



LEASE

Bayshore Plaza

6137 26TH STREET WEST

Bradenton, FL 34207

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,375.00 per month (MG)
BUILDING SIZE:	11,353 SF
AVAILABLE SF:	1,660 SF
YEAR BUILT:	1971
RENOVATED:	2007
ZONING:	Neighborhood Commercial Medium

MARKET: South Bradenton

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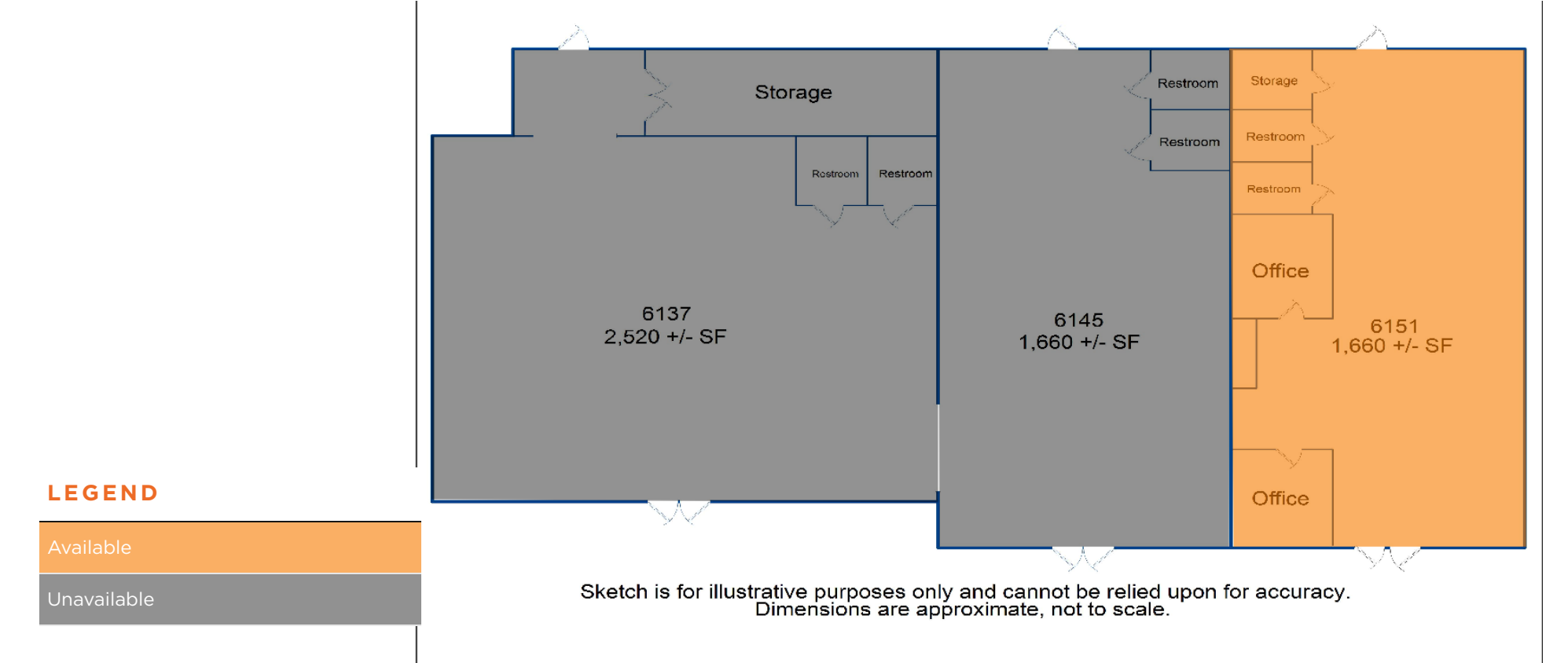
PROPERTY OVERVIEW

Excellent office or retail opportunity for someone needing open space with lots of natural light. The space offers premier signage placement at the corner of 26th Street and Bayshore Gardens Parkway on a large monument sign, as well as name placement on the space itself.

