

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	78,765 SF
Available SF:	4411 SF
Lot Size:	0.96 Acres
Year Built:	1985
Zoning:	T5

PROPERTY OVERVIEW

This well-maintained classic building offers a first floor opportunity for the right tenant to take advantage of this asset's prominent location. The building's floor to ceiling windows provide natural light and stunning views of downtown Bradenton while offering unparalleled visibility to the unit's occupant. Become a part of this vibrant community with Main Street hotels and restaurants steps away.

Opportunity also available to lease Outside Teller space 588+ /sf with two drive thru lanes.

Top of Building and eye brown signage available at \$20,000 annually.

PROPERTY HIGHLIGHTS

- One block from Main Street restaurants and the Spring Hill Suites
- Directly across the street from Hampton Inn & Suites Hotels
- Recently installed State of the Art GPS (Global Plasma Solutions) Air Quality System to provide superior clean indoor air
- Floor to ceiling windows allowing natural light, views of downtown and unparalleled exposure to unit's occupant
- 12 foot ceiling height

AVAILABLE SPACES



LEASE RATE:	\$25 PSF NNN-	TOTAL SPACE:	4411 SF
LEASE TYPE:	NNN	LEASE TERM:	60 months

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	DETAILS
Suite 100	\$25.00 SF/yr	NNN	1,500 - 4,411 SF	60 months	Prominently visible location offering full space or potential to divide with access from street or lobby.
Suite 120	Ask Agent	NNN	588 SF	60 months	Former Drive ThruTeller location with Drive Thru's and internal bathroom.
Top of Building and Eyebrow signage	\$20,000/ year	Modified Gross	NA	60 months	Building signage can be leased by building tenant to maximize viability and prestige.

