

FOR SALE



OFFERING MEMORANDUM

207-Unit RV/Boat Storage Facility | 12155 US-301 N. Parrish, Florida



## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

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Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

### Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

### Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

### Contact

Daniel Nelson  
Investment Broker/Realtor  
+1 813 323 3353

[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)



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# The Offering

RE/MAX Commercial is excited to present an incredible opportunity to acquire Parrish RV/Boat Storage, a unique property in the City of Parrish, Manatee County, Florida. This facility offers 207 covered and open spaces for RVs, boats, and other watercraft across 11.32 acres of land. It features five covered carports, two storage buildings, a dedicated structure housing 9 enclosed garages, and an 117 open parking spaces for vehicle and watercraft storage accommodating vehicles up to 60 feet in length. Each RV or boat space includes 20 and 30 amp electrical service to keep vehicles ready for use and well-protected during storage.

Additionally, Parrish RV/Boat Storage includes a full-service bait and marine store, a convenient carwash with 4 bays and vacuum stations, and 5 acres of vacant land. The facility offers various amenities, such as 24/7 access, secured perimeter fencing with 24-hour surveillance with 23 state-of-the-art HD cameras, and an electronic gate with a private code. The Bait and Marine Parts store provides a wide range of marine and RV parts, while the Bait & Tackle Shop offers a popular selection of frozen and live bait, lures, rods, reels, and more.

One of the key advantages of Parrish RV/Boat Storage is its excellent location with direct access to US Hwy 301, ensuring convenient accessibility for customers. For investors seeking a core plus asset with significant upside potential in a thriving, high barrier-to-entry storage market, Parrish RV/Boat Storage represents an ideal investment. Furthermore, the adjacent 5 acres of vacant land offer the opportunity to create an additional 90 enclosed units and 102 open spaces, totaling 192 spaces, thereby increasing the volume of storage options and providing a value-added opportunity.

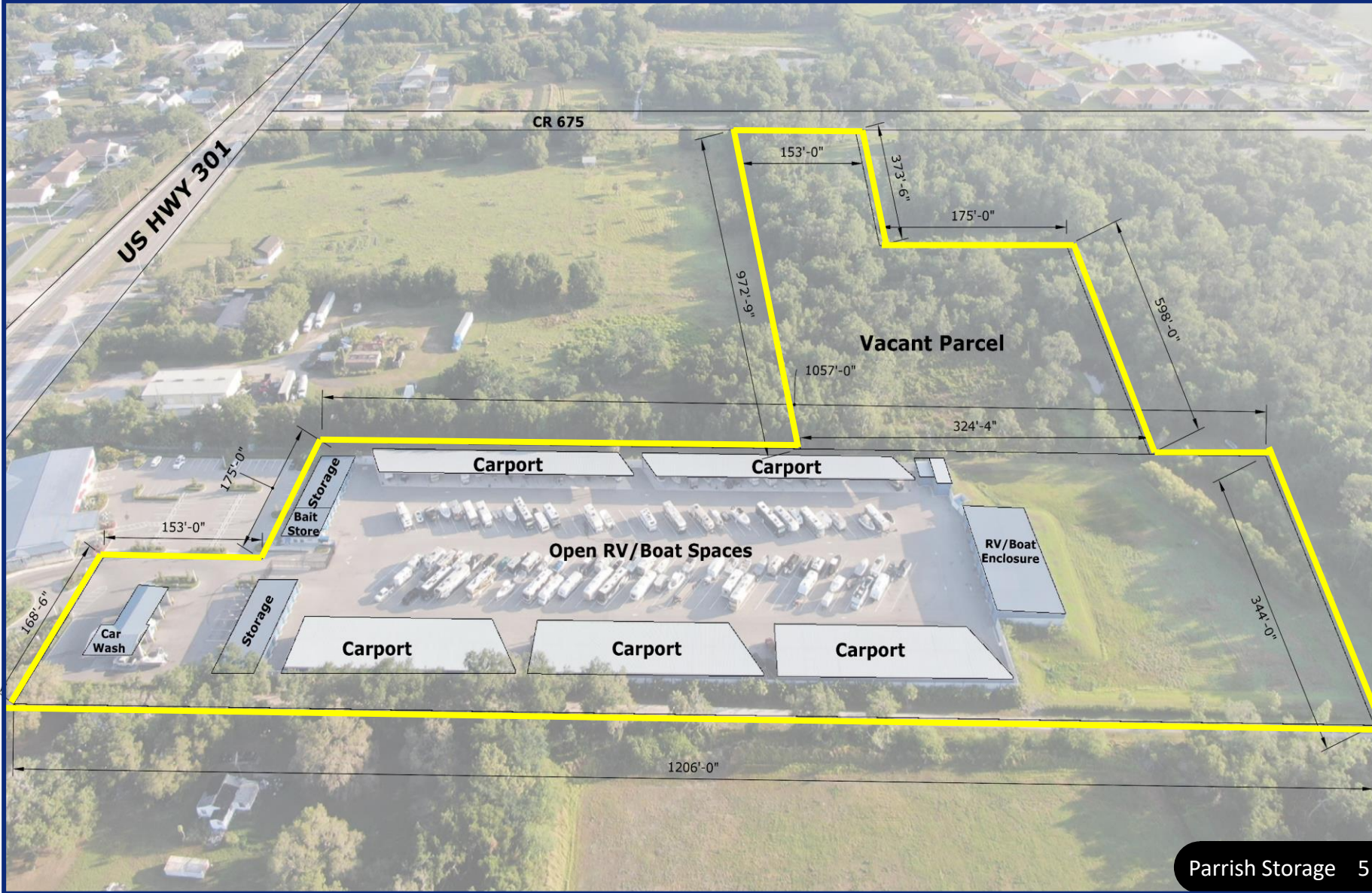
## Key Investment Highlights

- Storage 24/7 access days a week
- RV dump station available to storage customers
- Electronic gate and building access with private code
- Several high-definition cameras for surveillance
- Choice of open or carport parking from 30' to 50 in length
- Easy access from major intersection
- 20-30 amp electrical service in all parking spaces
- Fully automatic car wash
- Larger RV & boat self-wash bays with extended hoses and wands
- Marine and RV Parts Store
- Bait & Tackle Shop
- Large climate and non-climate controlled units
- Boat Ramp with direct access to Manatee River, located 2 miles





