

OFFICE DEVELOPMENT SITE ACROSS FROM SCF

5805 26TH STREET WEST
BRADENTON, FL 34207



Matt Fenske
Advisor

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Property Summary



OFFERING SUMMARY

Sale Price:	\$79,000
Lot Size:	0.23 Acres
Price / SF:	\$7.89 psf
APN #:	6133200003
ZONING:	Professional Small Office (PR-S)
MARKET	Bradenton

PROPERTY OVERVIEW

This site provides a great opportunity for a company to build their own office directly across the street from the main entrance to State College of Florida. This is also a great opportunity for a developer looking to build a small income-producing property.

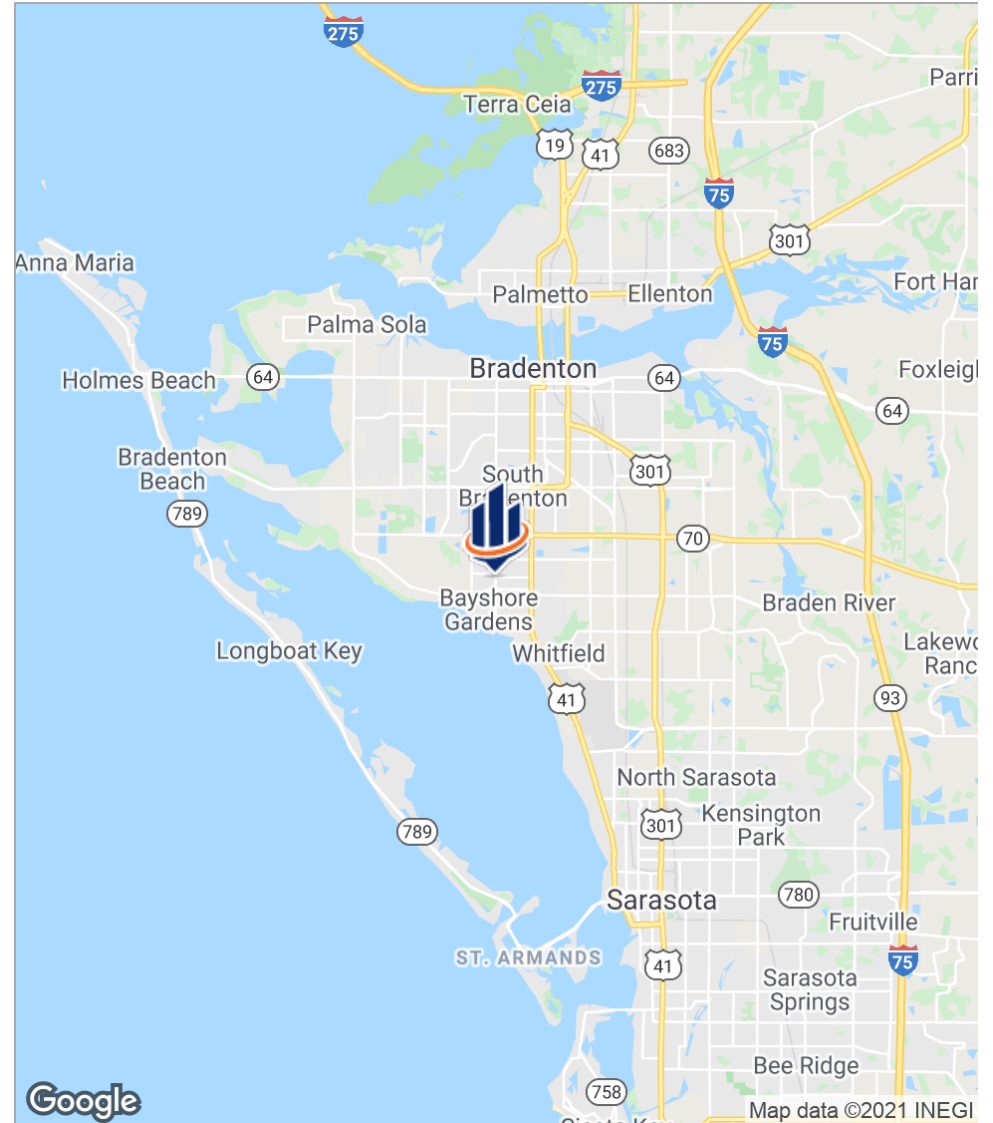
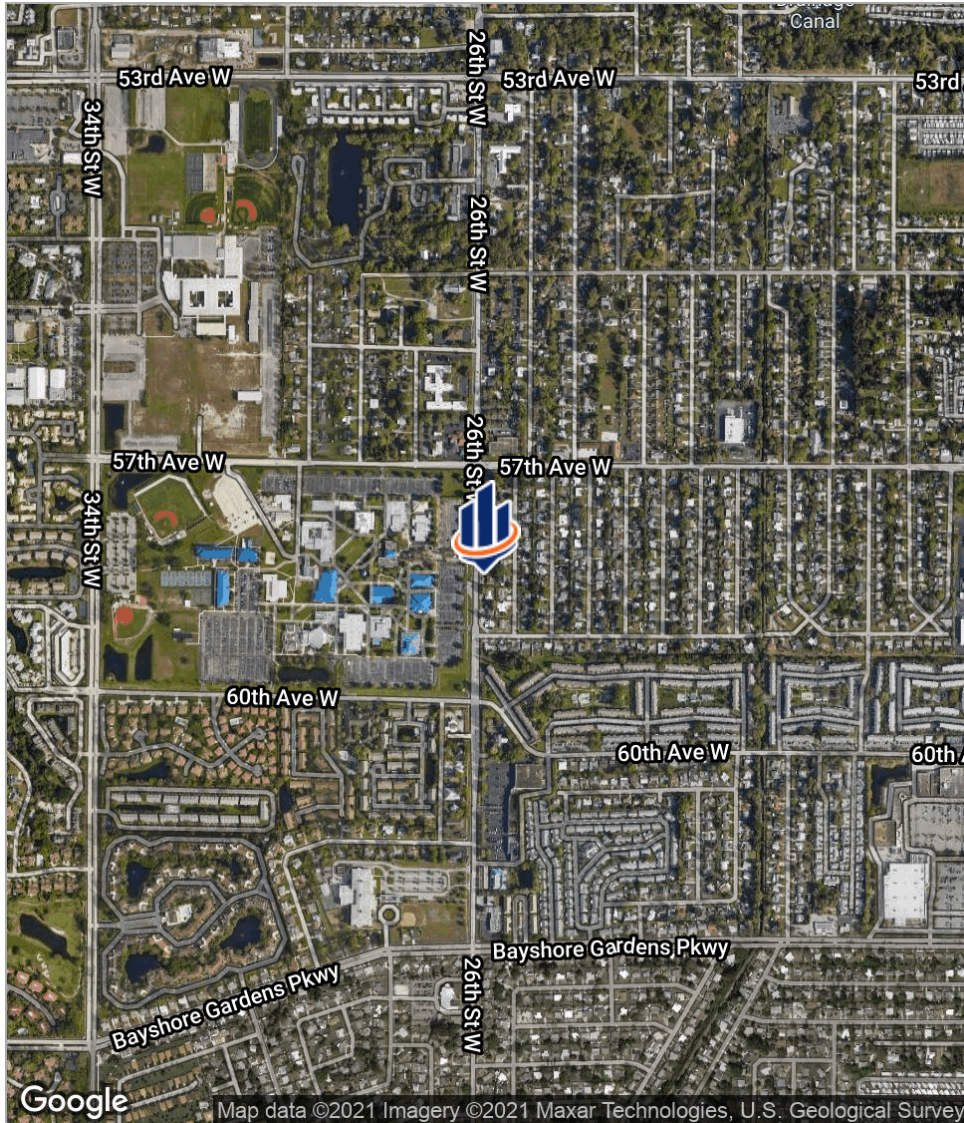
PROPERTY HIGHLIGHTS

- Highly visible site directly across from the main entrance to State College of Florida!
- Opportunity for an end-user looking to build their own office or builder looking for an income-producing development site
- .23 Acres
- Zoned Professional Office Small (PR-S)