ADDITIONAL PHOTOS



Lobby Entrance



Internal view of space

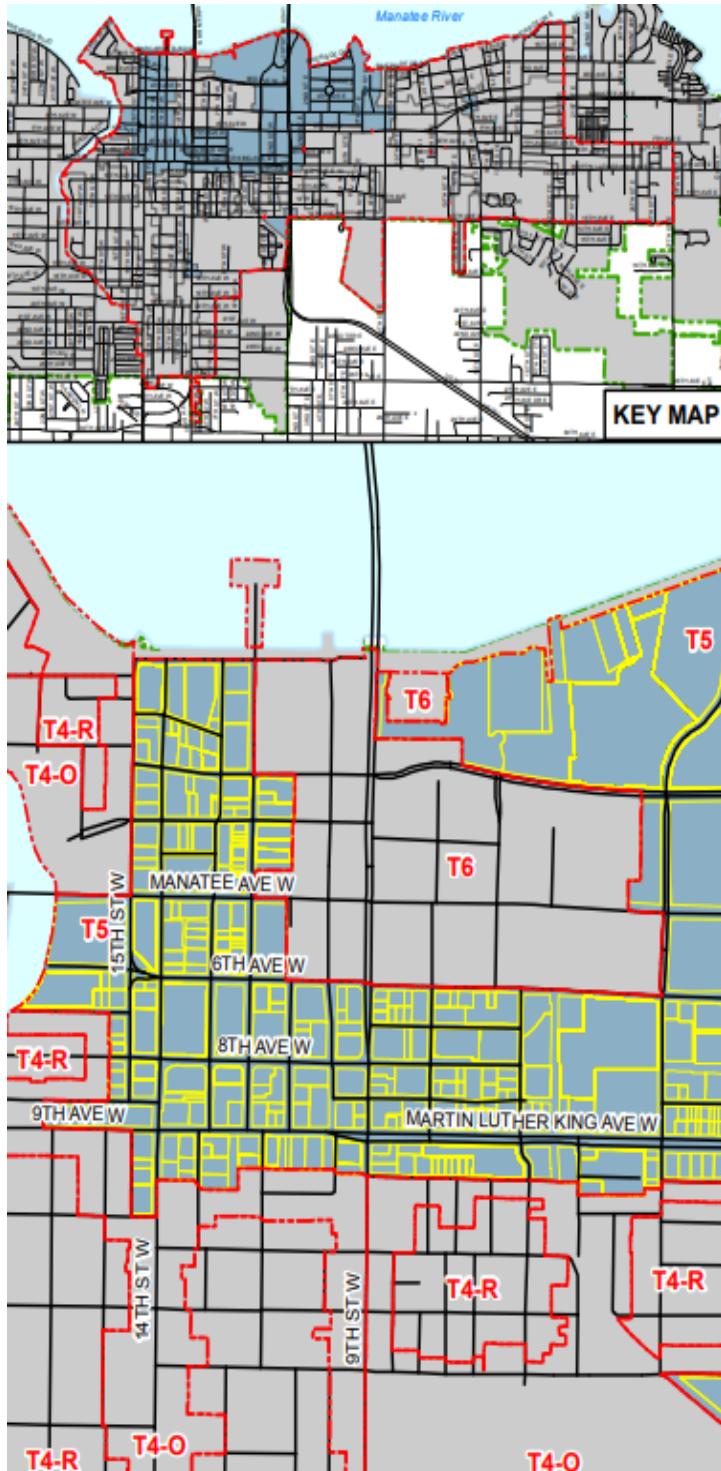


Great windows with natural light and visibility to foot traffic



Dedicated building garage

T5 URBAN CENTER ZONING



T5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Auto Sales/Rental
- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o College
- o Conference Center
- o Convention Center
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Ice Plant
- o Indoor Amusement Center
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

*See Table 4.7 of Form Based Code for additional requirements.

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 5 stories max. 2 min.
Outbuilding - 2 stories max.
Setbacks - Principal Building:
Front Principal - 0 ft. min. 8 ft. max.
Front Secondary - 0 ft. min. 8 ft. max.
Side - 0 ft. min. 24 ft. max.
Rear - 3 ft. min. or 15 ft. from centerline of alley
Lot Width: 18 ft. min.
Lot Coverage: 80% max

Parking:
Residential - 1.0 spaces per dwelling unit
Lodging - 0.5 space per guest unit
Office - 1.0 space per 500 sq. ft. of floor area
Retail - 1.0 space per 500 sq. ft. of floor area
See page 4.36 of Form-Based Code for T5 information.

Legend

- Urban Center (T5)
- Form Based Code Area
- Parcels
- City Limits



0 0.1 0.2 0.4
Miles

This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.

**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER

TCN
WORLDWIDE
REAL ESTATE SERVICES

100 S WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

PRESENTED BY:

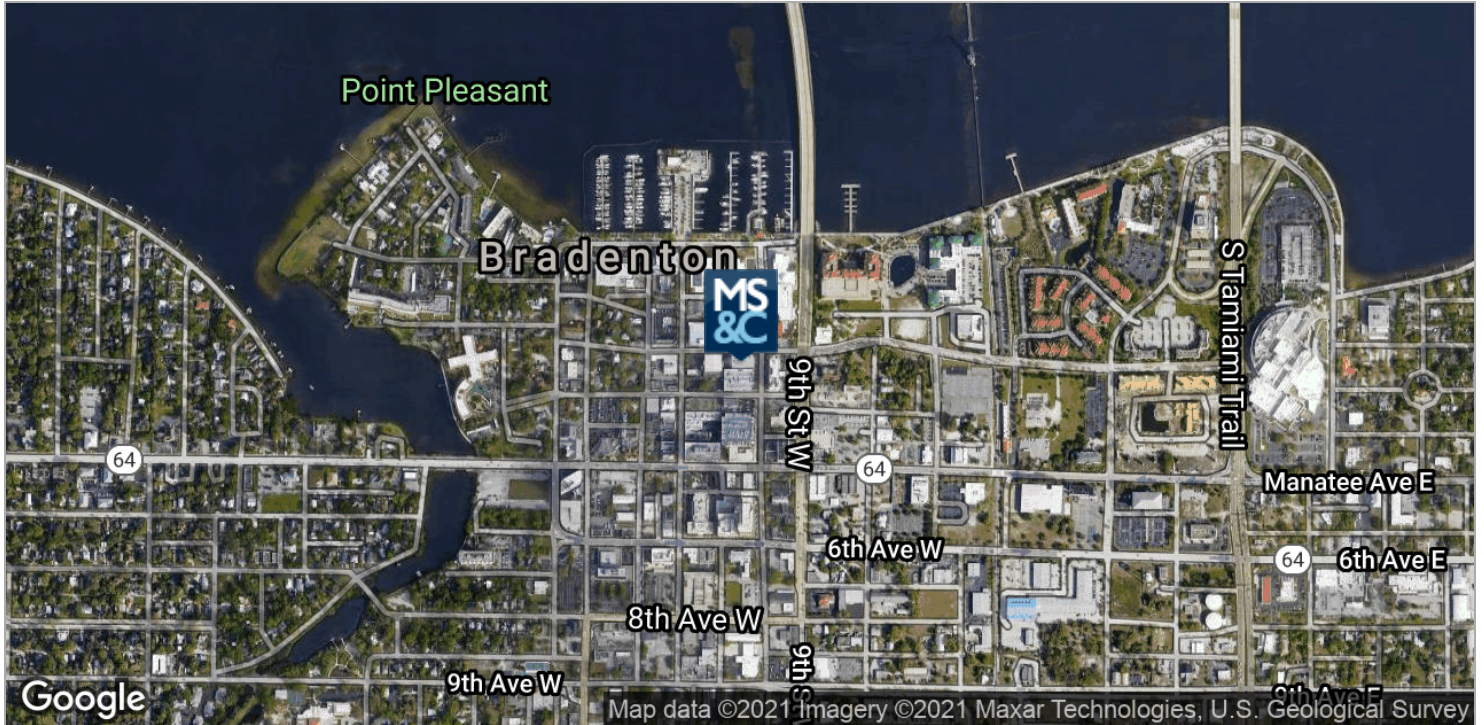
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LOCATION MAPS