# Property Overview





# Property Overview

**PROPERTY ADDRESS** 12155 US-HWY 301, S., Parrish, FL 34219

**TAX DISTRICT** Manatee County

**SUBMARKET** City of Parrish

**PARCEL ID** 464607059

**PARCEL SIZE** 11.32 Acres

**ZONING** CG- Commercial General

**ZONING CATAGORY** Lessors of Mini-warehouse and self-storage

**TOTAL BUILDING SIZE** 18,236 GSF Under Roof | 46,500 GSF Carport

**YEAR BUILT** 2019 | 2020

**CONSTRUCTION** Metal Frame

**TYPICAL FLOOR** 2,576 GF | 3,360 GF | 4,200 GF | 8,100 GF | 9,200 GF | 9,450 GF

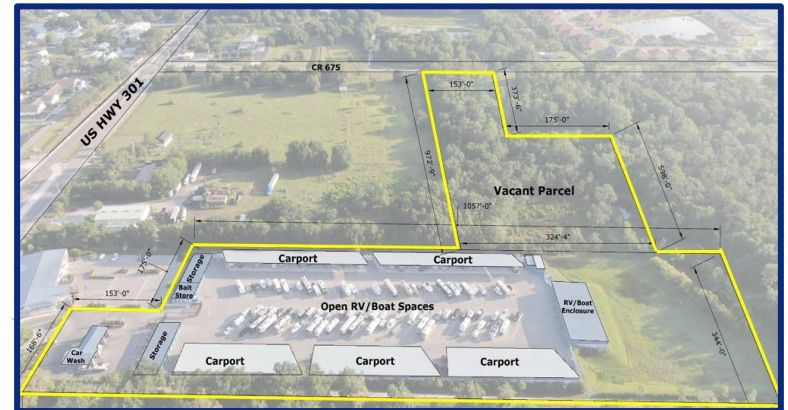
**% LEASED** 97%

**PARKING** 117

**ACCESS** Full Cut on US HWY 301

**FLOOD ZONE** Zone AE

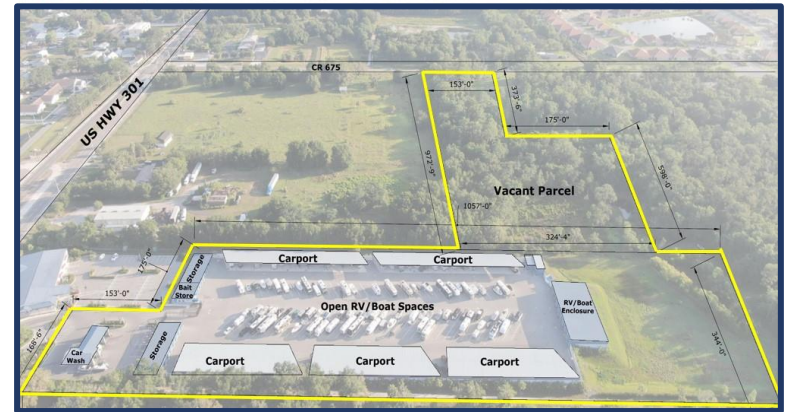
**OFFERING PRICE** 18,000,000.00





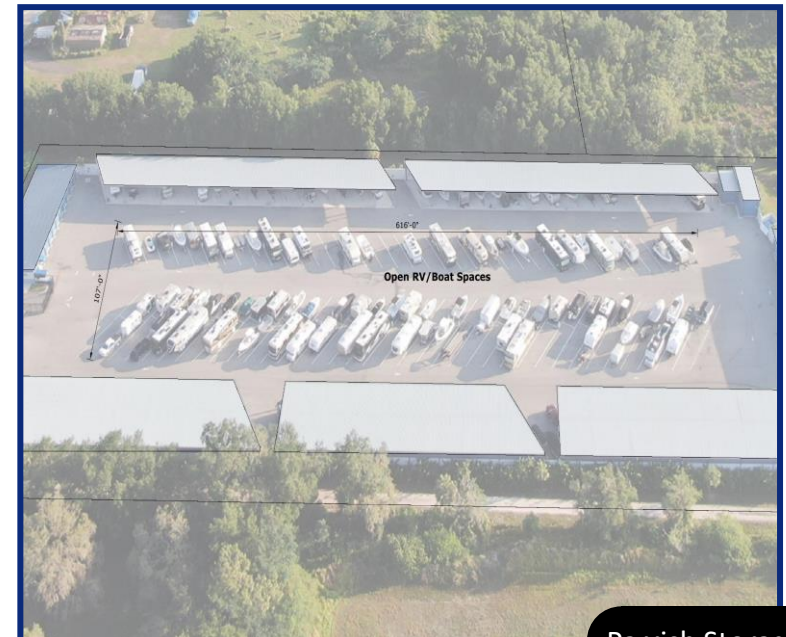
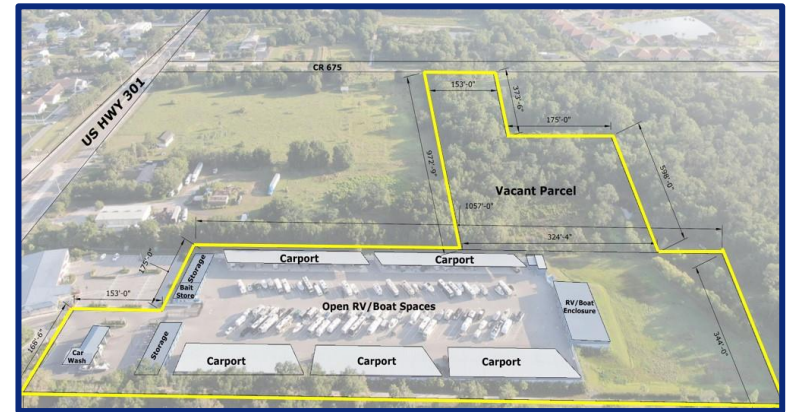
# Property Details

<b>NAME</b>	PARRISH RV/BOAT STORAGE
<b>PROPERTY BUILDING ADDRESS</b>	12155 US-301 N. Parrish FL 34219
<b>PROPERTY BUILDING TYPE</b>	Industrial
<b>ADDITIONAL PROPERTY TYPE</b>	RV/Boat Storage   Bait Store   Carwash
<b>BUILDING STORIES</b>	One
<b>PROPERTY TOTAL AREA</b>	492,696 SF
<b>CLIMATE CONTROLLED</b>	Bait Store Air-Conditioned Only
<b>PROPERTY PRIMARY BATHROOMS</b>	4 - Handi-Cap Accessible
<b>TOTAL UNITS &amp; SPACES</b>	207
<b>OPEN RV/BOAT SPACES</b>	117
<b>CARPORT</b>	70
<b>RV/BOAT ENCLOSURES</b>	6
<b>STORAGE UNITS</b>	11
<b>CLEAN OUT PUMP STATION</b>	1
<b>BAIT &amp; TACKLE STORE</b>	1
<b>CARWASH</b>	4 Bays
<b>VACUUM</b>	4 Stations



# Open RV/Boat Spaces Details

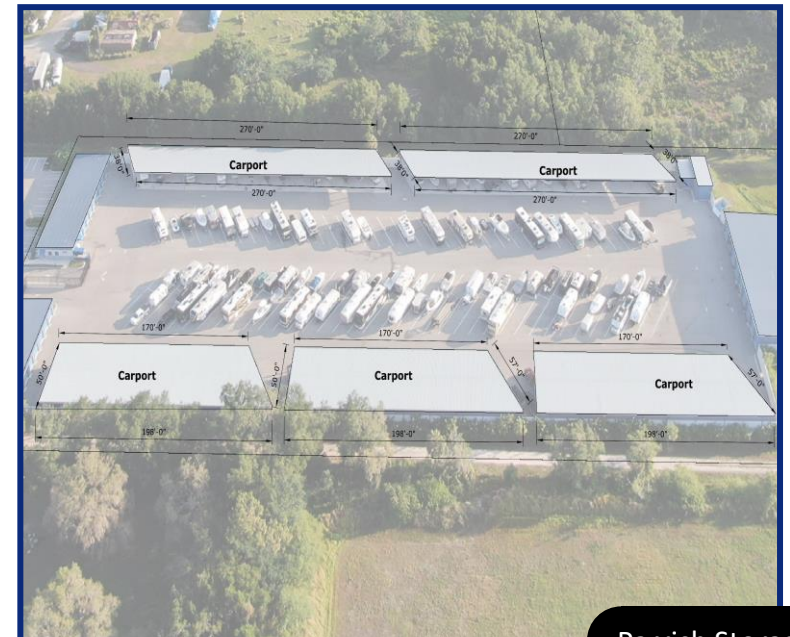
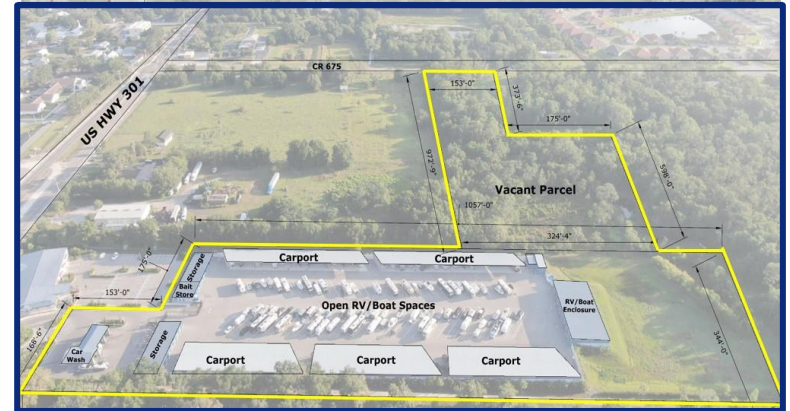
<b>NAME</b>	Open RV/Boat Spaces	
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12155 US-301 N. Parrish FL 34219	
<b>OPEN RV/BOAT TYPE</b>	Industrial	
<b>CONSTRUCTION</b>	Metal Frame	
<b>YEAR BUILT</b>	2019	
<b>NUMBER OF BUIDINGS</b>	N/A	
<b>OPEN RV/BOAT TOTAL AREA</b>	65,912 SF	
<b>OPEN RV/BOAT TYPICAL FLOOR</b>	N/A	
<b>OPEN RV/BOAT POWER</b>	20-amp electrical service available	
<b>OPEN RV/BOAT TOTAL AREA</b>	65,912 SF (107' X 616')	
<b>OPEN RV/BOAT TOTAL SPACES</b>	117	
<b>OPEN RV/BOAT SPACE SIZE</b>	<b>10 X 10</b>	1
	<b>10 X 20</b>	6
	<b>12 X 30</b>	1
	<b>12 X 45</b>	36
	<b>12 X 50</b>	36
<b>OPEN RV/BOAT MAX HEIGHT</b>	N/A	





