



DEVELOPMENT OPPORTUNITY

4910 14TH STREET W
BRADENTON, FL 34207

Gail Bowden
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	15,600 SF
Lot Size:	0.76 Acres
Price / SF:	\$83.33
Year Built:	1973
Zoning:	GC
Market:	Bradenton/Sarasota
Submarket:	Tampa
Traffic Count:	44,500
APN:	5473500006
Video:	View Here

PROPERTY HIGHLIGHTS

- Signalized Corner
- Surrounded by Retail
- Excellent Visibility
- Perfect for a redevelopment site

Property Description

PROPERTY DESCRIPTION

Excellent signalized corner in Bradenton, Florida. In a great location midway between the downtown of Bradenton and Sarasota and proximity to I-75 and airport. It is located at a signalized corner with multiple points of ingress/egress with an onsite parking lot just south of Cortez Road, surrounded by many retailers.

Property shares ingress/egress with a newly renovated retail plaza, which includes Hooters, Crunch Fitness, Livingston's Billiards, Fuzzy's Tacos, Pizza Hut/Wing Street, etc.

LOCATION DESCRIPTION

Lighted Corner: Excellent visibility located South of Cortez Road on the West side of 14th Street West (US-41). Located 3.4 miles to US 301, 7.5 miles to I-75, and 5.3 miles to the Sarasota - Bradenton International Airport surrounded by Fast Food, Heavy Retail and Retail centers and residential communities.

PARKING DESCRIPTION

Surface

CONSTRUCTION DESCRIPTION

Concrete Block

Property Details

Sale Price	\$1,300,000	LOCATION INFORMATION	
BUILDING INFORMATION		Building Name	Development Opportunity
Building Class	B	Street Address	4910 14th Street W
Occupancy %	0.0%	City, State, Zip	Bradenton, FL 34207
Number of Floors	3	County	Manatee
Average Floor Size	5,200 SF	Market	Bradenton/Sarasota
Year Built	1973	Sub-market	Tampa
Gross Leasable Area	15,600 SF	Cross-Streets	HWY 41 [14th Street] & 49th Street
Construction Status	Existing	Township	35s
Framing	Concrete Block Stucco	Range	17e
Condition	Poor	Section	11
Roof	Built-up Tar & Gravel	Side of the Street	West
Free Standing	Yes	Road Type	Paved
Number of Buildings	1	Market Type	Small
Foundation	Slab	Nearest Highway	41
Exterior Walls	Stucco	Nearest Airport	Sarasota/Bradenton International Airport - 5.5 miles
PARKING & TRANSPORTATION		PROPERTY INFORMATION	
Parking Type	Surface	Property Type	Office
Parking Ratio	4.7	Property Subtype	Medical
Number of Parking Spaces	45	APN #	5473500006
UTILITIES & AMENITIES		Lot Frontage	116 ft
Elevators	1	Lot Depth	300 ft
Central HVAC	Yes	Corner Property	Yes
Landscaping	Minimal	Traffic Count	44500
		Traffic Count Street	14th St. W
		Thomas Guide Page #	84
		Power	Yes

Aerial Map

BRADENTON

Cortez Rd.

44th Ave. W.

14th Street W.

