PROPOSAL

Bradenton OFFICE or RETAIL Opportunity

1505 TAMIAMI TRAIL (14TH ST W)

Bradenton, FL 34205

PRESENTED BY:

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SVN
COMMERCIAL PARTNERS

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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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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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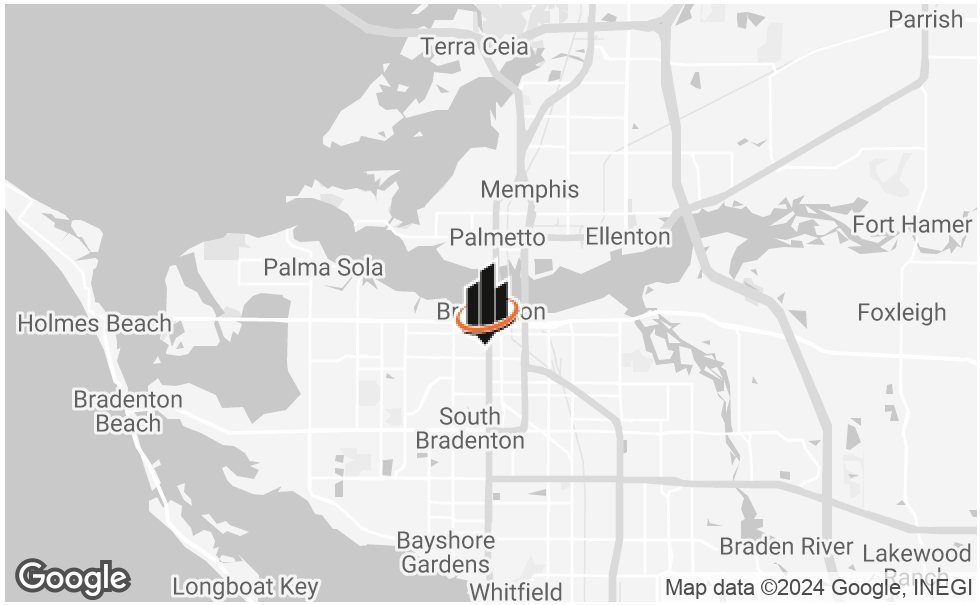
SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	8,667 SF
AVAILABLE SF:	
LOT SIZE:	0.79 Acres
PRICE / SF:	-
YEAR BUILT:	1970
ZONING:	BR_T4-O
MARKET:	Southwest Florida

PROPERTY OVERVIEW

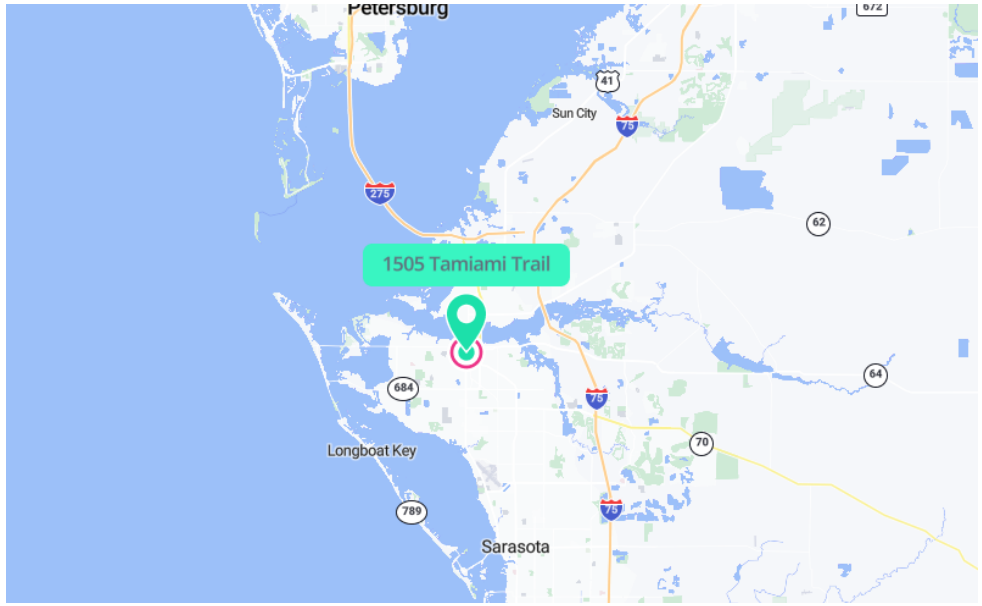
FOR SALE OR LEASE - Bradenton Office / Retail Opportunity. SVN Commercial Partners, acting as exclusive advisors, is pleased to present this rare development opportunity in Bradenton, FL. The property is located on the edge of Bradenton's delightful downtown area which is loaded with charming museums, historic buildings, an aquarium and planetarium, a fishing village, the renowned Village of The Arts, and many fine dining restaurants and unique shops.