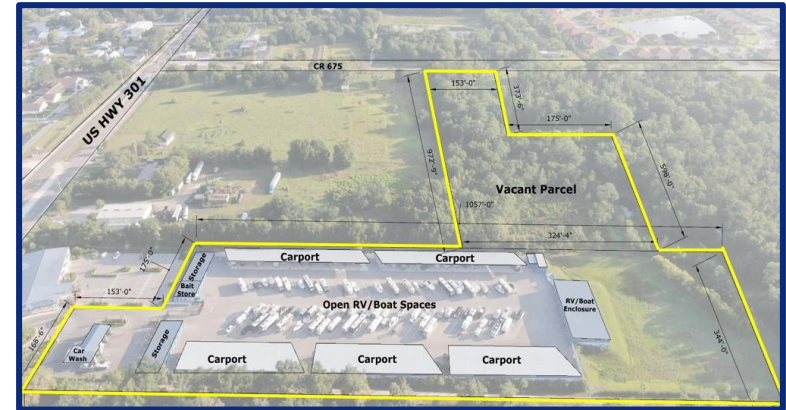
# Carport Details

<b>BUILDING NAME</b>	CARPORT	
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12155 US 301 N, Parrish FL 34219	
<b>CARPORT TYPE</b>	Industrial / Mini-Storage	
<b>CONSTRUCTION</b>	Metal Frame	
<b>YEAR BUILT</b>	2019	
<b>NUMBER OF BUILDINGS</b>	5	
<b>CARPORT TOTAL AREA</b>	46,500 GSF	
<b>CARPORT TYPICAL FLOOR</b>	9,200 SF   9,450 SF	
<b>CARPORT POWER</b>	30-amp electrical service available	
<b>CARPORT TOTAL UNITS</b>	70	
<b>CARPORT UNIT SIZE</b>	<b>12 X 35</b>	32
	<b>12 X 40</b>	7
	<b>12 X 50</b>	37
<b>CARPORT MAX HEIGHT</b>	14 Feet	



# RV/Boat Enclosure Details

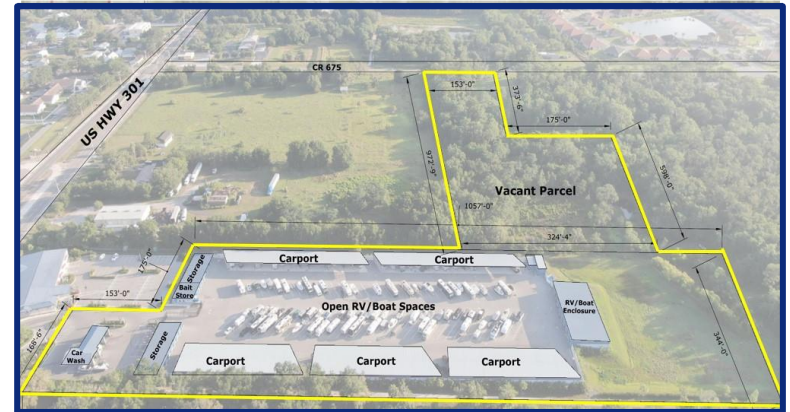
<b>NAME</b>	RV/BOAT ENCLOSURE
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12155 US-301 N. Parrish FL 34219
<b>RV/BOAT ENCLOSURE TYPE</b>	Industrial
<b>CONSTRUCTION</b>	Metal Frame
<b>YEAR BUILT</b>	2019
<b>NUMBER OF BUIDINGS</b>	One
<b>RV/BOAT ENCLOSURE TOTAL AREA</b>	8,100 SF
<b>RV/BOAT ENCLOSURE TYPICAL FLOOR</b>	8,100 SF
<b>RV/BOAT ENCLOSURE POWER</b>	30-amp electrical service available
<b>RV/BOAT ENCLOSURE TOTAL UNITS</b>	9
<b>RV/BOAT ENCLOSURE SIZE</b>	15 X 60
<b>BUILDING MAX HEIGHT</b>	14 Feet





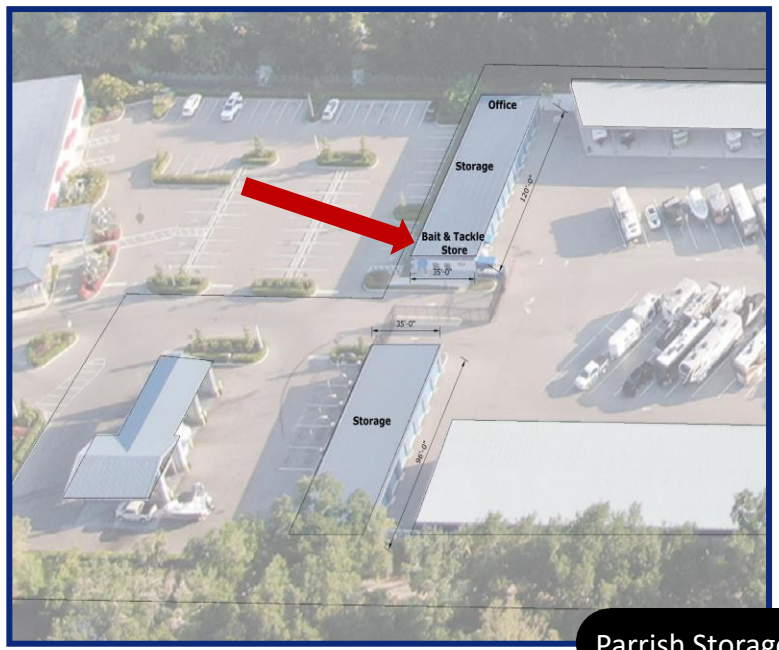
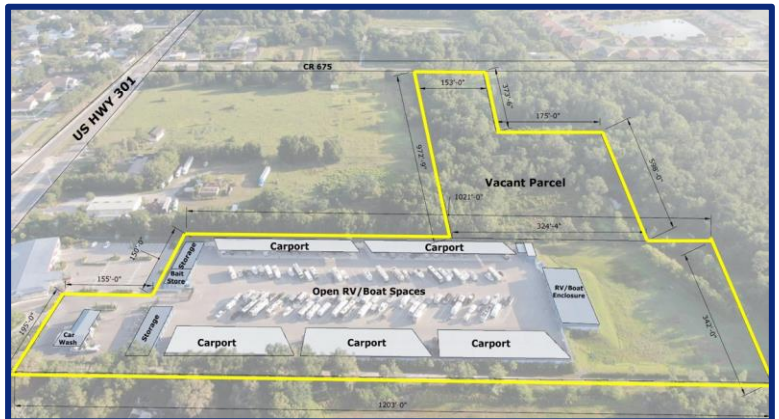
# Storage Building Details

<b>NAME</b>	STORAGE BUILDING	
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12155 US-301 N. Parrish FL 34219	
<b>STORAGE BUILDING TYPE</b>	Industrial	
<b>CONSTRUCTION</b>	Metal Frame	
<b>YEAR BUILT</b>	2019	
<b>STORAGE NUMBER OF BUIDINGS</b>	2	
<b>STORAGE TOTAL AREA</b>	7,560 SF	
<b>STORAGE TYPICAL FLOOR</b>	3,360 SF   4,200 SF	
<b>STORAGE POWER</b>	20-amp electrical service available	
<b>STORAGE TOTAL SPACES</b>	11	
<b>STORAGE SPACE SIZE</b>	<b>15 X 35</b>	2
	<b>12 X 35</b>	8
	<b>12 X 35</b>	1
<b>RV/BOAT STORAGE OFFICE TYPICAL FLOOR</b>	1,050 SF	
<b>BAIT &amp; TACKLE STORE TYPICAL FLOOR</b>	1,050 SF	