SUBJECT

Walmart Supercenter

REGAL CINEMAS

ALDI

Winn-Dixie

Bayshore High School

SCFCS

MCR

Publix

ANYTIME FITNESS

SONIC

TJ-maxx

Walgreens

Winn-Dixie

BEALLS

Hobby Lobby

OUTBACK

McDonald's

Bank of America

Office Depot

LOWE'S

DICK'S

CARABBA'S

BAMI

Desoto Square Mall

Tropicana

ROSS

Burlington

LA FITNESS

DUNKIN' DONUTS

AutoNation

IHOP

Hendrick

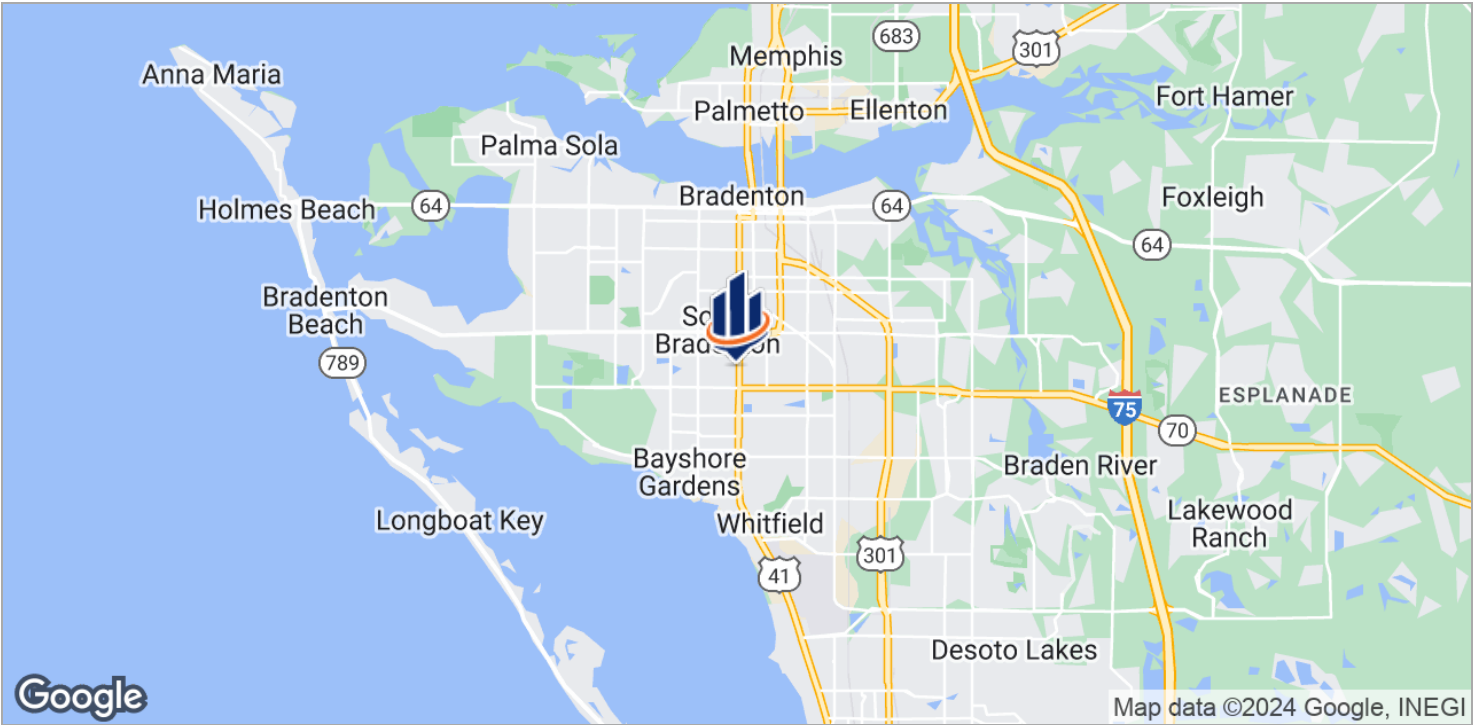
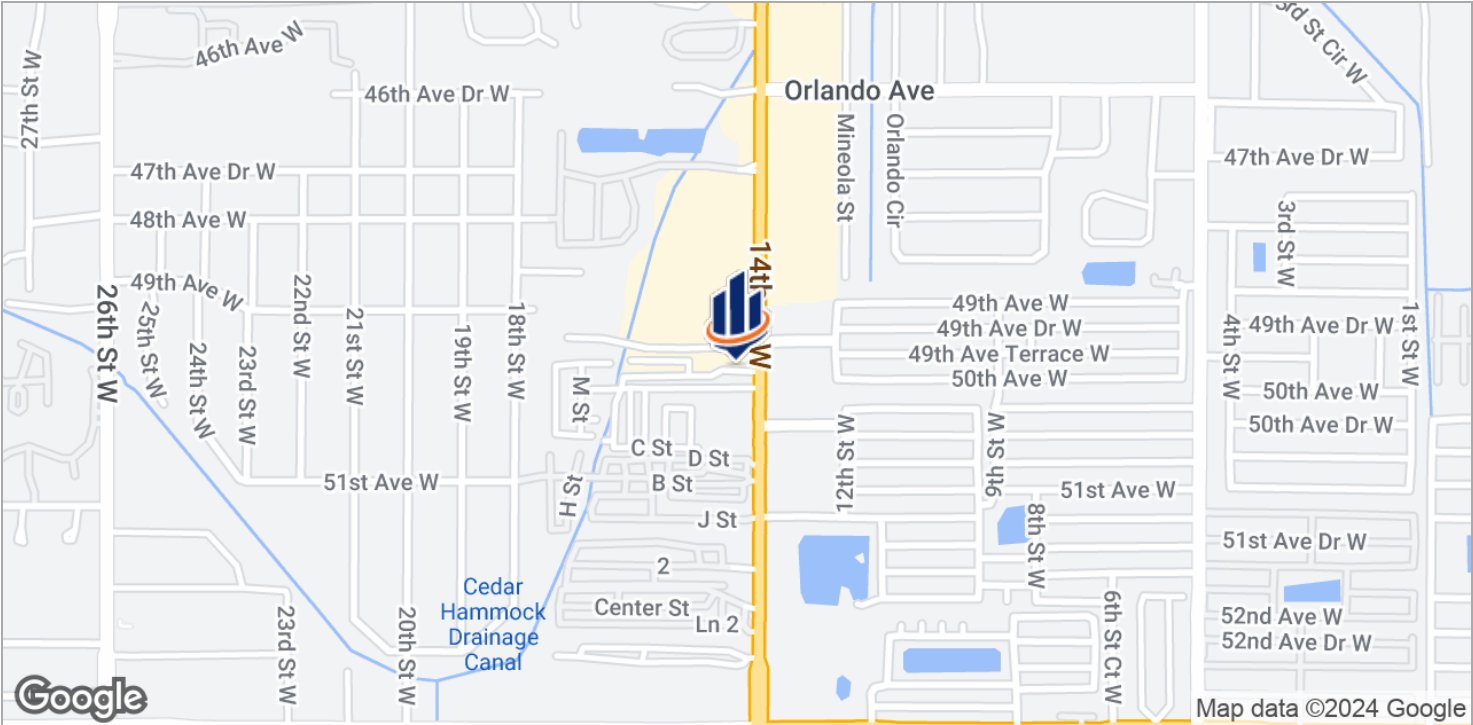
Wendy's