There are two separate buildings on the property totaling 8,667 square feet with four separate office spaces, ideal for medical practices, law firms, accountants, design firms, and other professionals. Other approved uses for the property include: retail building, gallery, restaurant, business training school, and theatre space.

PROPERTY HIGHLIGHTS

- Solid Construction Office or Retail Buildings on .79 Acres
- Owner will SELL or LEASE the Property
- Corner property with 180 feet of frontage on Tamiami Trail (14th St West)

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Bradenton is located on the Southwest Coast of Florida between Tampa and Sarasota. It is a short drive from the southern end of the Sunshine Skyway Bridge that crosses Tampa Bay from St. Petersburg. The city has a population of about 59,000, making it the 48th largest city in the State of Florida.

Bradenton, Florida is surrounded by water, both fresh and salt. It is the access point for more than 20 miles of beautiful Southwest Florida beaches on the Gulf of Mexico and Tampa Bay. Located on the mainland on the south bank of the Manatee River, it is separated from the outer barrier island beaches by the Intracoastal Waterway. These island beaches include Anna Maria Island with the small cities of Anna Maria, Holmes Beach, and Bradenton Beach, and Longboat Key south of Anna Maria Island.

CONSTRUCTION DESCRIPTION

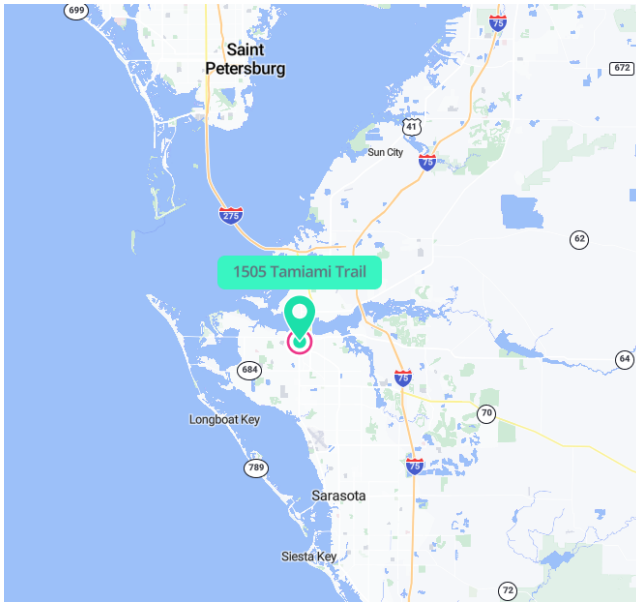
Steel framed - Stucco Exterior

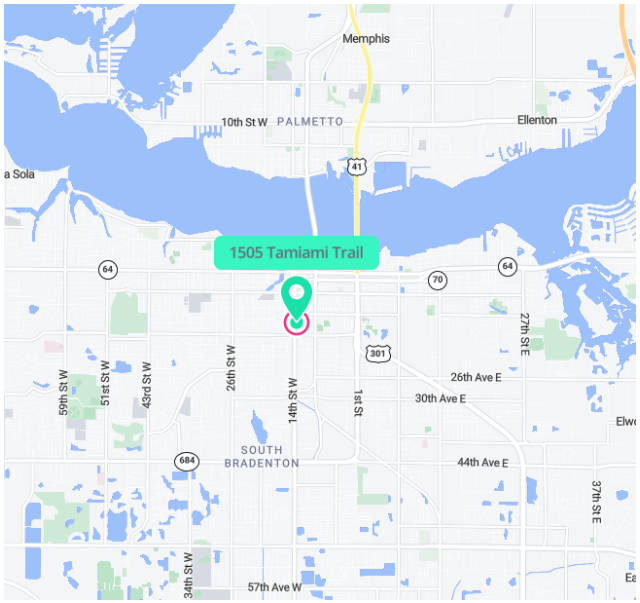
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Solid Construction Office or Retail Buildings on .79 Acres
- Owner will SELL or LEASE the Property
- Corner property with 180 feet of frontage on Tamiami Trail (14th St West)
- Ideal Location near Downtown Bradenton
- Located in Bradenton's 'Community Re-Development Area'
- Ample Parking with Room to Expand
- Only 13 minutes to the Sarasota Bradenton International Airport
- Only 7 minutes to Manatee Memorial Hospital

