

LEASE

MaxHealth Center

7915 US 301 NORTH

Ellenton, FL 34222

PRESENTED BY:

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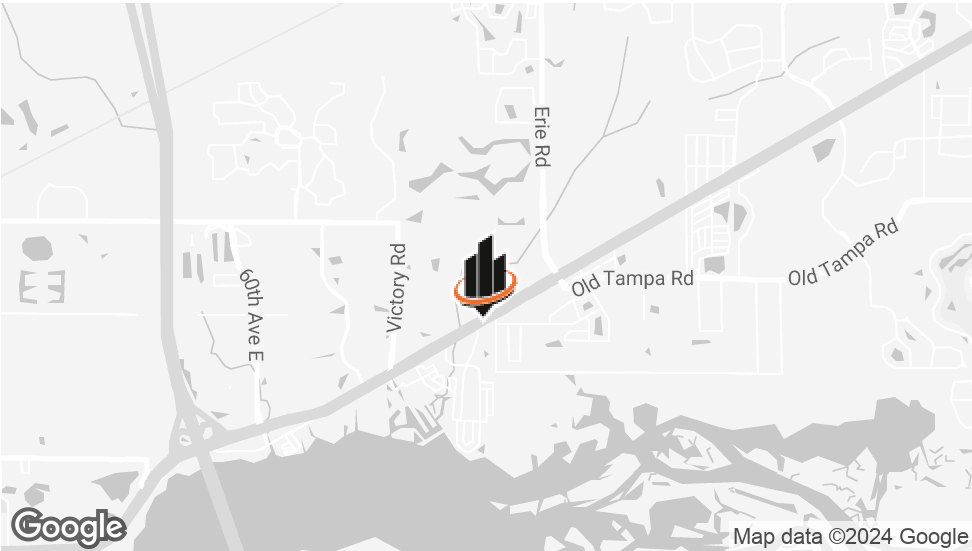
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PROPERTY SUMMARY



| | |
|------------|--------------|
| LEASE RATE | \$25/ SF/ YR |
|------------|--------------|

OFFERING SUMMARY

| | |
|----------------|--------------|
| BUILDING SIZE: | 27,126 SF |
| AVAILABLE SF: | 3,615 +/- SF |
| LOT SIZE: | 4.05 Acres |
| YEAR BUILT: | 2007 |
| RENOVATED: | 2016 |

MARKET: Ellenton

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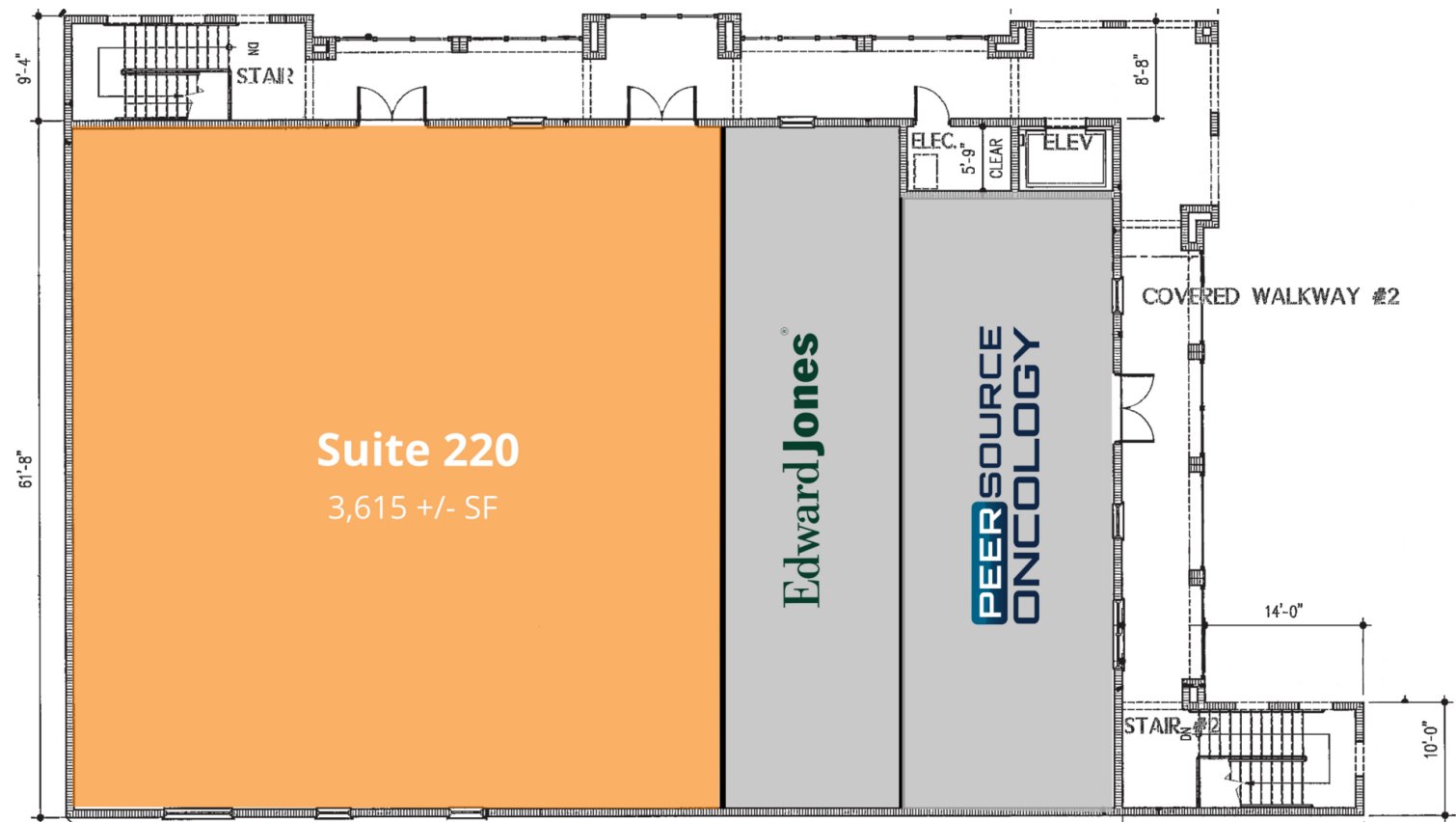
PROPERTY OVERVIEW