Save a Lot

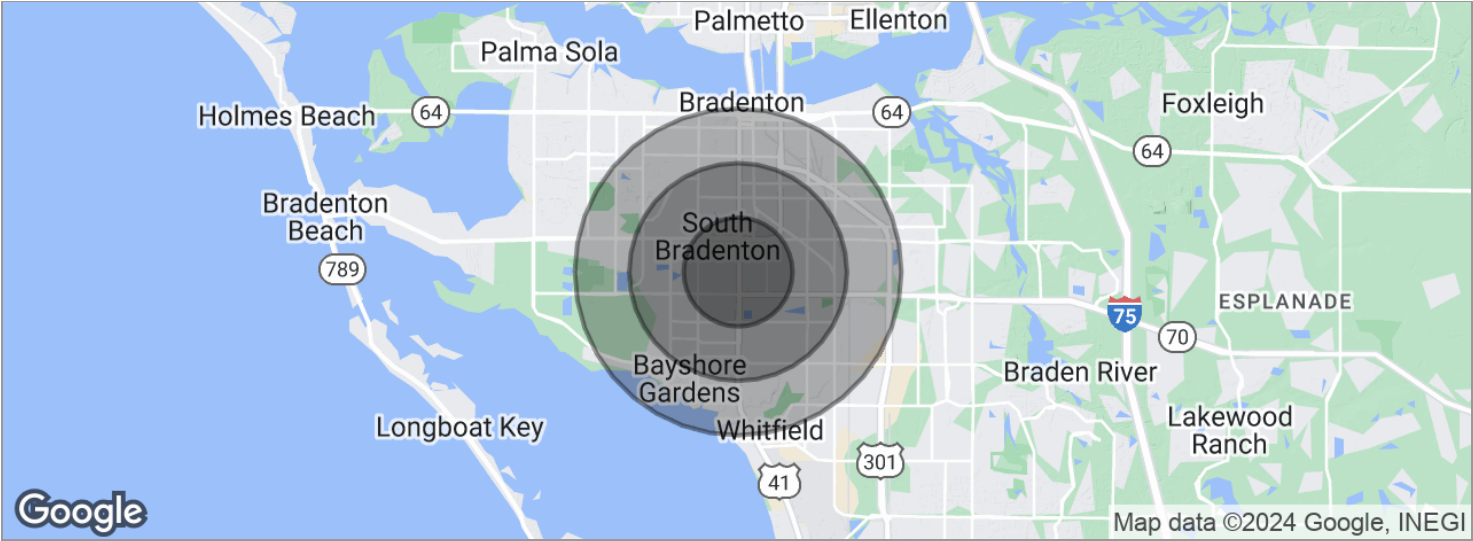
HARBOR FREIGHT

Manatee Memorial Hospital

Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,827	57,174	100,776
Median age	39.3	41.1	40.6
Median age [Male]	39.2	40.0	39.4
Median age [Female]	40.3	42.1	41.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,025	24,424	40,908
# of persons per HH	2.3	2.3	2.5
Average HH income	\$37,391	\$40,113	\$45,727
Average house value	\$117,058	\$133,239	\$177,366