Michael Saunders & Company
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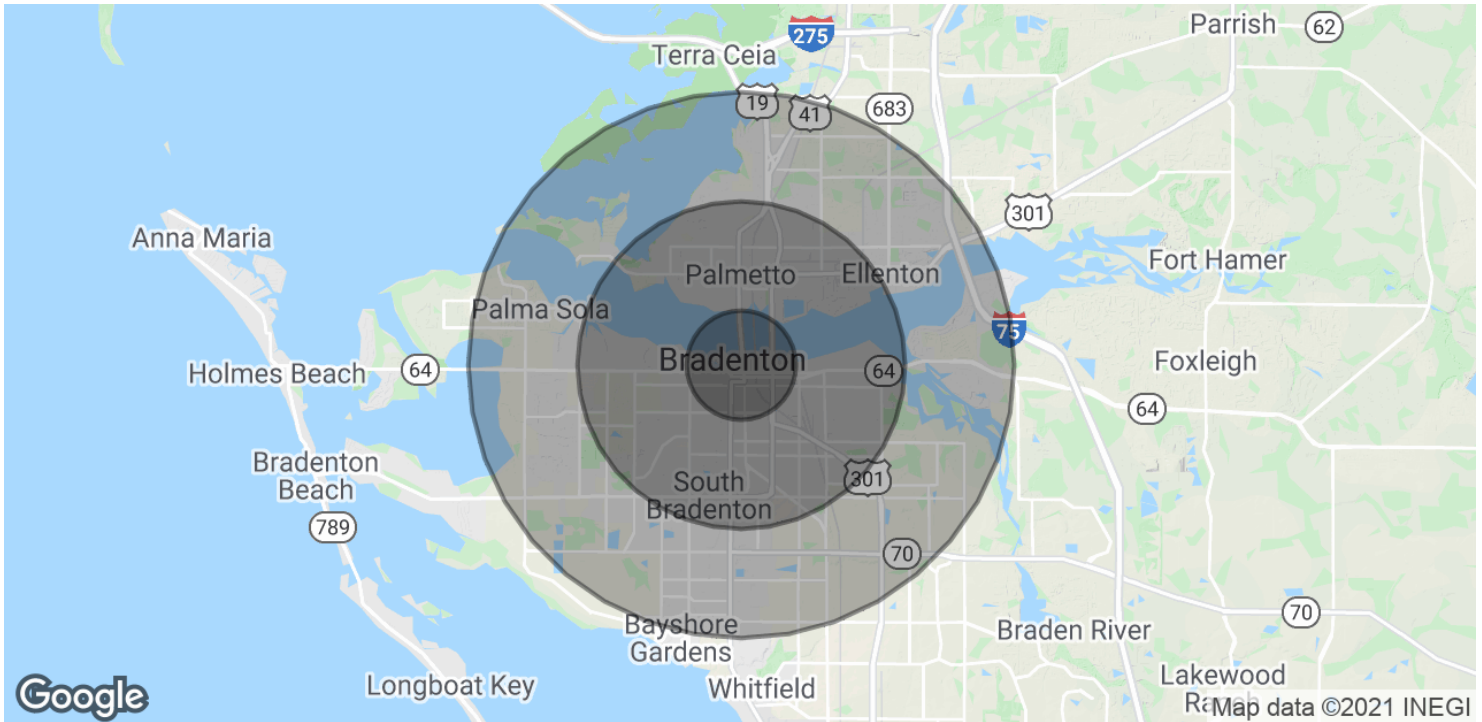
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,208	80,389	178,708
Average age	40.8	39.7	42.2
Average age (Male)	38.2	38.4	40.8
Average age (Female)	41.8	41.7	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,586	31,286	72,349
# of persons per HH	2.6	2.6	2.5
Average HH income	\$49,190	\$50,333	\$50,939
Average house value	\$297,481	\$210,028	\$235,689

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia Alumni Club Immediate Past President.
Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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Executive Vice President



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PROFESSIONAL EXPERIENCE

Jason serves as Executive Vice President of NDC Asset Management and brings over 17 years of commercial real estate development, construction, brokerage and management experience to the organization. He also serves as Vice President of Development for NDC Construction Company located in Bradenton, Florida.

As EVP, Jason oversees the management of over 460,000 SF of commercial space and 7,343 residential units in four states. Additionally, Jason has brokered over \$40 million in sales and leases in professional/medical office buildings and vacant property in the Bradenton/Sarasota region. As Executive Vice President, Jason will lead the daily operations of NDC Asset Management with a staff of over 300 employees located in four states: Florida, Pennsylvania, Louisiana, and Virginia.

In his role with NDC Construction Company, Jason has overseen project pre-construction activities, including design coordination and permitting for over \$120 million of construction projects, and managed all development activities for over \$70 million of private commercial investments, including property entitlements and financial analysis.

EDUCATION

Florida State University, MBA

University of South Florida, Bachelors of Science, Finance

MEMBERSHIPS & AFFILIATIONS

Urban Land Institute

Florida Green Building Coalition

ABOUT NDC ASSET MANAGEMENT

Since 1969, NDC Asset Management has been headquartered in Pittsburgh, Pennsylvania, with regional offices in Florida, Louisiana, and Virginia, and provides high-level residential and commercial real estate property management services to a wide range of satisfied clients. For 50+ years, NDC Asset Management (formerly NDC Real Estate Management) has played numerous property management roles while overseeing a diversified multi-state portfolio that includes apartment complexes, condominiums, townhomes, single family homes, commercial buildings, and shopping centers.