This is your opportunity to lease a space in the beautifully maintained MaxHealth Center in Ellenton. Located on the bustling US 301 corridor, this space provides excellent visibility, easy accessibility, ample parking, and other high profile tenants such as MaxHealth, The Eye Associates, Edward Jones, and LabCorp.

PROPERTY HIGHLIGHTS

- Join MaxHealth, The Eye Associates, Edward Jones, LabCorp, and others in this Class A professional and medical office complex!
- Perfect for Medical or Other Professional Tenants
- Great visibility & signage on US-301 with 40,500 AADT
- Ample parking with a ratio of 5.5 per thousand
- Pass-thru expenses are estimated at \$5.65 PSF for 2024

PLANS



AVAILABLE SPACES

| SUITE | SIZE | TYPE | RATE | DESCRIPTION |
|-----------|----------|------|---------------|--|
| Suite 220 | 3,615 SF | NNN | \$25.00 SF/yr | Dark shell with some existing improvements. TI is negotiable and will be considered on a case by case basis. |

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SUITE 220 PHOTOS



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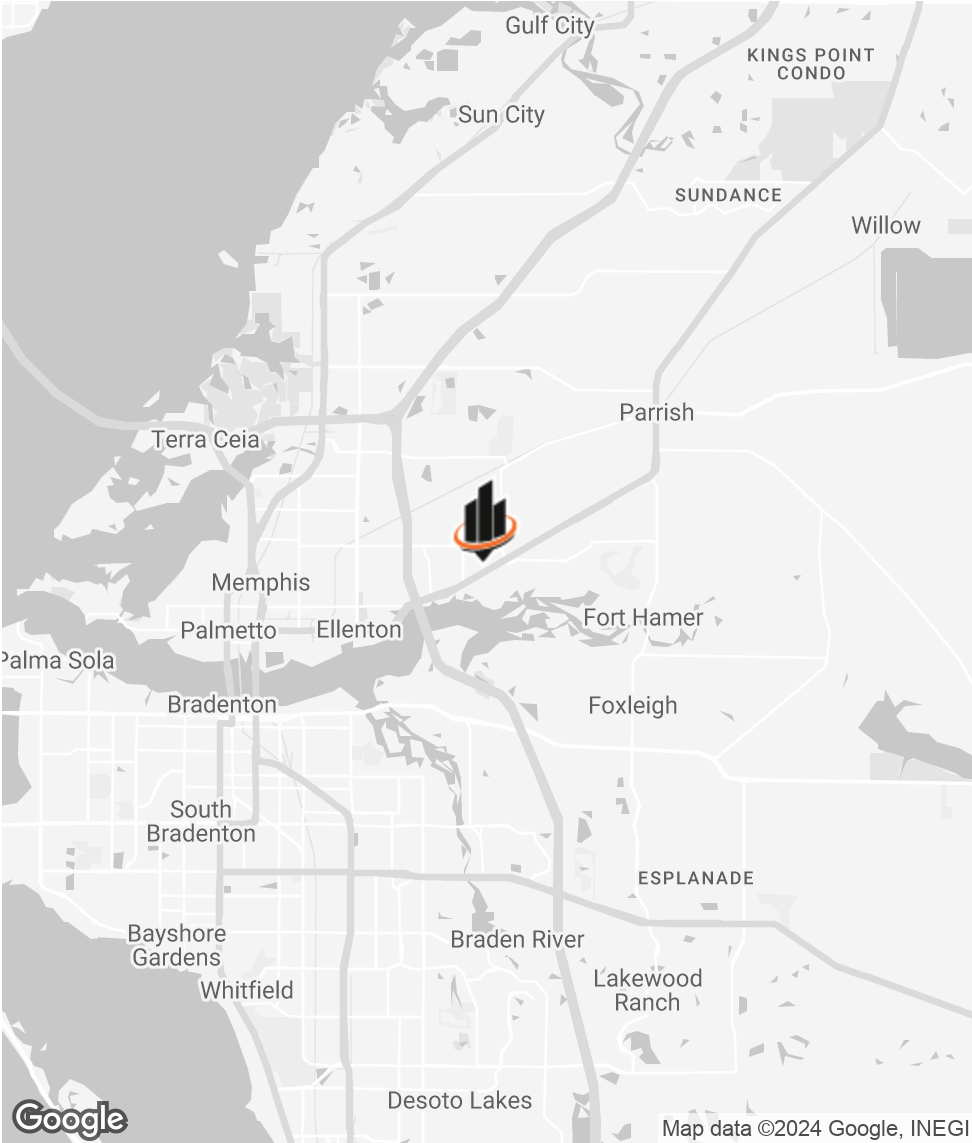
SUITE 220 PHOTOS



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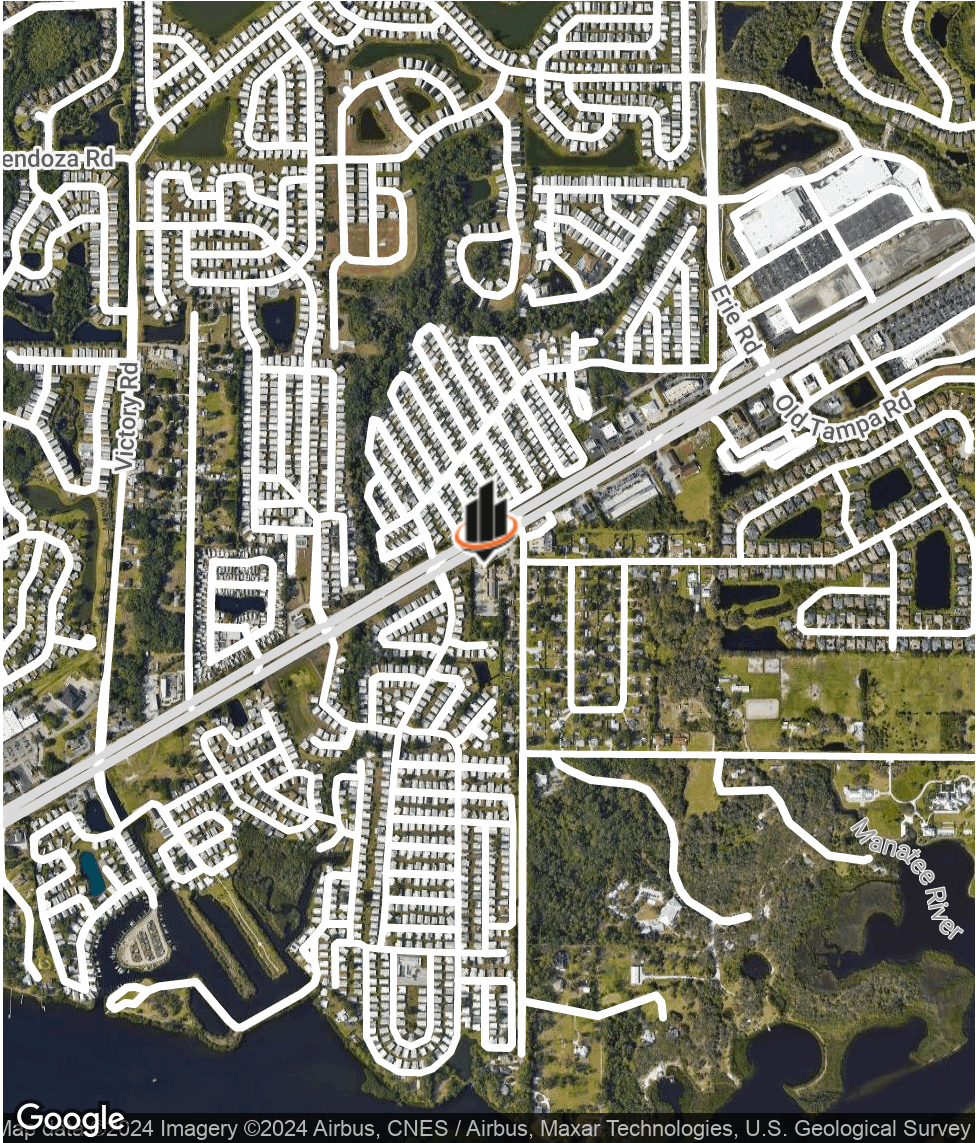
LOCATION MAP



