

MAXHEALTH CENTER

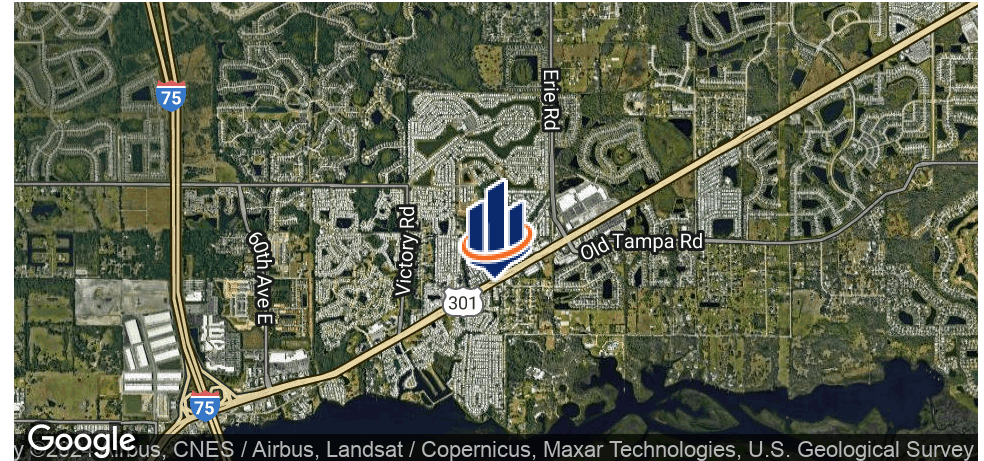
7915 US 301 NORTH
ELLENTON, FL 34222

Tony Veldkamp, CCIM
Senior Advisor
O: 941.487.6990
tony.veldkamp@svn.com

Matt Fenske
Senior Advisor
O: 941.487.3794
matt.fenske@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	3,615 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	4.05 Acres
Year Built:	2007
Building Size:	27,126 SF
Renovated:	2016
Zoning:	PDO - Planned Development Office
Market:	Ellenton
Submarket:	301 Corridor
Traffic Count:	39,500

PROPERTY OVERVIEW

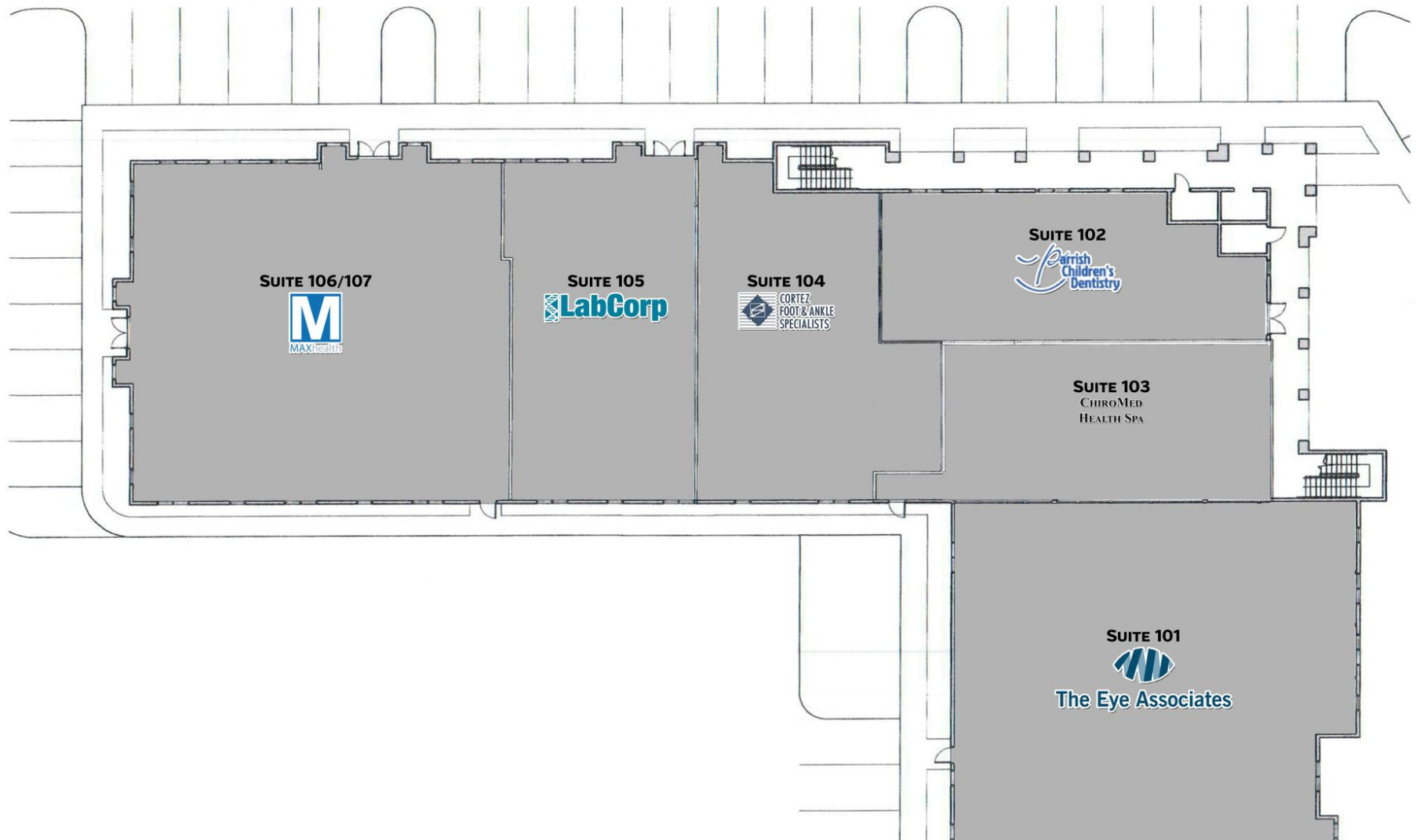
This is your opportunity to lease a space in the beautifully maintained MaxHealth Center in Ellenton. Located on the bustling US 301 corridor, this space provides excellent visibility, easy accessibility, ample parking, and other high profile tenants such as MaxHealth, The Eye Associates, Edward Jones,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