* Demographic data derived from 2020 ACS - US Census

Tenant Profile

ROYAL INVESTMENT GROUP HOLDINGS, LLC

<https://royalig.com/>

Royal Investment Group is a Leading Private Investment Firm. Our mission is to provide clients with innovative products and services that are customized based on the client's individual needs. Because we are Private, we get to evaluate and choose amongst the finest financial products available today. We apply our knowledge and experience of the financial markets and tailor them to each client's unique requirements, such as asset accumulation and allocation, estate planning, education planning, income tax planning, and wealth protection.

<https://royalig.com/ahc-ahhc-2019-round-of-funding/>

ADVANCED HEALTHCARE

Advanced Health Care, LLC is a Multi-Faceted Multispecialty Health care Provider with a growing number of locations in South and Central Florida.

AHC operates numerous specialties with some of the same Doctors often rotating locations and at times working full time in the same location, currently and in the past.

AHC had acquired wholly and major stakes in practices carrying different names and plans on unifying the names at the expiry of the contracts limiting name changes.

AHC is undergoing the big change to transform from the Urgent care the only model past the urgent care/family medicine / pediatric into a plethora of care specialties advancing even into some of the yet to be covered-by-insurance medical advances in an effort to lead the way for better patient care into the twenty-first century.

AHC has recently signed contracts with partners to help expand into 30 new locations within the borders of the state of Florida over the next 3 years starting in 2019. Advanced Health Home Care, LLC is a sister company of AHC, AHHC is a group that specializes in care for the elderly.

AHHC services range from home health care through aides, nurses and various health care providers caring for patients in their homes to independent living, assisted living and Skilled Nursing Facilities.

AHC and its sister company AHHC got their most recent round of Funding through their institutional backed investors' backbone to cover the expansion for the next three years across the East Coast.

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,300,000
Price per SF	\$83.33
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	\$1,300,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Rent Roll

TENANT NAME	UNIT SIZE [SF]	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Royal Investment Group, LLC - Advanced Healthcare	15,600	06/16/2021	06/17/2035	Current	\$312,000	100.0	\$20.00
Totals/Averages	15,600				\$312,000		\$20.00

Sale Comps



★ Subject Property

4910 14th Street W, Bradenton, FL 34207

Sale Price: \$1,300,000 **Lot Size:** 0.76 Acres
Year Built: 1973 **Building SF:** 15,600 SF
Price PSF: \$83.33



Excellent signalized corner in Bradenton, Florida. In a great location midway between the downtown of Bradenton and Sarasota and proximity to I-75 and airport. It is located at a signalized corner with multiple points of ingress/egress with an onsite parking lot just south of Cortez Road, surrounded by many retailers.



6815 14th St W

Bradenton, FL 34207

Sale Price: \$2,600,000 **Lot Size:** 0.79 Acres
Year Built: 1982 **Building SF:** 16,544 SF
Price PSF: \$157.16



6417 3rd Avenue

6417 3rd Avenue | Bradenton, FL 34209

Sale Price: \$1,675,000 **Lot Size:** 1.57 Acres
Year Built: 1982 **Building SF:** 12,026 SF
Price PSF: \$139.28 **Closed:** 04/02/2019
Occupancy: 0%



Manatee Obsetics & Gyn



905 Manatee Avenue E

905 Manatee Avenue E | Bradenton, FL 34208

Sale Price: \$1,310,000 **Lot Size:** 0.3 Acres
Building SF: 10,000 SF **Price PSF:** \$131.00
Closed: 10/23/2019 **Occupancy:** 100%