# Bait & Tackle Store Details

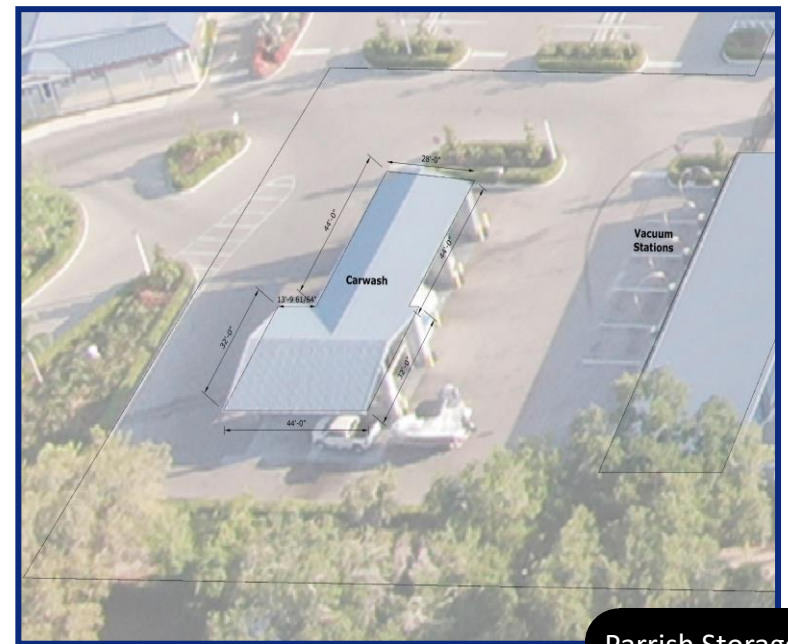
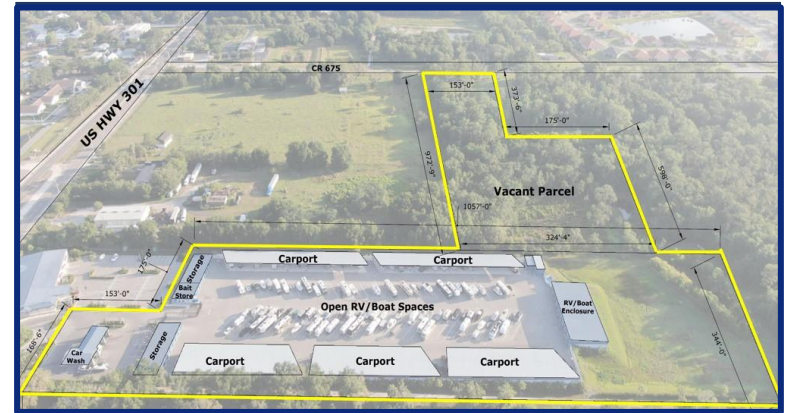
<b>NAME</b>	BAIT & TACKLE STORE
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12155 US-301 N. Parrish FL 34219
<b>BAIT &amp; TACKLE TYPE</b>	Store
<b>BAIT &amp; TACKLE STORIES</b>	One
<b>BAIT &amp; TACKLE TOTAL AREA</b>	1,050 SF
<b>BAIT &amp; TACKLE CLIMATE CONTROLLED</b>	YES
<b>BAIT &amp; TACKLE A/C TONAGE</b>	1 – 1 Ton
<b>BAIT &amp; TACKLE BATHROOMS</b>	1 - Handi-Cap Accessible
<b>BAIT &amp; TACKLE CIELING HEIGHT</b>	10 Feet
<b>BAIT &amp; TACKLE AMENITIES</b>	Large selection of rods & reels
	Wide selection of lures & hooks
	Live worms
	Popular choice of artificial bait
	Selection of frozen bait
	Large selection of rods & reels
	Live Shrimp
	Salt & Fresh Fishing Licenses Available





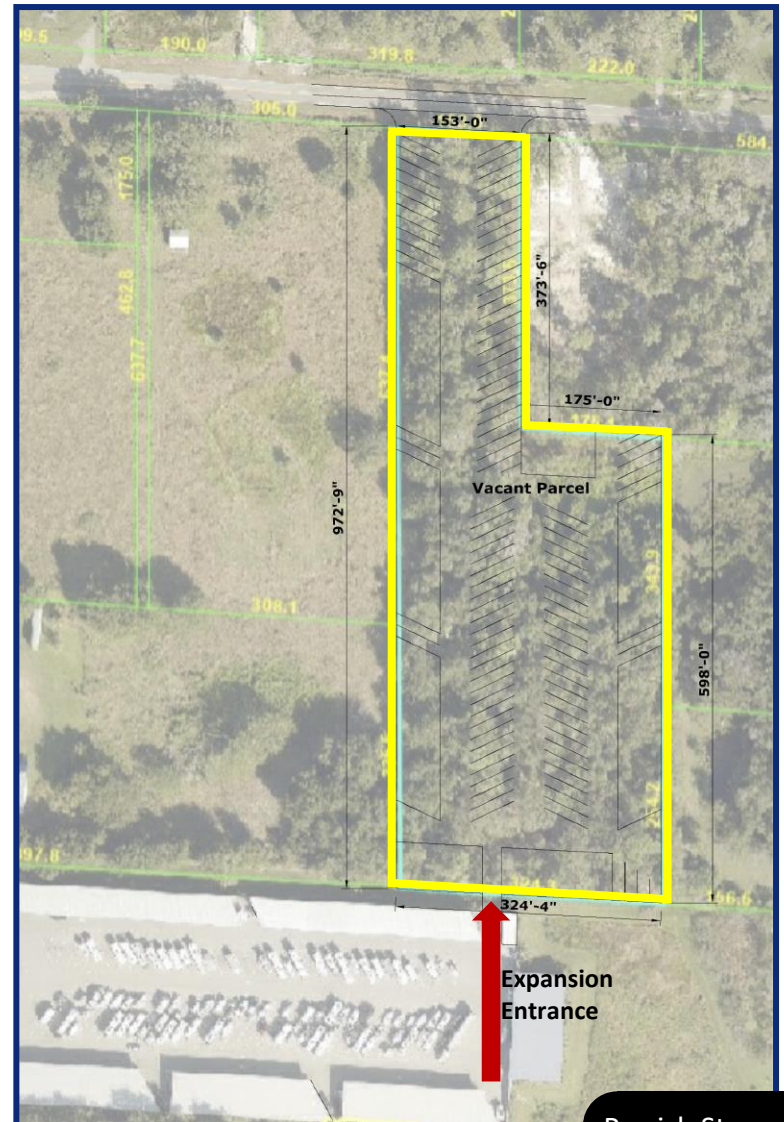
# Carwash Details

<b>NAME</b>	PARRISH CARWASH
<b>ADDRESS ASSIGNED TO THE PROPERTY</b>	12157 US-301 N. Parrish FL 34219
<b>TYPE</b>	Carwash
<b>STORIES</b>	One
<b>TOTAL AREA</b>	2,576 SF
<b>NUMBER OF BAYS</b>	4
<b>CARWASH FULLY AUTOMATIC SOFT TOUCH BAY</b>	1
<b>SELF-SERVICE DRIVE-THRU BAY</b>	3
<b>NUMBER OF VACUUM STATIONS</b>	4
<b>CARWASH AMENITIES</b>	24/7 Wash Facility
	Automatic car mat wash station
	Fragrance & carpet shampoo machine
	Vending for car wash supplies
	Free air station
	Monthly memberships
	High profile, self-service car wash
	Hoses & wands to accommodate larger RVs and motor homes