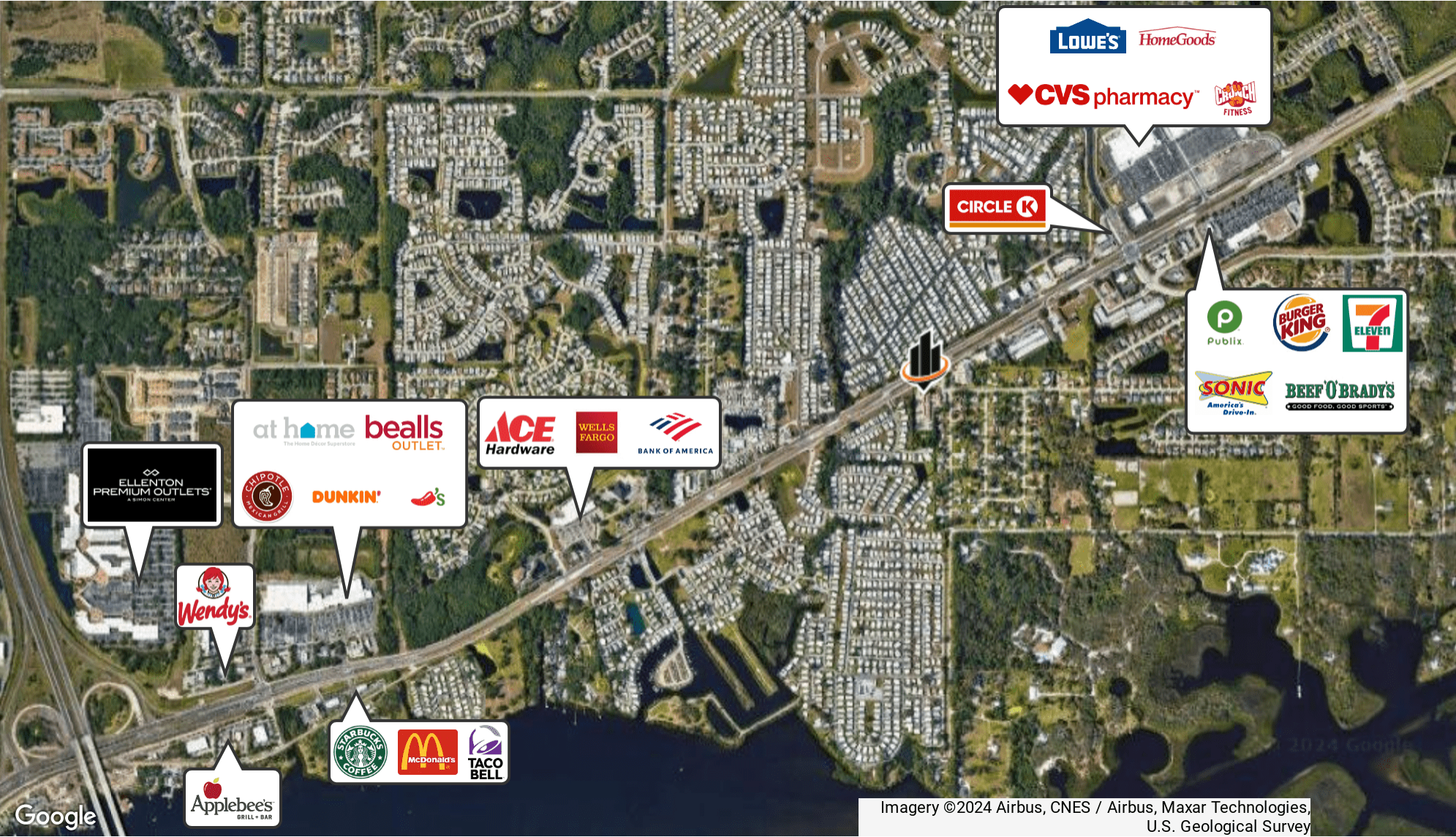
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MAXHEALTH CENTER | 7915 US 301 North Ellenton, FL 34222