PROPERTY HIGHLIGHTS

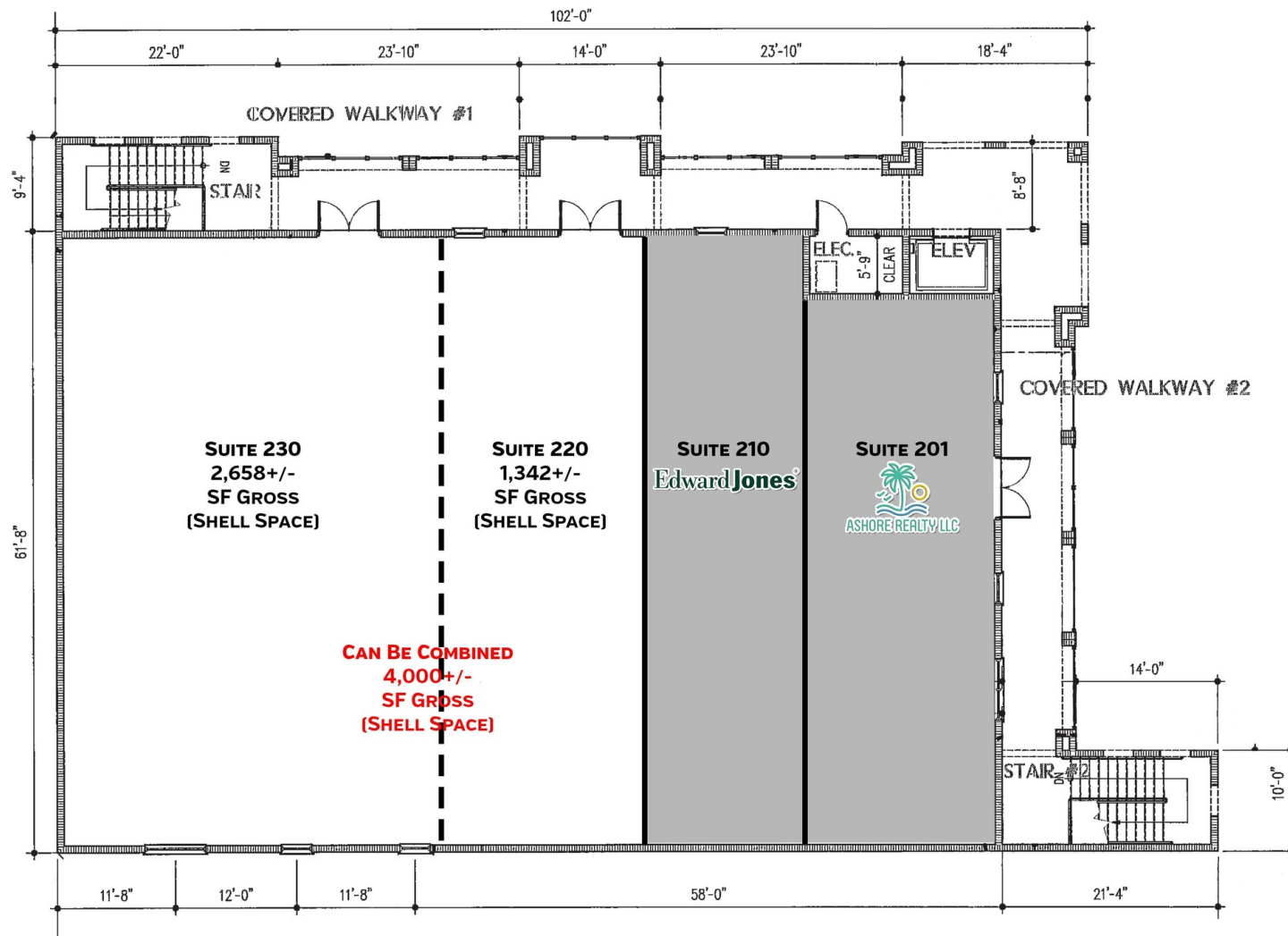
- Join MaxHealth, The Eye Associates, Edward Jones, LabCorp, and others in this beautiful 2-story office building!
- Perfect for Medical or Professional Office tenants
- Great visibility & signage on US-301 with 40,500 AADT
- Ample parking with a ratio of 5.5 per thousand
- Pass-thru expenses are estimated at \$5.65 PSF for 2024