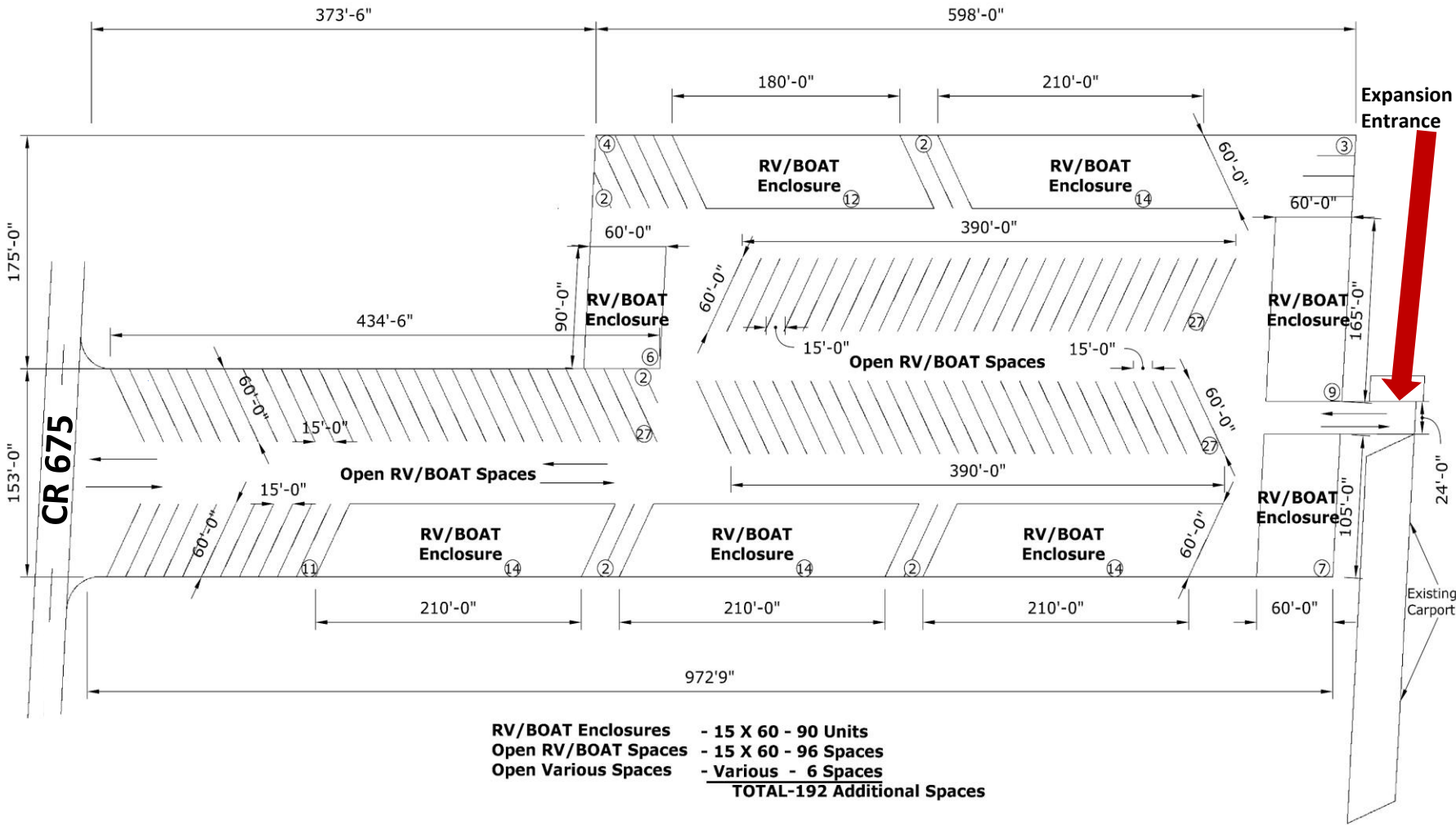
# Vacant Land Details

<b>PROPERTY ADDRESS</b>	CR 675, Parrish FL 34219
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Parrish
<b>PARCEL ID</b>	464603000
<b>PARCEL SIZE</b>	5.00 Acres
<b>ZONING</b>	A-1
<b>ZONING CATAGORY</b>	Vacant Land Un-platted
<b>BUILDING SIZE</b>	N/A
<b>YEAR BUILT</b>	N/A
<b>CONSTRUCTION</b>	N/A
<b>TYPICAL FLOOR</b>	N/A
<b>% LEASED</b>	-
<b>PARKING</b>	-
<b>ACCESS</b>	Full Access Off CR 675
<b>FLOOD ZONE</b>	No Flood Zone
<b>OFFERING PRICE</b>	Included

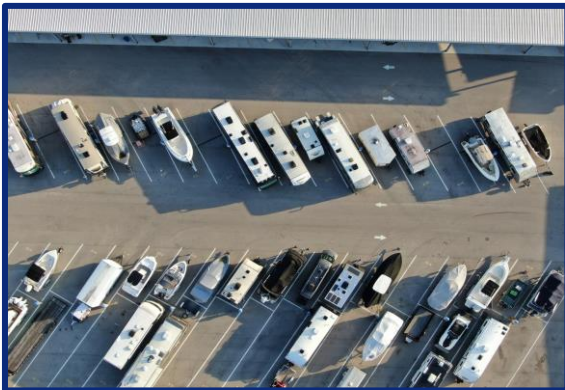




# Proposed Expansion Option



# PROPERTY PHOTOS





# PROPERTY PHOTOS



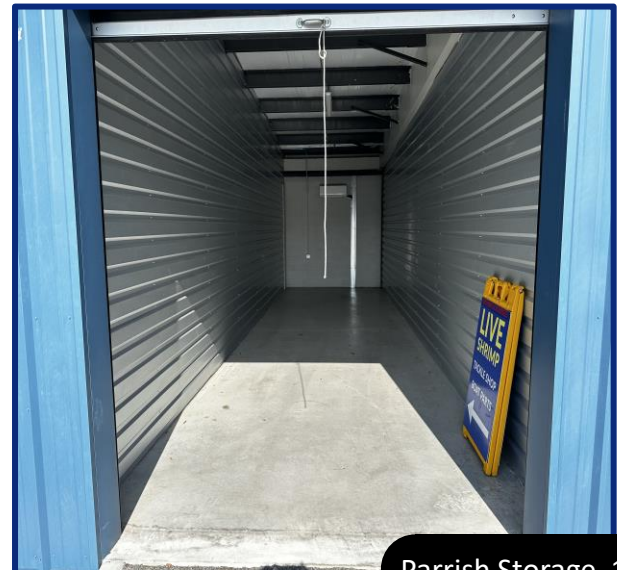


# PROPERTY PHOTOS





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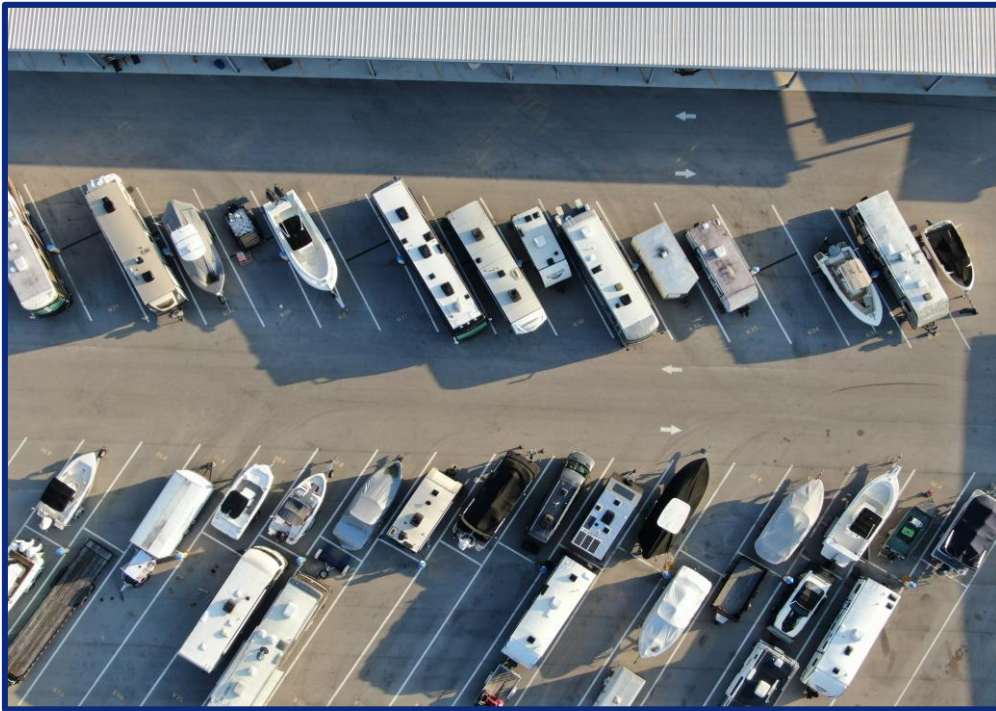


