

MORGAN JOHNSON COMMERCE PARK NEW RETAIL DEVELOPMENT

5520-5540 STATE ROAD 64 EAST
BRADENTON, FL 34208

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Property Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.96 Acres
Building Size:	6,500 SF
Market:	Manatee/Sarasota
Traffic Count:	45,000
Parking:	5.8 : 1,000 sf

PROPERTY OVERVIEW

New construction opportunity. Built to suit your requirements. Suites available from 1,500 to 6,500 RSF. Enjoy building and monument signage with excellent SR 64 visibility. Easy access to I-75 and convenient to the Greater Bradenton area and Lakewood Ranch. New Home Depot across the street.

Morgan Johnson Commerce Park sits at a signalized intersection with right in/right out and dedicated left turn access. Signage on SR 64 offers high visibility on this heavily traveled corridor - average daily traffic count is 45,000. Nearby amenities, numerous hotels and restaurants and a public transportation stop is located at the entrance of the property.

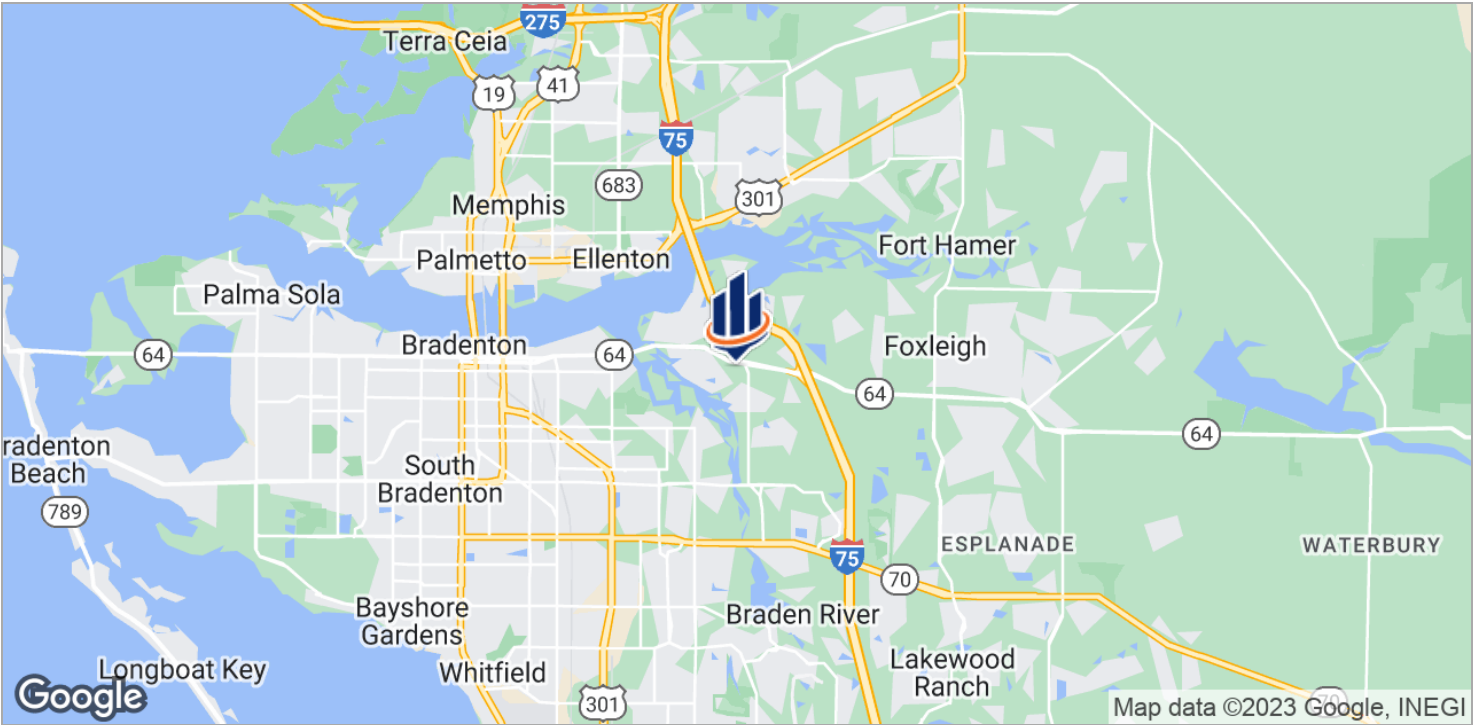
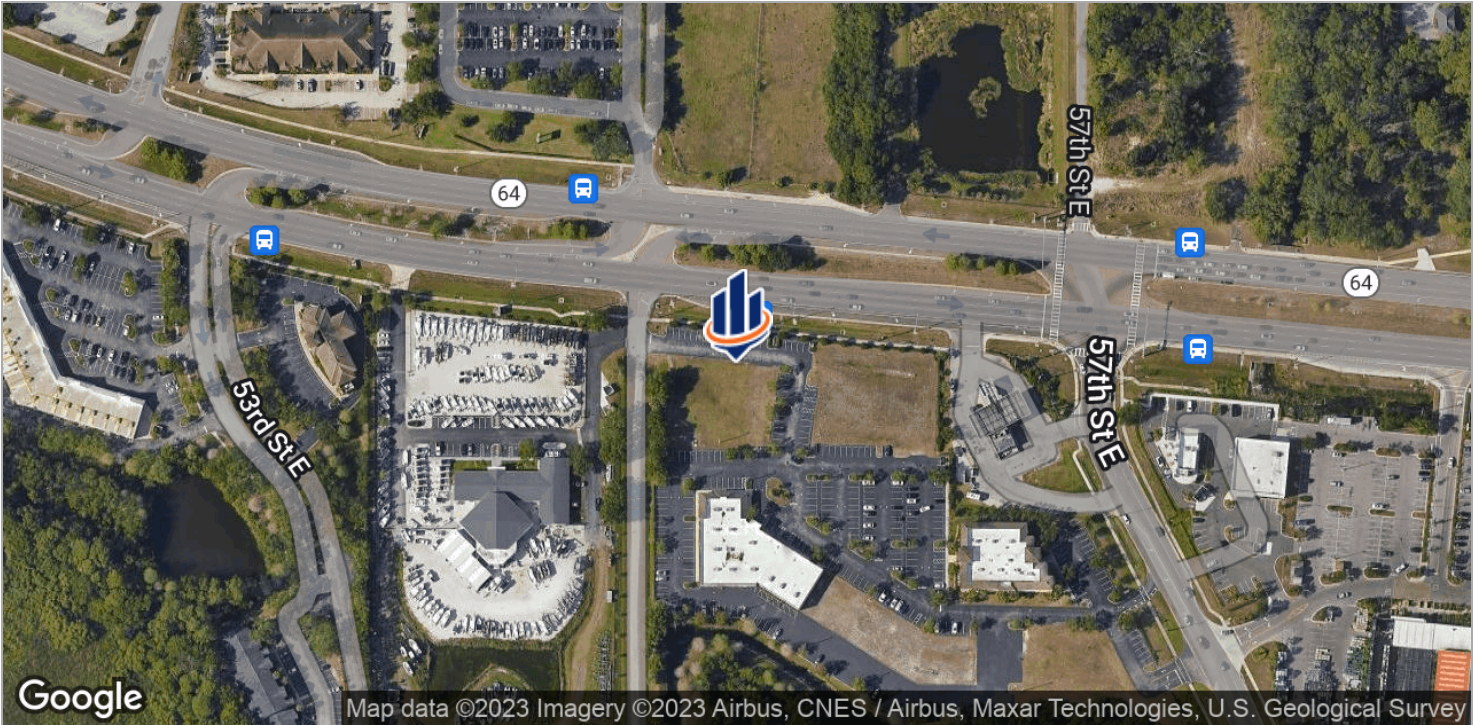
PROPERTY HIGHLIGHTS