ADDITIONAL PHOTOS

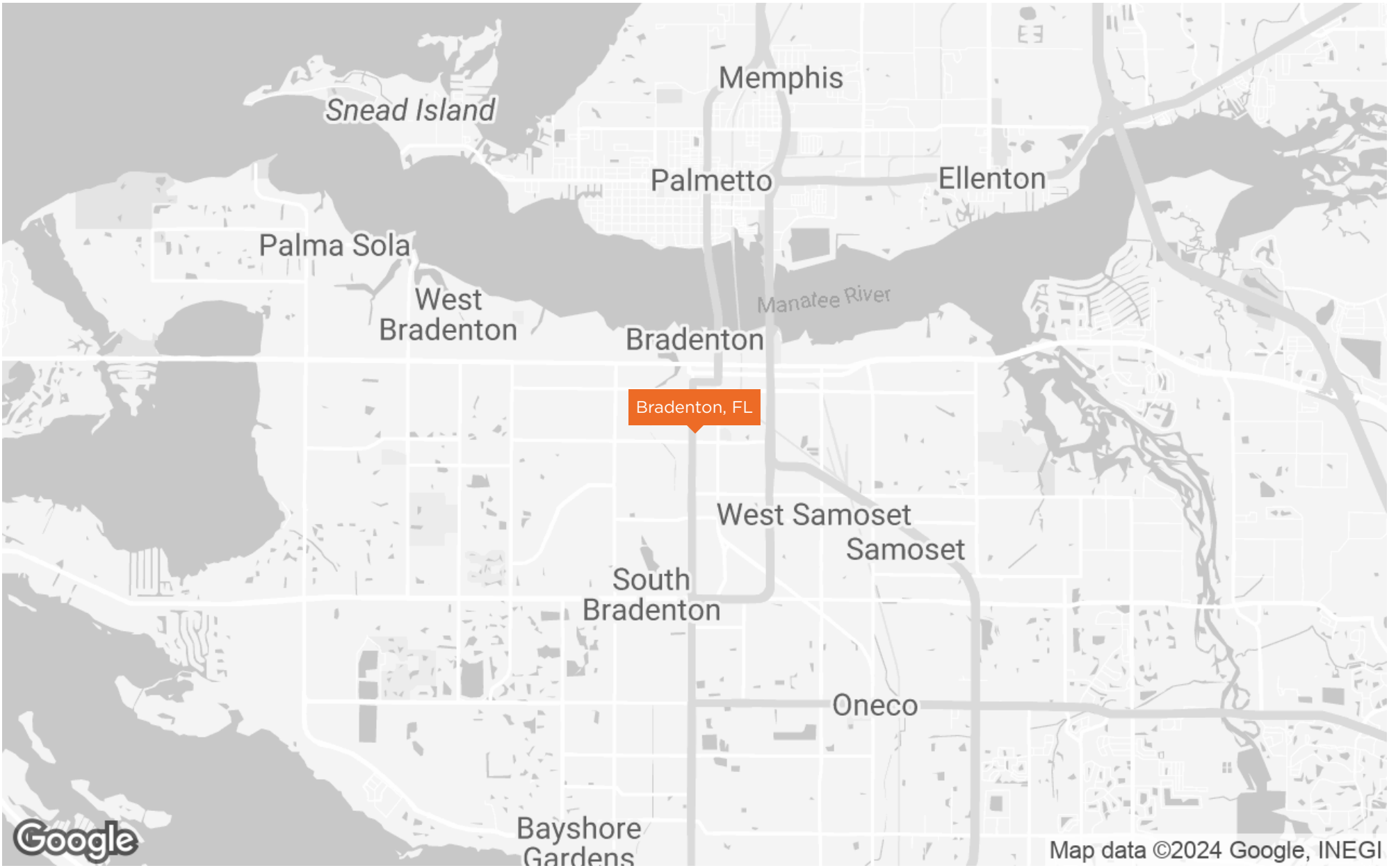