RETAILER MAP



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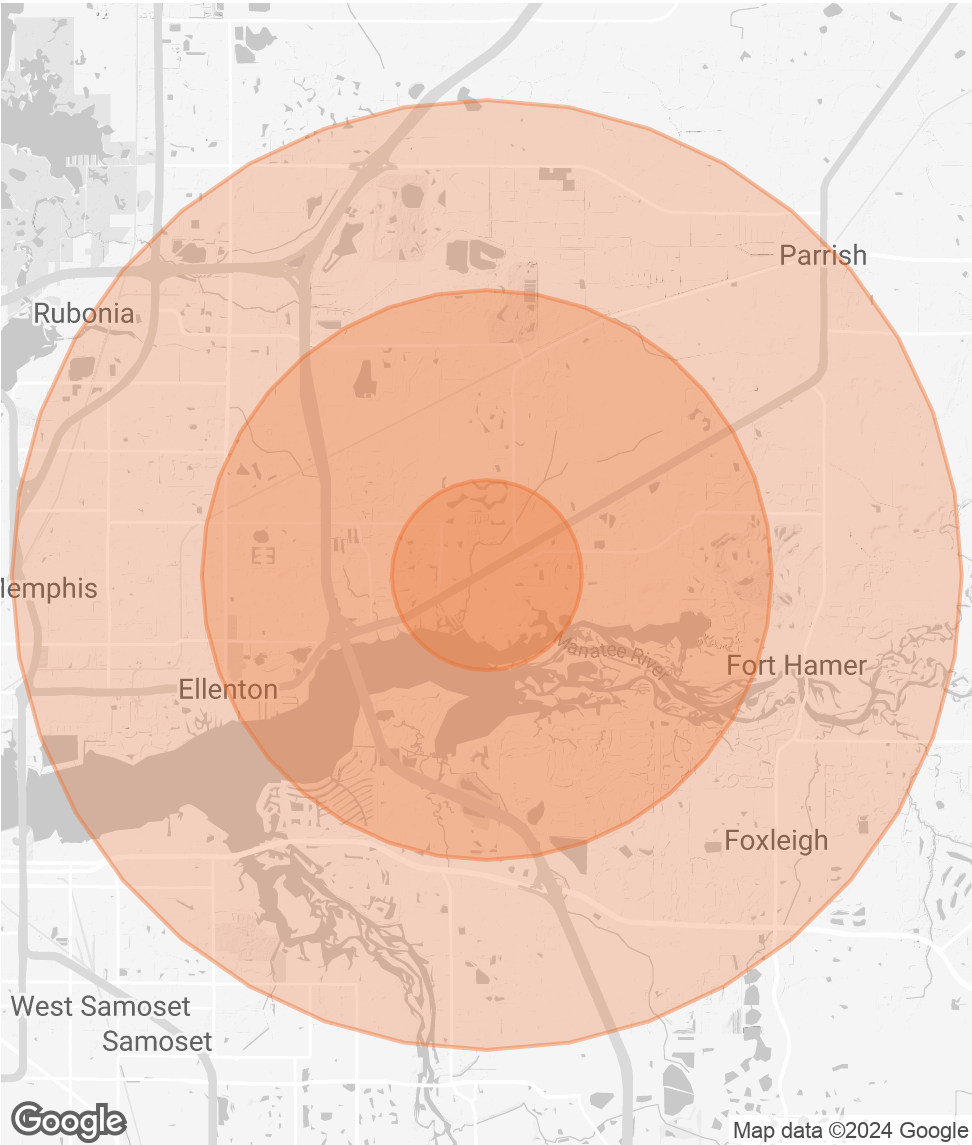
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 4,672 | 28,194 | 66,734 |
| AVERAGE AGE | 56.8 | 48.4 | 43.8 |
| AVERAGE AGE (MALE) | 57.0 | 48.3 | 43.4 |
| AVERAGE AGE (FEMALE) | 56.9 | 48.6 | 44.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,140 | 12,003 | 26,632 |
| # OF PERSONS PER HH | 2.2 | 2.3 | 2.5 |
| AVERAGE HH INCOME | \$59,222 | \$66,343 | \$63,489 |
| AVERAGE HOUSE VALUE | \$165,574 | \$209,288 | \$235,295 |

* 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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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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