- First Generation Retail Space
- Build to Your Specific Requirements
- Generous Landlord Contribution
- Excellent Visibility on SR 64
- High Traffic Corridor - 45,000 AADT

Additional Photos



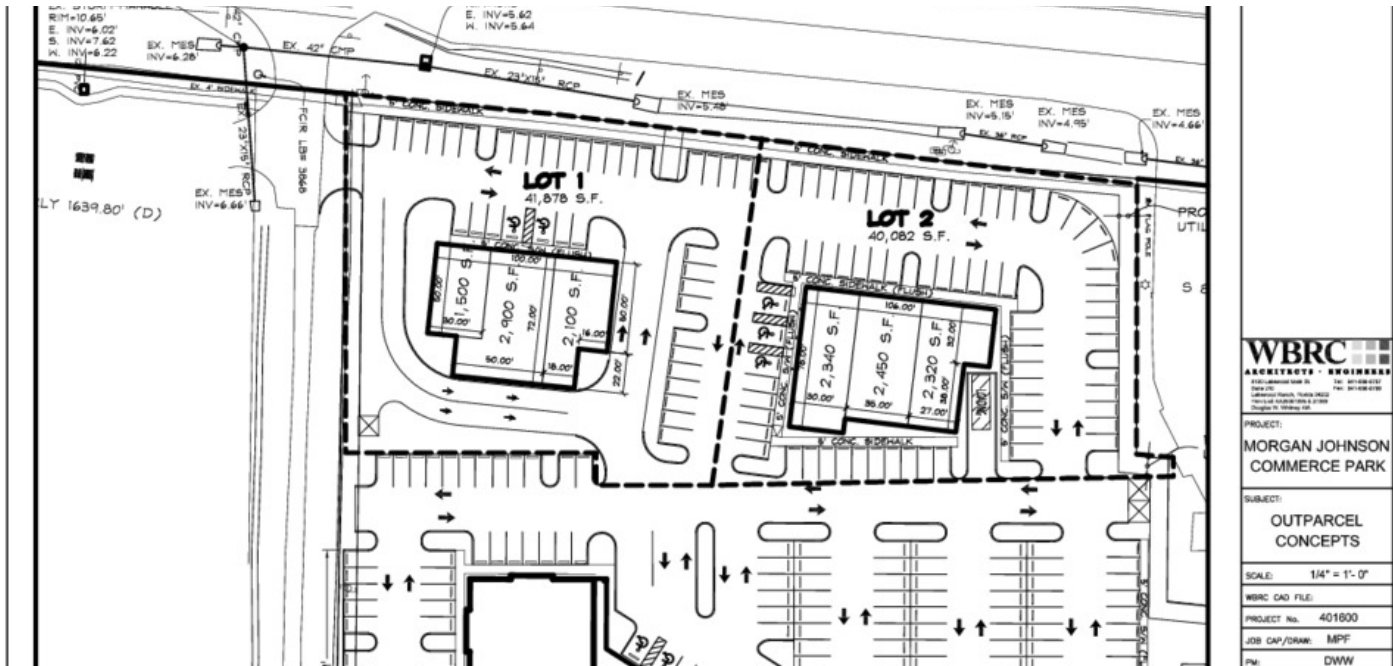
Location Maps



Aerial Map



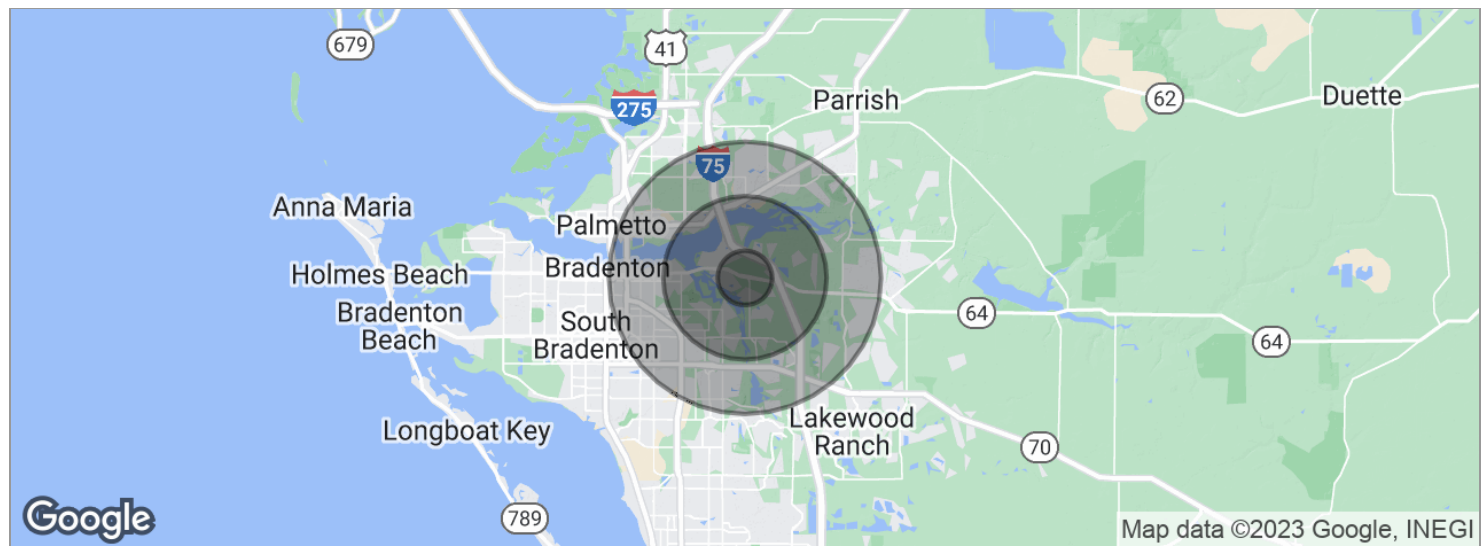
Available Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1	Strip Center	\$28.00 SF/yr	NNN	1,500 SF	Negotiable	Shell space delivered ready for your custom build out. Can be combined. Possibility for drive-thru.
2	Strip Center	\$26.00 SF/yr	NNN	2,100 SF	Negotiable	Shell space delivered ready for your custom build out. Can be subdivided or combined. Drive thru potential.
3	Strip Center	\$25.00 SF/yr	NNN	2,900 SF	Negotiable	Shell space delivered ready for your custom build out. Can be subdivided or combined.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,180	33,039	96,100
Median age	47.0	42.1	42.5
Median age [Male]	48.3	41.7	41.8
Median age [Female]	47.5	44.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,860	12,991	36,939
# of persons per HH	2.2	2.5	2.6
Average HH income	\$62,369	\$65,780	\$63,398
Average house value	\$384,379	\$318,055	\$258,401

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

DIANE LAWSON, CCIM

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PROFESSIONAL BACKGROUND

Diane Lawson has been in the commercial real estate industry for over 27 years, specializing in the sales and leasing of office and retail space. Starting out in property management and leasing she has extensive experience in managing over 750,000 sf of office space and closed over 500 lease transactions. In 2005 she was recognized as one of Gulf Coast Business Review's Top 40 under 40 for her expertise in this industry in Sarasota and Manatee counties. She holds a broker's license and is one of only 6% of commercial brokers nationwide to be honored as a Certified Commercial Investment Member [CCIM] designee.

Diane lives in Bradenton and enjoys spending time with family, traveling and enjoying the gulf waters and beaches.

EDUCATION

Eckerd College, BA
Certified Commercial Investment Member

MEMBERSHIPS & AFFILIATIONS

Realtor Association of Sarasota and Manatee Counties
Florida Realtors
National Association of Realtors
Sarasota Chamber of Commerce
CCIM
International Counsel of Shopping Centers

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