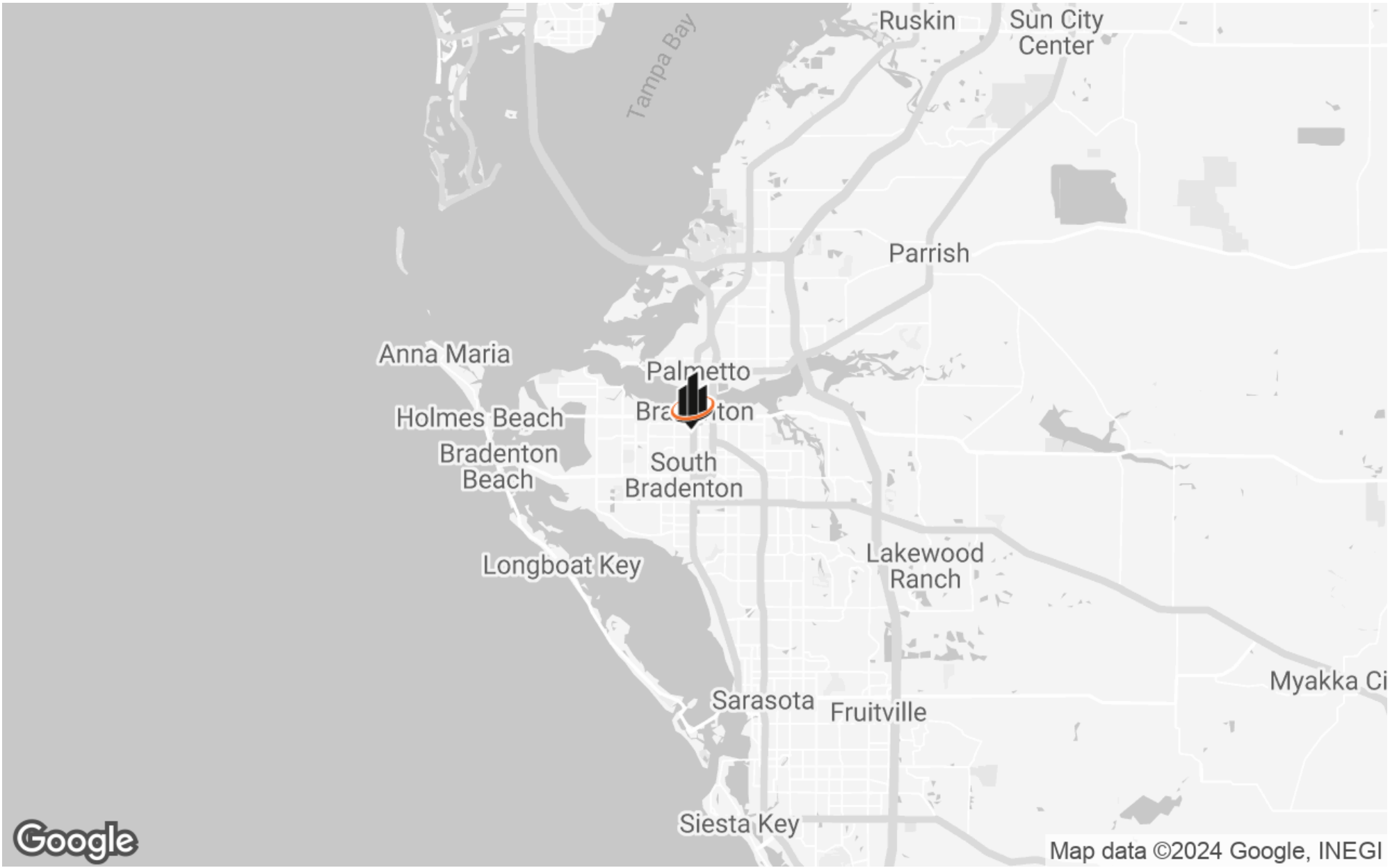
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