Lease Plan

1st Floor Plan



2nd Floor Plan



Available Spaces

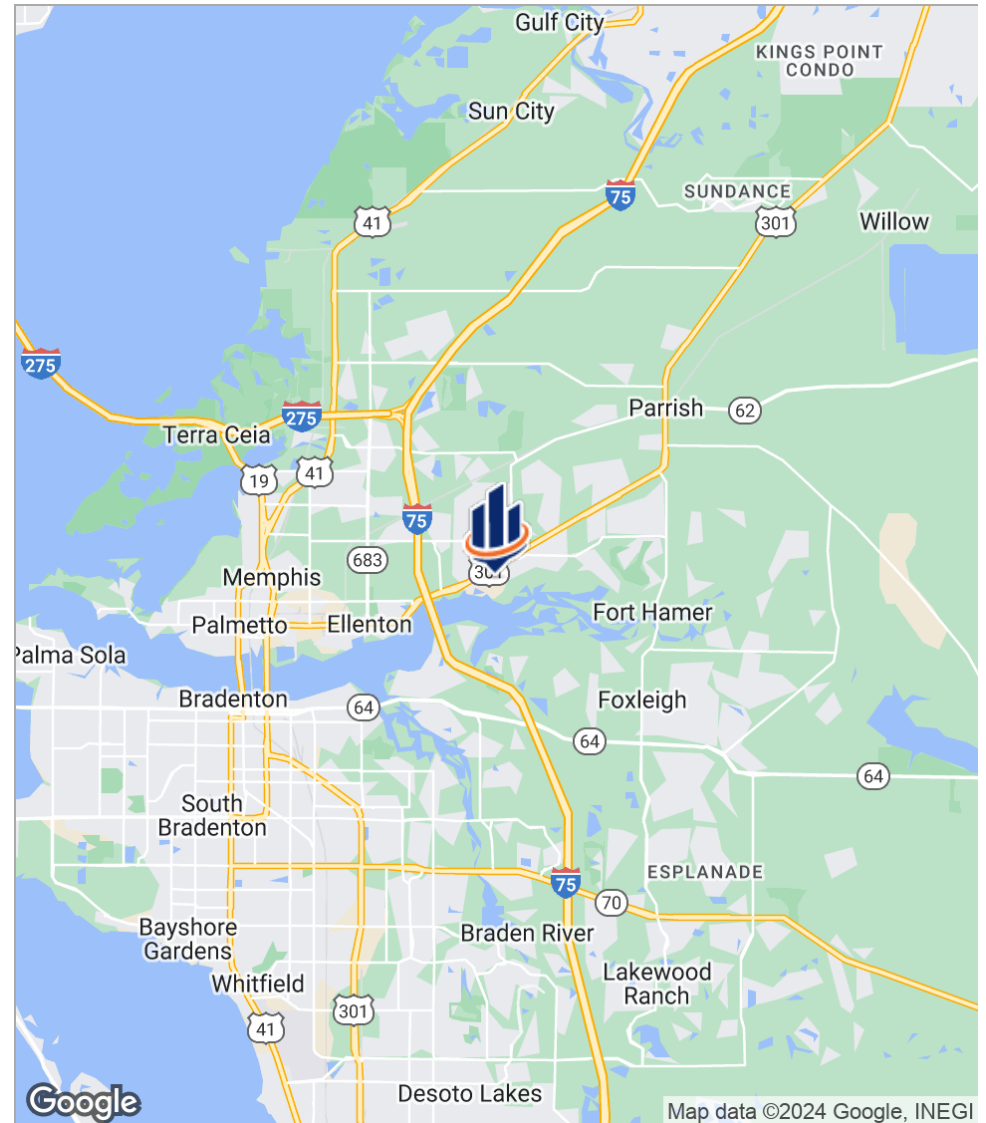
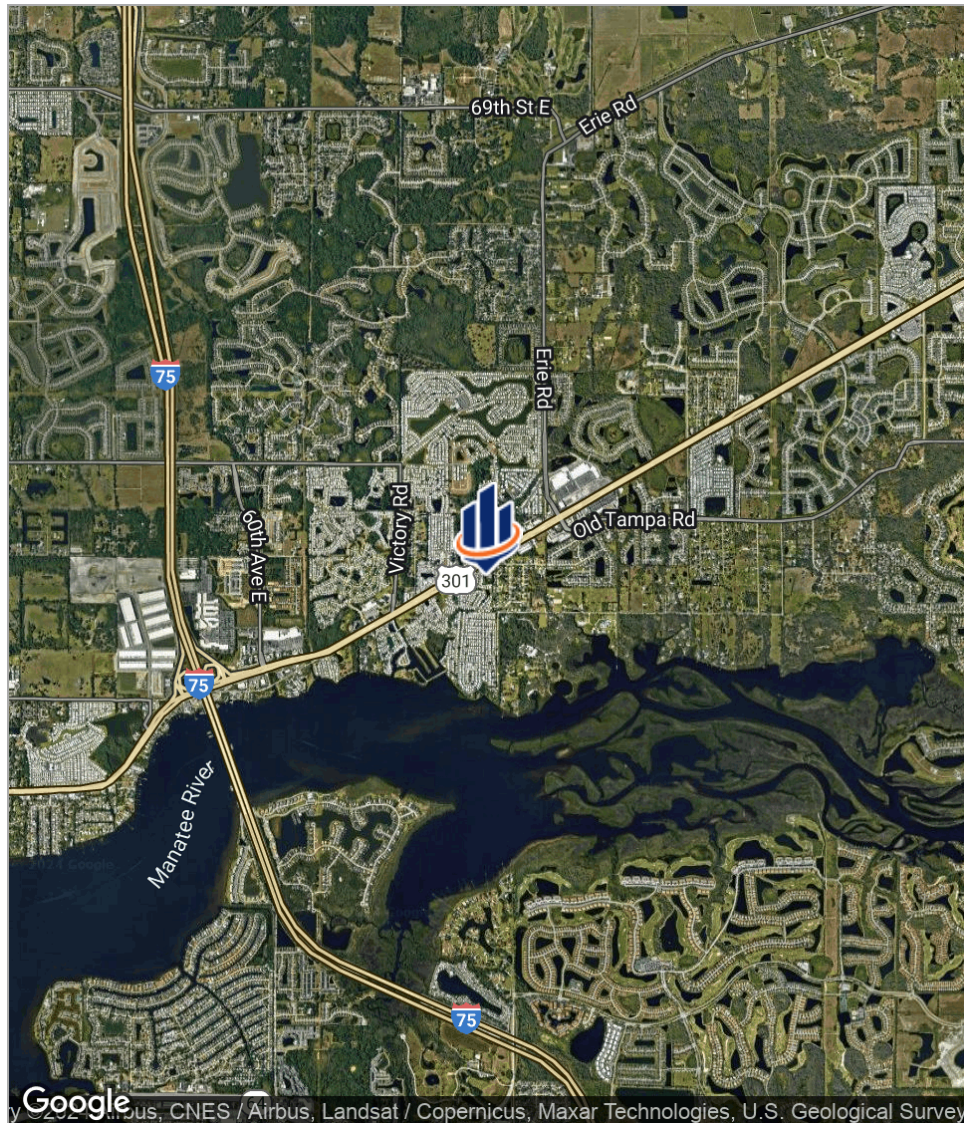
SPACE	TENANT	SIZE (SF)
101	The Eye Associates	8,102
102	Parrish Pediatric Dentistry	2,235
103	ChiroMed Health Spa	2,261
104	Cortez Foot & Ankle	2,909
105	LabCorp	2,856
106/107	MAXhealth	5,337
201	Ashore Realty	1,188
210	Edward Jones	1,342
220	VACANT (Shell)	1,342
230	VACANT (Shell)	2,658
	TOTAL	30,230

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 220	Office Building	\$25.00 SF/yr	NNN	3,615 SF	84 months	Cold dark shell space. Will Build-to-Suit with \$40 psf Tenant Improvement Allowance (TIA).