# PROPERTY PHOTOS





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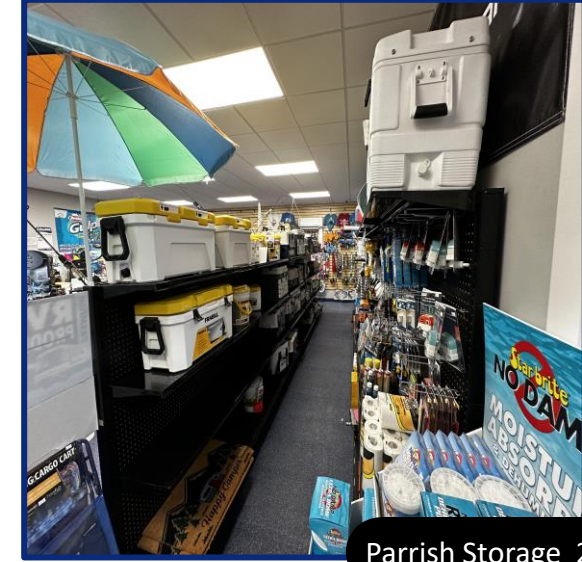
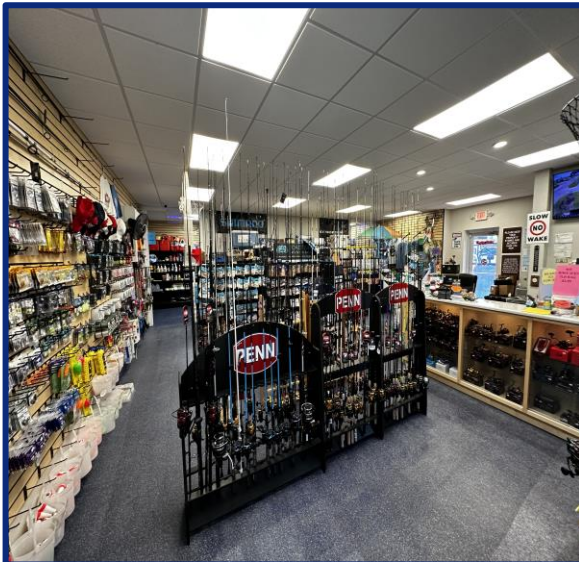
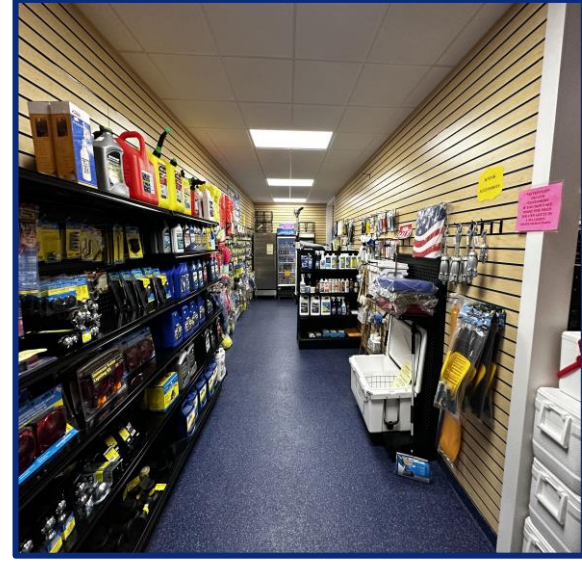
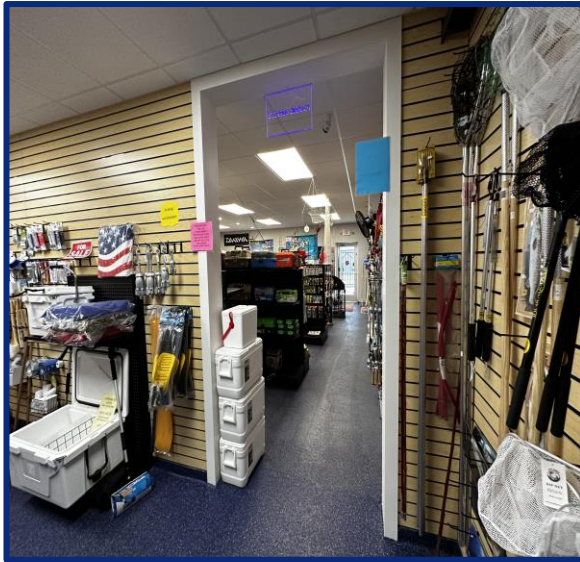