AERIAL MAP

Google
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SECTION 3

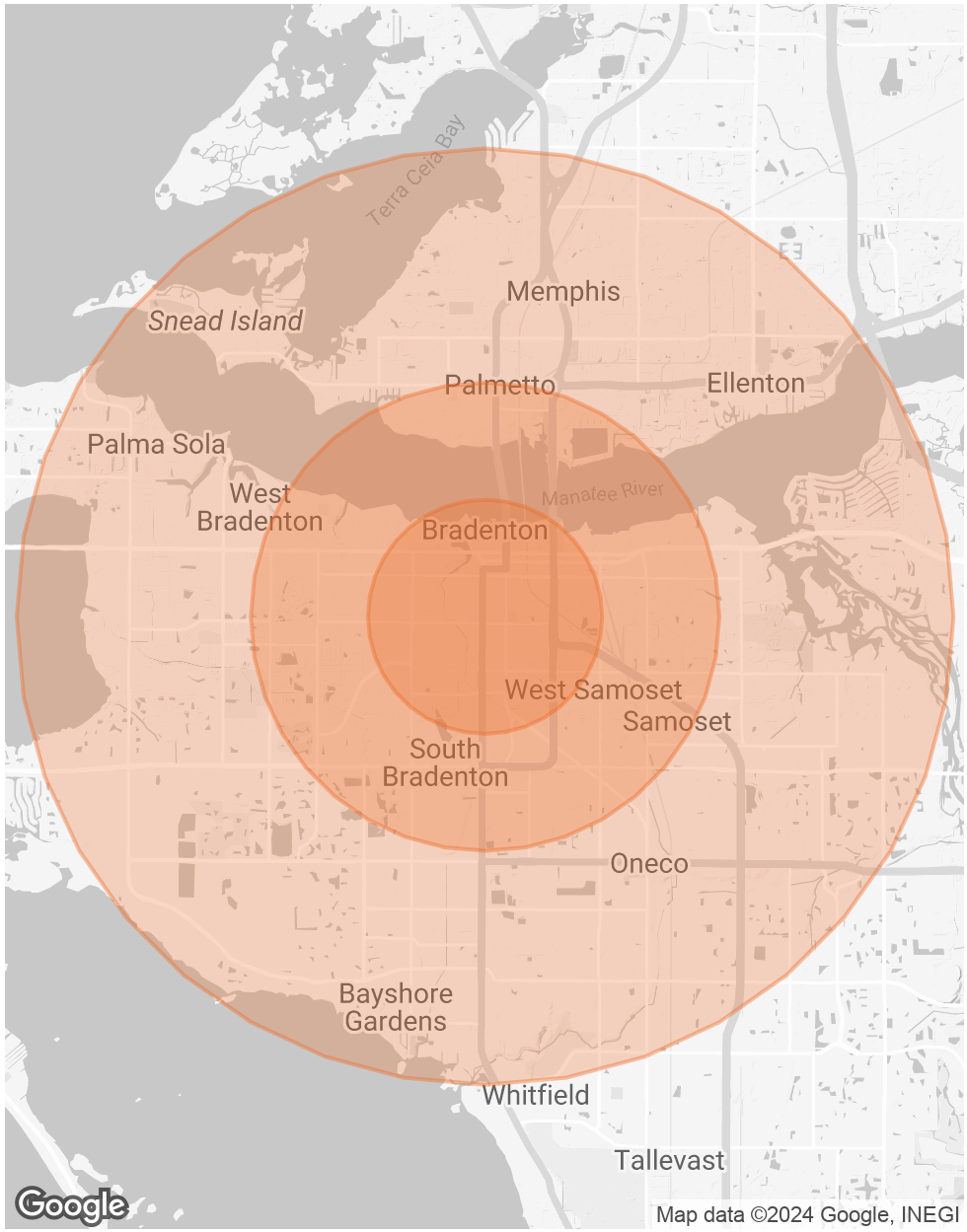
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1.25 MILES	2.5 MILES	5 MILES
TOTAL POPULATION	22,205	73,711	203,393
AVERAGE AGE	39.9	42.2	44.7
AVERAGE AGE (MALE)	40.0	41.2	42.9
AVERAGE AGE (FEMALE)	41.4	43.2	45.7

HOUSEHOLDS & INCOME	1.25 MILES	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	10,113	34,232	96,194
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	$45,677	$46,690	$54,054
AVERAGE HOUSE VALUE	$145,933	$140,110	$166,954

2020 American Community Survey (ACS)



ADVISOR BIO 1

KALON SARBY

Advisor

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PROFESSIONAL BACKGROUND

Kalon is an Advisor with SVN Commercial Partners based in their Sarasota office. Prior to joining SVN, Kalon was a veteran business owner in the medical alarm industry where he successfully scaled his business to become the leading privately owned Philips Lifeline provider in the state of Illinois. After selling his business, Kalon went on to assist other medical alarm business owners throughout the country with the sale and transition of their own businesses and subscriber accounts acting as a fiduciary business transition broker.

Kalon brings a strong work ethic to SVN coupled with his extensive knowledge of business cash flow analytics, business valuation, target marketing, and acquisition investment expertise which allows him to assist his clients with effective and viable real estate sales, purchases and lease contracts. Focused on the southwest Suncoast of Florida, Kalon has developed a keen awareness of the dynamics of change in the commercial real estate market up and down the coast.

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