PROPERTY HIGHLIGHTS

- Excellent High Traffic / High Visibility Location
- Over 28,000 Cars Per Day Traffic Count
- Attractive Long Established Plaza
- Across from State College of Florida

PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6151 26th Street West	Available	1,660 SF	Modified Gross	\$2,375 per month	Retail/ Office Space complete with large open area, two offices, two restrooms, and a storage room.

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ADDITIONAL PHOTOS



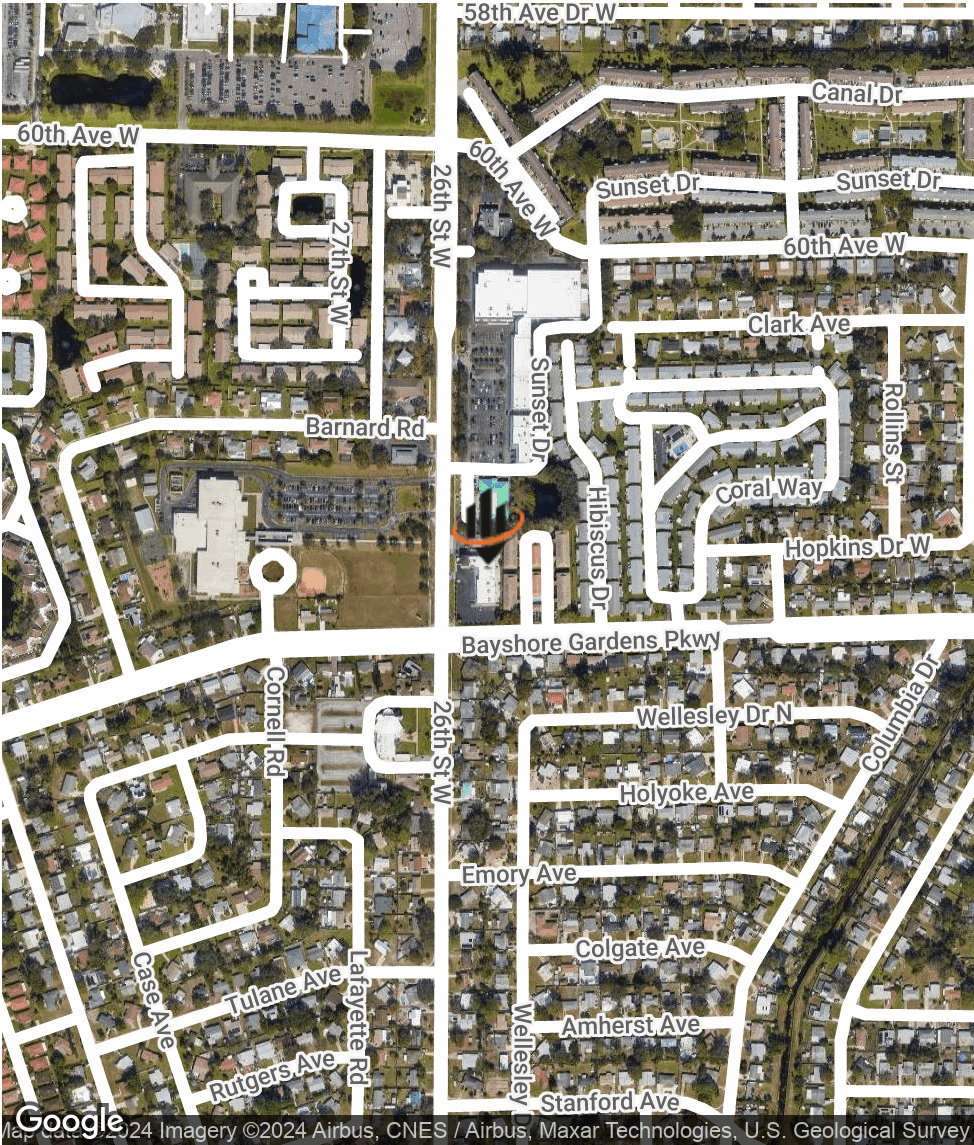
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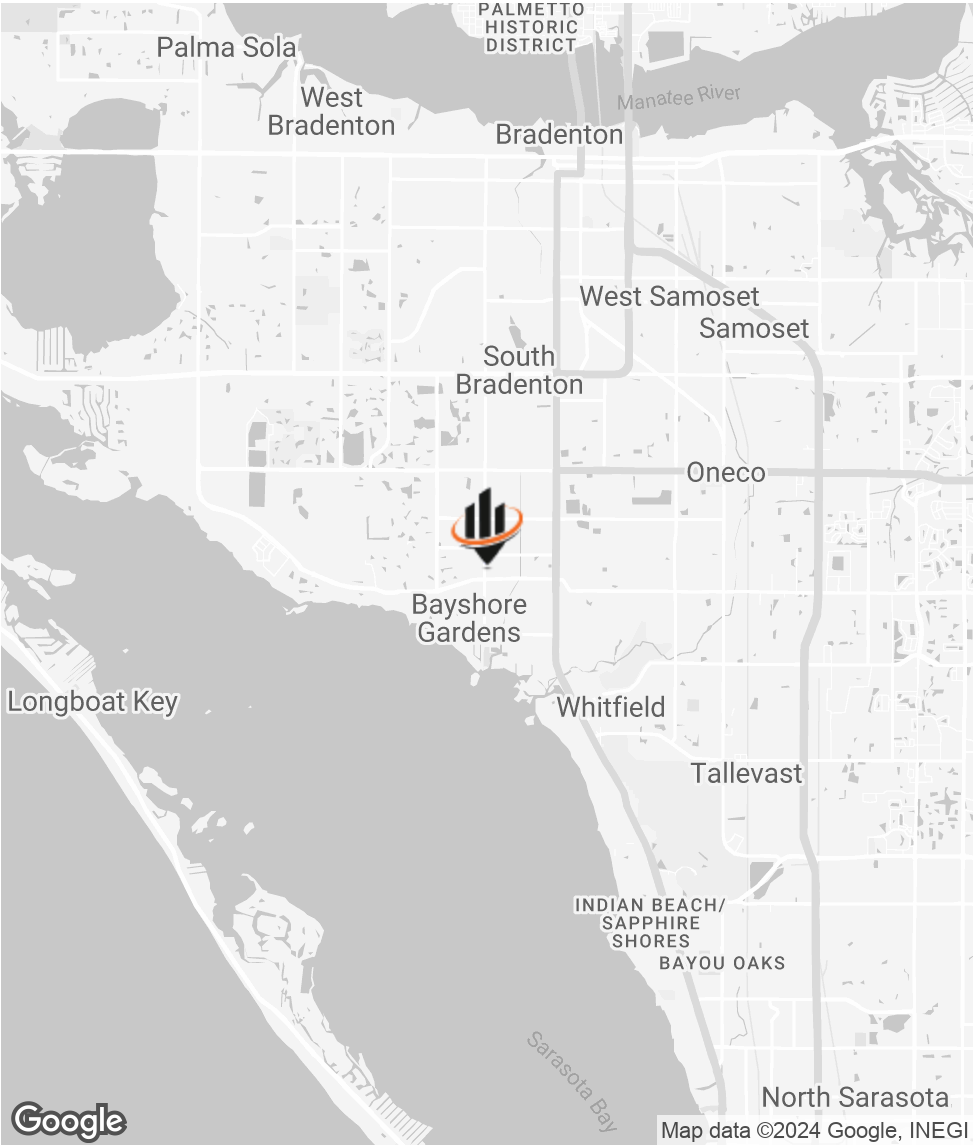