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# NORTH VIEW





# SOUTH VIEW





# EAST VIEW



US HWY 301

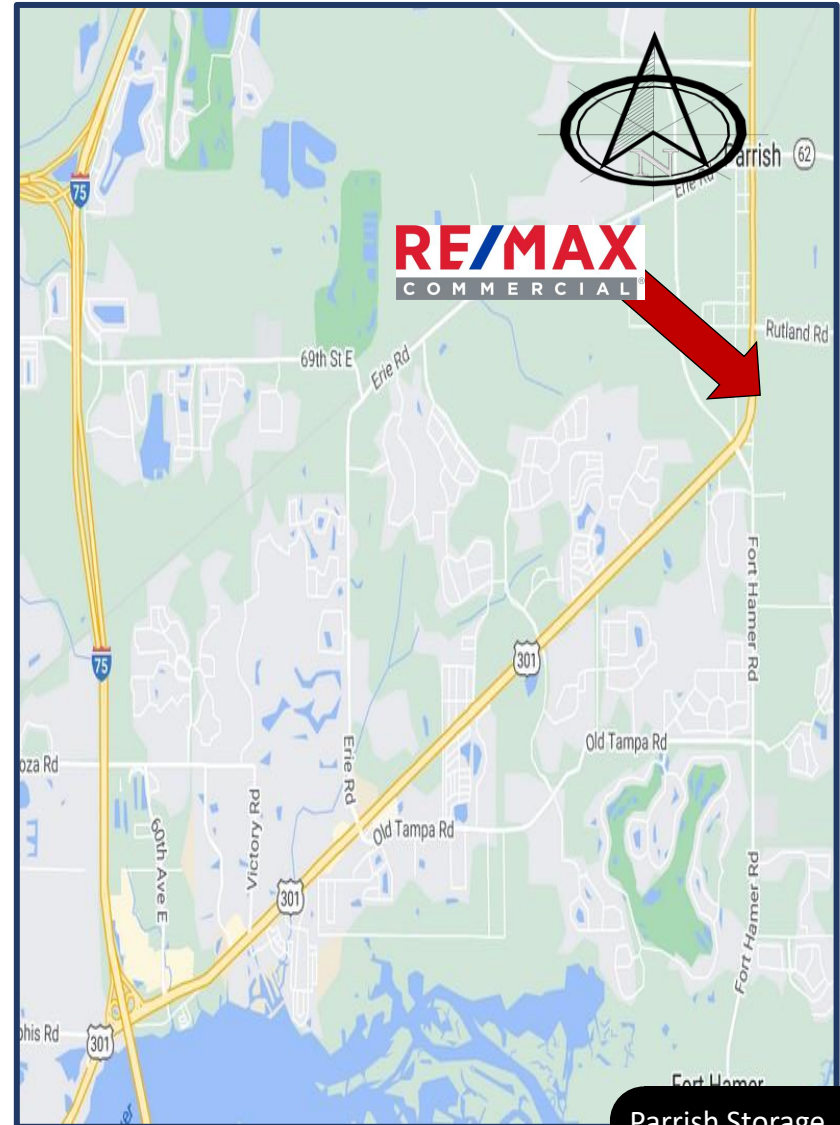
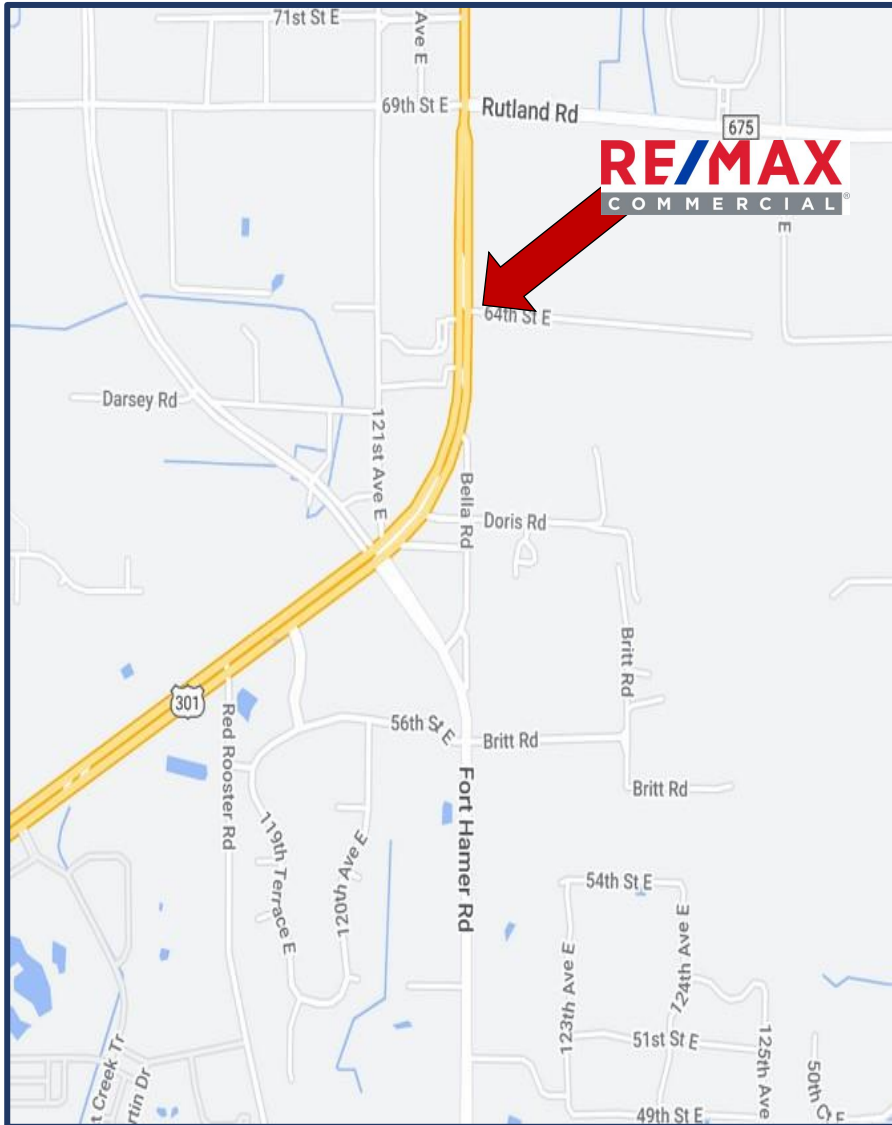


# WEST VIEW



**US HWY 301**

# LOCATION MAPS





# AERIAL



# PROPERTY FINANCIALS

## Rent Roll

Name	Total Units	Occupied	Vacant	Rent per Month	Total Monthly	Total Yearly
<b>Boat Open</b>	111	103	8		26,693.10	320,317.20
<b>Alcove</b>	6	6	0		1,405.80	16,869.60
<b>Carport</b>	70	70	0		28,579.70	342,956.40
<b>Boat Enclose</b>	9	9	0		6,933.60	83,203.20
<b>Storage</b>	11	10	1		4,387.85	52,654.20
<b>Bait &amp; Tackle Store</b>					4,540.37	72,000.00
<b>Carwash</b>					34,000.00	408,000.00
	207	198	9			
<b>Total Monthly</b>					<b>\$106,540.42</b>	
<b>Total Yearly</b>						<b>\$1,296,000.60</b>

## Actual Expenses

	Month	Annual
R&M	\$2,083	\$25,000
Payroll	\$7,167	\$86,000
Utilities	\$1,056	\$12,675
Marketing	\$125	\$1,500
General & Admin	\$450	\$5,400
<b>Fixed Expenses</b>	<b>\$10,881</b>	<b>\$130,575</b>
Insurance	\$2,609	\$31,302
Real Estate Taxes	\$4,167	\$50,000
Management Fees	\$0	\$0
<b>Expense Ratio</b>		<b>22%</b>





# PROPERTY FINANCIALS

## Actual vs FY1

Income	Actual	Month
Current Market Rent	\$1,324,866	\$110,405
Proj Market Rent Increase	0	0
Projected Market Rent		
Gain/Loss-To-Lease	\$0	0
Gross Potential Rent	\$1,324,866	\$110,405
Vacancy Loss	-28,866	-\$2,406
Rent Concessions		
Net Bad Debt Expense		
<b>Effective Rental Income</b>	<b>\$1,296,000</b>	<b>\$108,000</b>
Economic Occupancy	97.8%	
Other Income		
<b>Effective Gross Income</b>	<b>\$1,296,000</b>	<b>\$108,000</b>
<b>Expenses</b>		
R&M	\$25,000	\$2,083
Payroll	\$86,000	\$7,167
Contract Services	\$700	\$58
Utilities	\$12,675	\$1,056
Marketing	\$1,500	\$125
General & Admin	\$5,400	\$450
Carwash/Merchandise Expenses	\$68,400	\$5,700
Controllable Expenses	\$199,675	\$10,940
Insurance	\$31,302	\$2,609
Real Estate Taxes	\$50,000	\$4,167
Management Fees	\$0	\$0
Fixed Expenses	\$81,302	\$6,775
<b>Total Operating Expenses</b>	<b>\$280,977</b>	<b>\$17,715</b>
Capital Reserves	0	0
<b>Total Expenses</b>	<b>\$280,977</b>	<b>\$17,715</b>
<b>Net Operating Income</b>	<b>\$1,015,023</b>	<b>\$90,285</b>
Expense Ratio	22%	

FY1	Month
\$1,324,866	\$110,405
\$1,324,866	\$110,405
\$1,324,866	\$110,405
\$1,324,866	\$110,405
-\$28,866	-\$2,406
<b>\$1,296,000</b>	<b>\$108,000</b>
97.8%	
<b>\$1,296,000</b>	<b>\$108,000</b>
\$25,000	\$2,083
\$86,000	\$7,167
\$700	\$58
\$12,675	\$1,056
\$1,500	\$125
\$5,400	\$450
\$68,400	\$5,700
\$199,675	\$10,940
\$31,302	\$2,609
\$50,000	\$4,167
\$0	\$0
\$81,302	\$6,775
<b>\$280,977</b>	<b>\$17,715</b>
\$0	\$0
<b>\$280,977</b>	<b>\$17,715</b>
<b>\$1,015,023</b>	<b>\$90,285</b>
22%	