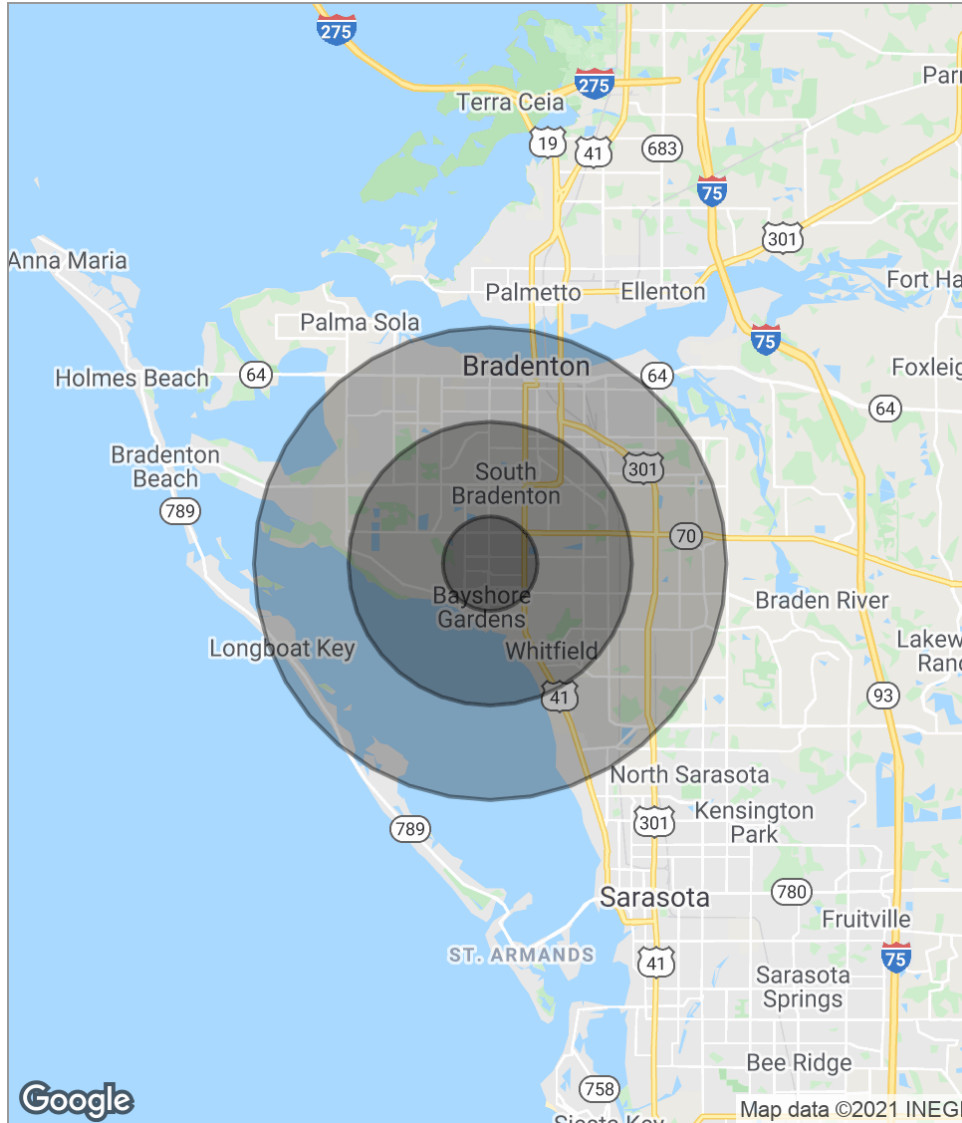
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,526	81,109	157,975
Median age	43.9	42.7	43.1
Median age (Male)	43.6	41.5	41.4
Median age (Female)	44.1	43.6	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,381	34,969	65,671
# of persons per HH	2.1	2.3	2.4
Average HH income	\$43,120	\$46,324	\$53,887
Average house value	\$127,443	\$181,779	\$228,590

* Demographic data derived from 2010 US Census

All Advisor Bios



Matt Fenske

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 office and industrial sales. Matt has been involved in over \$40 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 Downtown Sarasota and enjoys playing golf and spending time on the water.

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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 twenty five 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 \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 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.

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