LOCATION MAP



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RETAILER MAP



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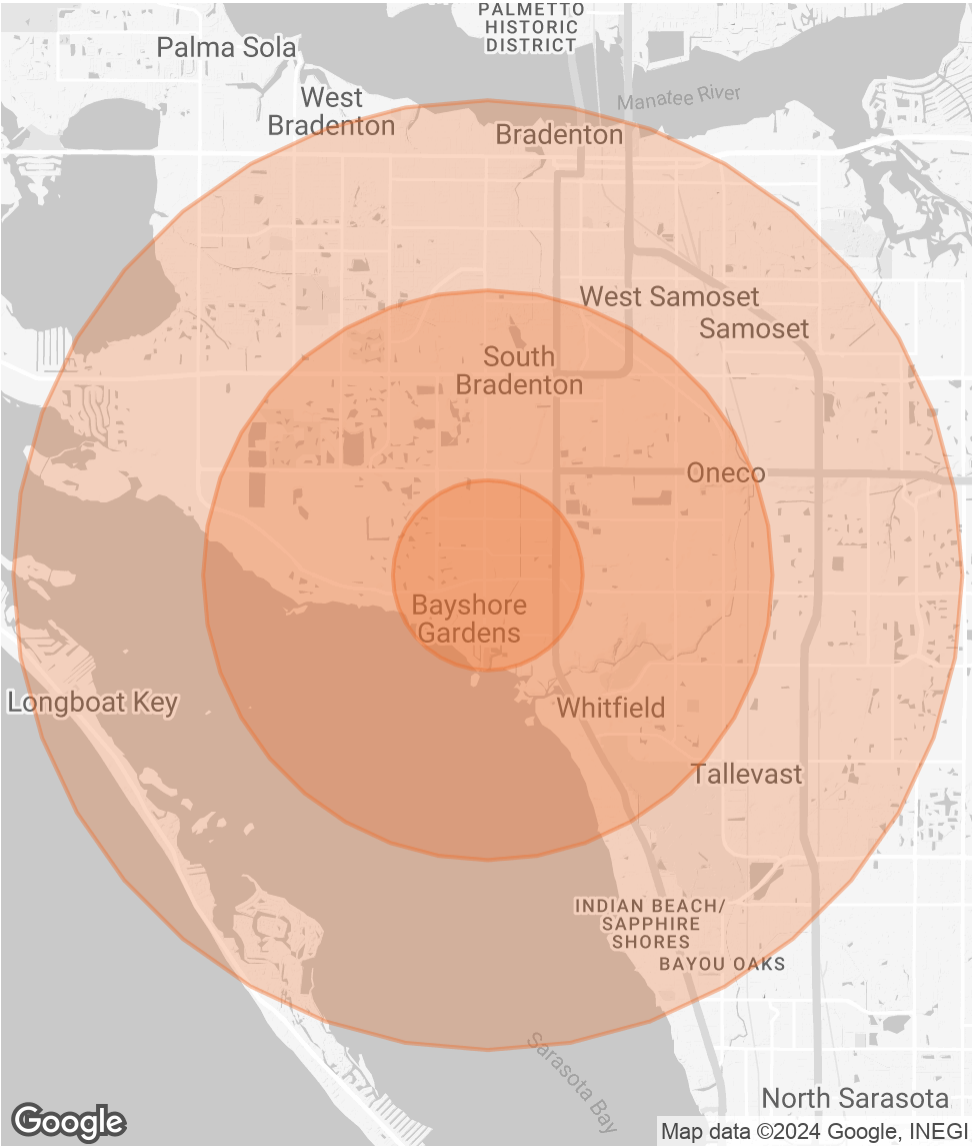
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,462	72,803	156,234
AVERAGE AGE	49.6	46.2	45.7
AVERAGE AGE (MALE)	45.7	44.0	44.0
AVERAGE AGE (FEMALE)	52.5	47.5	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,439	39,265	77,265
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$40,060	\$46,840	\$51,689
AVERAGE HOUSE VALUE	\$181,732	\$168,043	\$203,865

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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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 numerous sales and leasing transactions with a career sales volume in excess of \$350 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 in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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.



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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as 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 \$100 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 Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

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