# PROPERTY FINANCIALS

## Project Cash Flows – 5 Year Hold Period

	FY1	FY2	FY3	FY4	FY5
<b>Income</b>					
Current Market Rent	\$1,324,866	\$1,324,866	\$1,417,606	\$1,516,839	\$1,623,018
Proj Market Rent Increase		\$92,741	\$99,232	\$106,179	\$113,611
<b>Projected Market Rent</b>	\$1,324,866	\$1,417,606	\$1,516,839	\$1,623,018	\$1,736,629
Gain/Loss-To-Lease					
<b>Gross Potential Rent</b>	\$1,324,866	\$1,417,606	\$1,516,839	\$1,623,018	\$1,736,629
Vacancy Loss	-\$28,865	-30,886	-33,048	-35,361	-37,836
Rent Concessions					
Net Bad Debt Expense					
<b>Effective Rental Income</b>	\$1,296,001	\$1,386,721	\$1,483,791	\$1,587,657	\$1,698,793
Economic Occupancy					
Other Income					
<b>Effective Gross Income</b>	<b>\$1,296,001</b>	<b>\$1,386,721</b>	<b>\$1,483,791</b>	<b>\$1,587,657</b>	<b>\$1,698,793</b>
<b>Expenses</b>					
<b>Controllable Expenses</b>	\$199,675	\$203,669	\$207,742	\$211,897	\$216,135
Insurance	\$31,302	\$31,928	\$32,567	\$33,218	\$33,882
Real Estate Taxes	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122
Management Fees	\$0	\$0	\$0	\$0	\$0
<b>Total Operating Expenses</b>	\$280,977	\$286,597	\$292,328	\$298,175	\$304,139
Capital Reserves	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$280,977</b>	<b>\$286,597</b>	<b>\$292,328</b>	<b>\$298,175</b>	<b>\$304,139</b>
<b>Net Operating Income</b>	<b>\$1,015,024</b>	<b>\$1,100,124</b>	<b>\$1,191,463</b>	<b>\$1,289,482</b>	<b>\$1,394,654</b>



# Location Overview

**Parrish** is located just east of Bradenton and north of Sarasota, making it an ideal place to live for those who want to enjoy the beaches of the Gulf of Mexico, without being in the middle of the hustle and bustle of larger cities. Parrish is a charming historical rich city, dating back to the 1800s, located in Manatee County, Florida. The subject property is ideally situated, highly visible, located directly off US Hwy 301, making it easy for customers to find. The property has numerous advantages, including a prime location, making it easily accessible to customers. The location is highly desirable due to the dense residential population in the area, which creates a constant demand for additional storage space. Parrish is a growing community, making it an ideal location for this self-storage facility.

- **Location Highlights**

- The nearby schools and parks, including Little Manatee River State Park, make it a desirable area for families to reside. Moreover, the property's location provides easy access to major highways, including I-75, making it convenient for those who live outside of the immediate area.
- **Parks and Recreation:** Parrish has several parks, including the popular Little Manatee River State Park, where visitors can enjoy hiking, fishing, camping, and picnicking.
- **Schools:** The city is home to several highly-rated schools, including Parrish Community High School and Annie Lucy Williams Elementary School.
- **Growing community:** Parrish has experienced significant growth in recent years, with new residential and commercial developments popping up throughout the city.
- **Low crime rate:** Parrish has a relatively low crime rate, making it a safe place to live and raise a family.
- **Strong economy:** The city's economy is robust, with a mix of small businesses, retail shops, and large companies providing employment opportunities for residents.
- **Family-friendly atmosphere:** Parrish has a small-town feel with a tight-knit community, making it an ideal place for families to live.
- **Excellent healthcare:** Parrish is home to several healthcare facilities, including Manatee Memorial Hospital, providing residents with access to quality medical care.

# Area Overview

Manatee County is a beautiful county located on the west coast of Florida, between Tampa Bay and Sarasota Bay. The county covers an area of 892 square miles and has a population of over 400,000 people. Here are 12 highlights of Manatee County:

1. Location: Manatee County is located on the Gulf of Mexico and is bordered by Hillsborough, Sarasota, and Hardee counties.
2. Climate: The county has a warm subtropical climate with mild winters and hot summers.
3. Beaches: The county has some of the most beautiful beaches in the state, including Anna Maria Island, Bradenton Beach, and Longboat Key.
4. Parks and Recreation: The county has an extensive park system, with over 80 parks offering a range of activities, including hiking, fishing, and camping.
5. Manatee River: The Manatee River flows through the county and offers boating, fishing, and other recreational activities.
6. Schools: The county is home to several highly-rated schools, including Lakewood Ranch High School and Braden River High School.
7. Healthcare: The county has several hospitals and medical centers, including Blake Medical Center and Manatee Memorial Hospital.
8. Economic growth: The county has experienced significant economic growth in recent years, with a thriving tourism industry and a diverse range of businesses.
9. Agriculture: Agriculture is an important industry in the county, with crops including citrus, strawberries, and tomatoes.
10. Arts and culture: The county has a rich arts and culture scene, with several museums, theaters, and art galleries.
11. Sports: The county is home to several professional sports teams, including the Bradenton Marauders, a minor league baseball team.
12. Shopping: The county has several shopping destinations, including the Mall at University Town Center and Ellenton Premium Outlets.



# Demographics Overview

According to population data, the total population within a one-mile radius is 2,611, while within three miles and five miles, it is 11,151 and 32,951, respectively. The average age in the area is 41.5 within a mile radius, while it increases to 44.7 and 46.9 within three and five miles, respectively. The average age for males within a one-mile radius is 40.8, while it is 44.7 and 47.3 within three and five miles, respectively. Females have an average age of 41.6, 44.2, and 46.6 within a one-mile radius, three miles, and five miles, respectively.

The area also has a good number of households, with a total of 1,016, 4,410, and 13,377 households within a mile radius, three miles, and five miles, respectively. The number of persons per household is 2.6, 2.5, and 2.5 within a one-mile radius, three miles, and five miles, respectively. The average household income within a mile radius is \$65,500, while it is \$78,420 and \$75,602 within three miles and five miles, respectively. The average house value is \$208,503, \$284,993, and \$222,862 within a one-mile radius, three miles, and five miles, respectively.

The area has experienced excellent population growth over the last twelve years, at a rate of 9.2 percent, with an expected 2.5 percent increase over the next five years. Income growth is also expected to continue upward, with an expected growth rate of 20.3 percent over the next five years. The area has a well-educated and skilled workforce, with 32.8 percent of the population having a bachelor's degree or higher.

With a good balance of renter-occupied and owner-occupied housing, at 43.2 percent and 45.0 percent, respectively, the area is ideal for professionals seeking a convenient commute to work in the central business district and families looking for a highly-amenities urban lifestyle. The area has a median home value of \$335,151, which is expected to grow by 10.6 percent over the next five years. The demand for urban living is growing as new developments and attractions continue to deliver to the area.

Population	1 Mile	3 Miles	5 Miles
2022 Population	2,611	11,151	32,951
2027 Population (Male)	40.8	44.7	47.3
2022-Median (Female)	41.6	44.2	46.9
2022 Median Age	41.6	44.7	46.9

Households	1 Mile	3 Miles	5 Miles
2022 Total Households	1,016	4,410	13,377
2022 Household Income	65,500	78,420	75,602
2022 Household Value	208,503	284,993	222,862
2022 Average Household Size	2.6	2.5	2.5

Median Household Income	Income
2000 Median Household Income	\$50,357
2021 Median Household Income	\$49,820

2000 - Average Household Income	\$54,041
2021 - Average Household Income	\$56,430

# Additional Property Offered

<b>NAME</b>	REALHAB PHYSICAL THERAPY AQUATICS FACILITY
<b>PROPERTY ADDRESS</b>	12159 US-HWY 301, S., Parrish, FL 34219
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Parrish
<b>PARCEL ID</b>	478700008
<b>PARCEL SIZE</b>	2.12 Acres
<b>ZONING</b>	CG- Commercial General
<b>ZONING CATAGORY</b>	Offices of Physical, Occupational and Fitness
<b>TOTAL BUILDING SIZE</b>	12,585 GSF
<b>YEAR BUILT</b>	2019
<b>CONSTRUCTION</b>	Concrete Block
<b>% LEASED</b>	100%
<b>PARKING</b>	66 Parking Spaces   3 ADA Parking Spaces
<b>ACCESS</b>	Full Cut on US HWY 301
<b>FLOOD ZONE</b>	Zone AE
<b>AMENITIES</b>	State of the Art In-Door Therapy Swimming Pool 7,000 SF Therapy Fitness Center Comprehensive physical therapy and rehabilitation facility
<b>OFFERING PRICE</b>	Contact Broker for Pricing Guidance





# Additional Property Offered





# CONTACTS



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**ACCESS VIDEO**



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