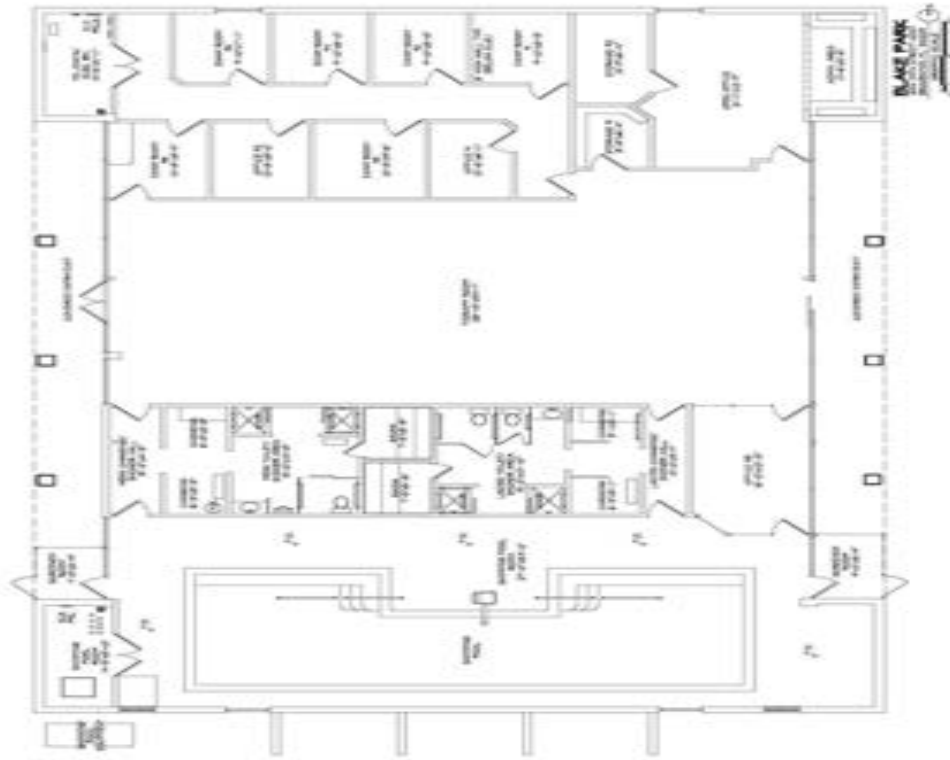
LEASE INFORMATION

| | |
|--------------|---------------|
| LEASE TYPE: | NNN |
| TOTAL SPACE: | 1,904 |
| LEASE TERM: | Negotiable |
| LEASE RATE: | \$19.00 SF/yr |

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SUITE 1894



LEASE INFORMATION

| | |
|---------------------|---------------|
| LEASE TYPE: | NNN |
| TOTAL SPACE: | 7,186 SQ FT |
| LEASE TERM: | Negotiable |
| LEASE RATE: | \$19.00 SF/yr |



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AERIAL MAP



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AERIAL MAP

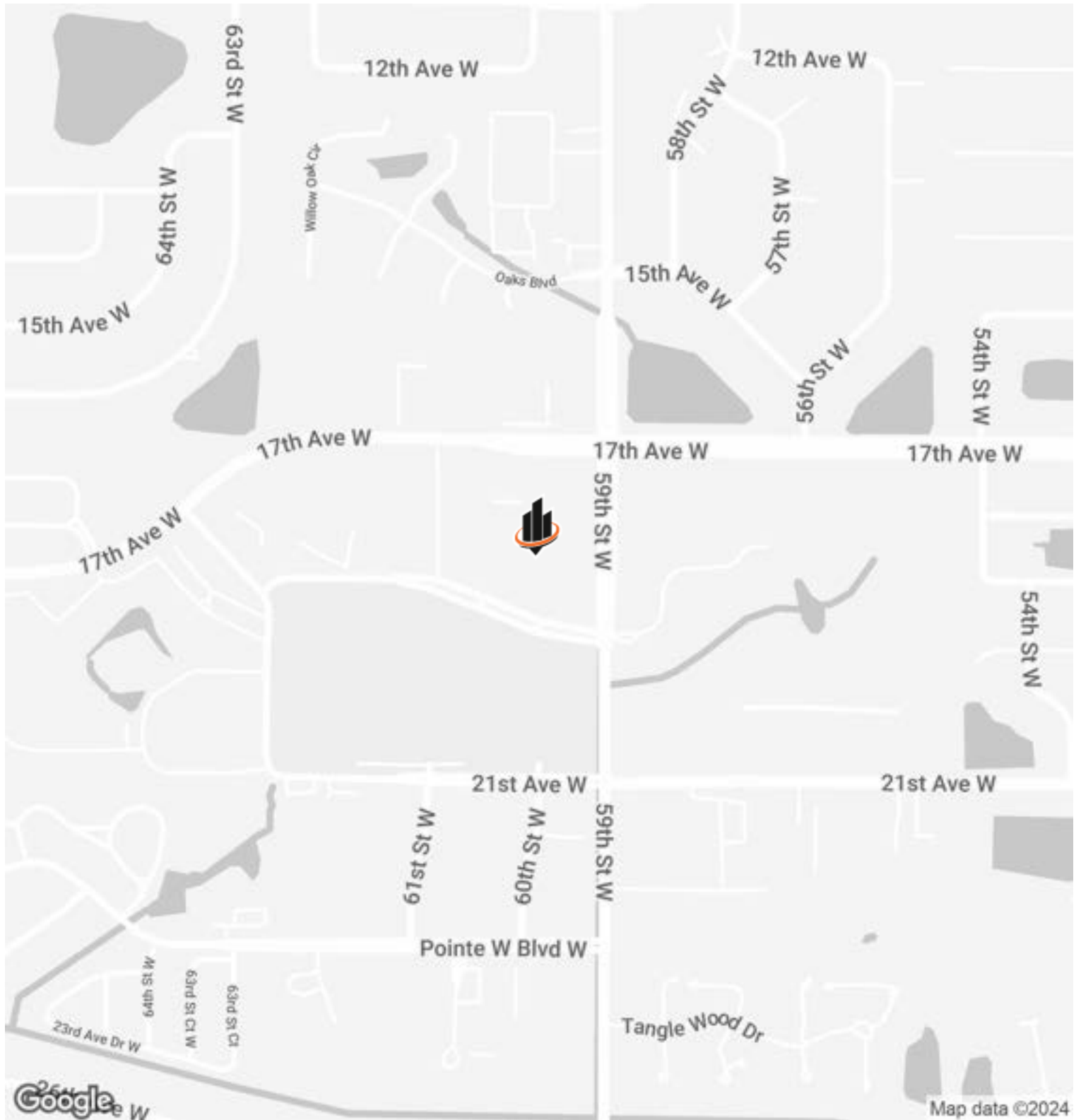


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|------------|-----------|--------|
| TOTAL POPULATION | 859 | 3,064 | 11,959 |
| AVERAGE AGE | 67.7 | 62.3 | 58.5 |
| AVERAGE AGE (MALE) | 60.4 | 55.8 | 54.7 |
| AVERAGE AGE (FEMALE) | 71.3 | 66.4 | 61.2 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 458 | 1,523 | 5,996 |
| # OF PERSONS PER HH | 1.9 | 2.0 | 2.0 |
| AVERAGE HH INCOME | \$51,774 | \$54,983 | \$56,967 |
| AVERAGE HOUSE VALUE | \$248,973 | \$244,313 | \$228,933 |

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

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sf | 10 Year Lease

SVN | Commercial Advisory Group

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