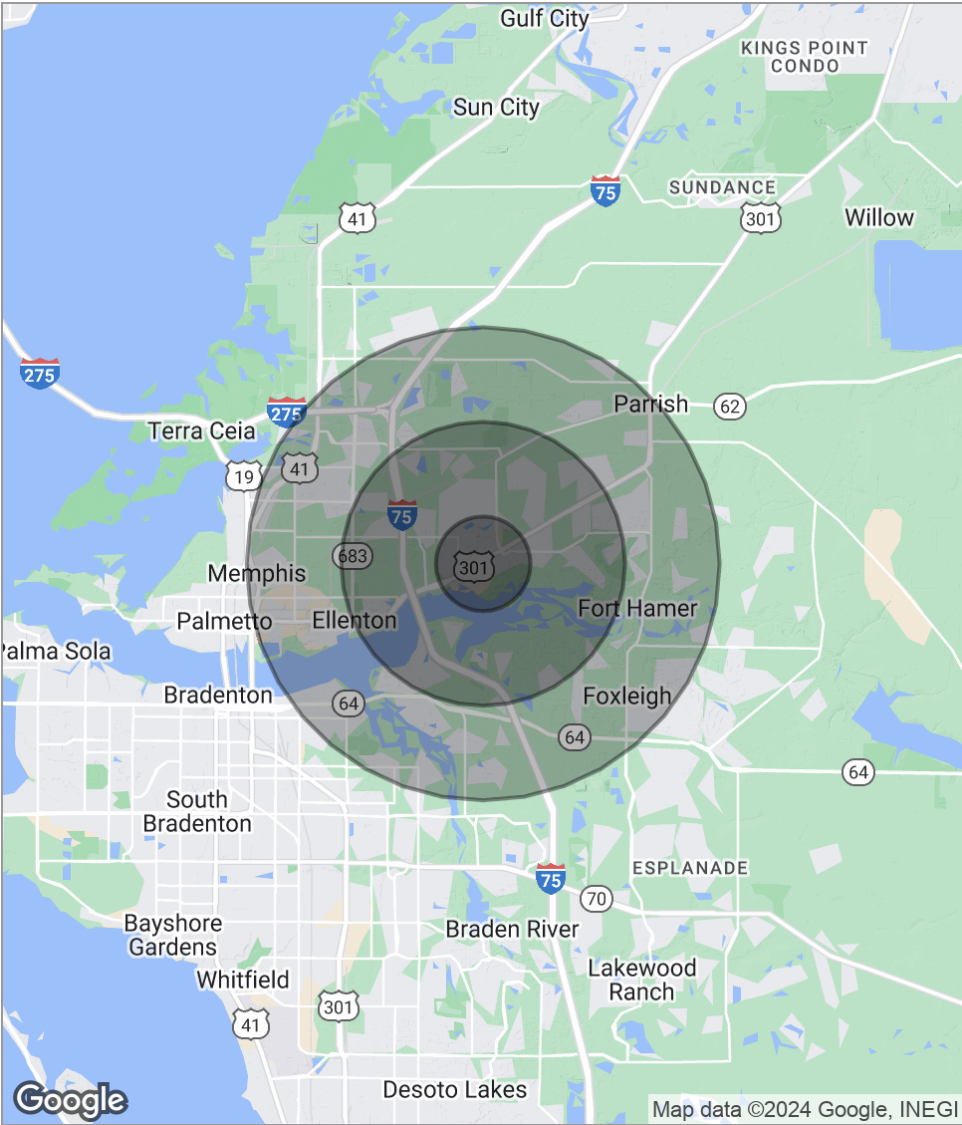
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,672	28,194	66,734
Median age	56.8	48.4	43.8
Median age (Male)	57.0	48.3	43.4
Median 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

All Advisor Bios



Phone: 941.487.6990
Cell: 941.374.9657
Email:
tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite
500
Sarasota, FL 34236

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.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



Phone: 941.487.3794
Cell: 941.773.9984
Email: matt.fenske@svn.com
1626 Ringling Boulevard, Suite
500
Sarasota, FL 34236

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.

Ellenton Retailer Map



Retailer Map