100% Leased Office Building

Sale Comps Summary



SUBJECT PROPERTY

Development Opportunity
4910 14th Street W
Bradenton, FL 34207

PRICE

\$1,300,000

BLDG SF

15,600 SF

PRICE/SF

\$83.33

CAP

-

OF UNITS

-

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE



1

6815 14th St W
Bradenton, FL
34207

\$2,600,000

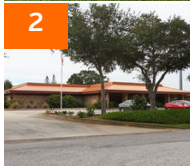
16,544 SF

\$157.16

-

-

On Market



2

6417 3rd Avenue
6417 3rd Avenue
Bradenton, FL 34209

\$1,675,000

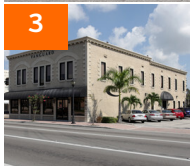
12,026 SF

\$139.28

-

1

04/02/2019



3

905 Manatee Avenue E
905 Manatee Avenue E
Bradenton, FL 34208

\$1,310,000

10,000 SF

\$131.00

-

-

10/23/2019

PRICE

BLDG SF

PRICE/SF

CAP

OF UNITS

CLOSE

Totals/Averages

\$1,861,667

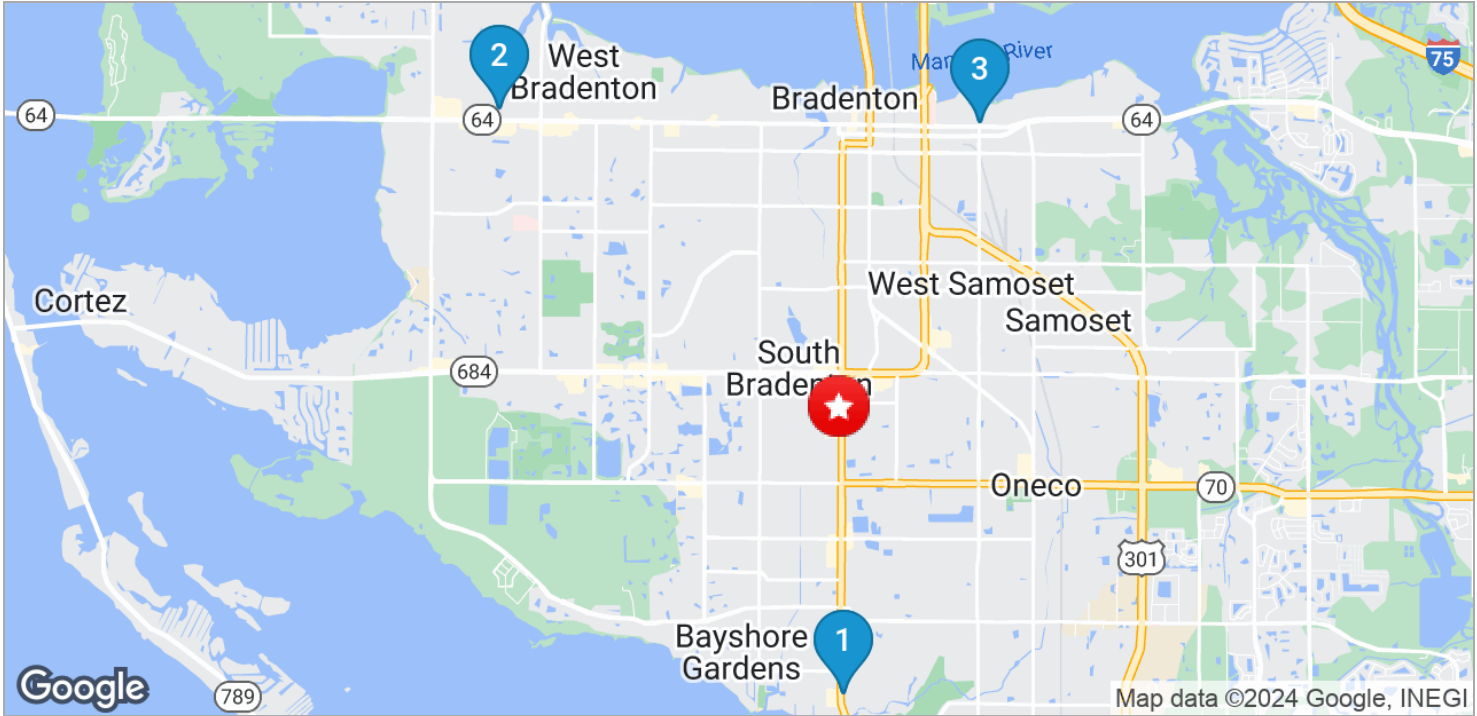
12,857 SF

\$144.80

-

1

Sale Comps Map



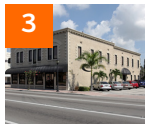
 **SUBJECT PROPERTY**
4910 14th Street W, Bradenton, FL 34207



6815 14TH ST W
Bradenton, FL
34207



6417 3RD AVENUE
6417 3rd Avenue
Bradenton, FL 34209



905 MANATEE AVENUE E
905 Manatee Avenue E
Bradenton, FL 34208



GAIL BOWDEN

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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

- SOLD | Orlando, FL [Lake Nona area] | Medical Office Building | \$11,085,040
- SOLD | Summerfield, FL | Medical Office Building | \$4,400,000
- SOLD | Venice, FL | Medical Office Building | \$3,125,000

SVN | COMMERCIAL ADVISORY GROUP

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