

MATTHEWS™

**Owner-User
Office Opportunity**
Offering Memorandum



4,080 SF | ±3 Miles from Downtown Bradenton | In-Place Income

Multi - Tenant Office Building
3306 26th Street West Bradenton, FL 34205

Exclusively Listed By



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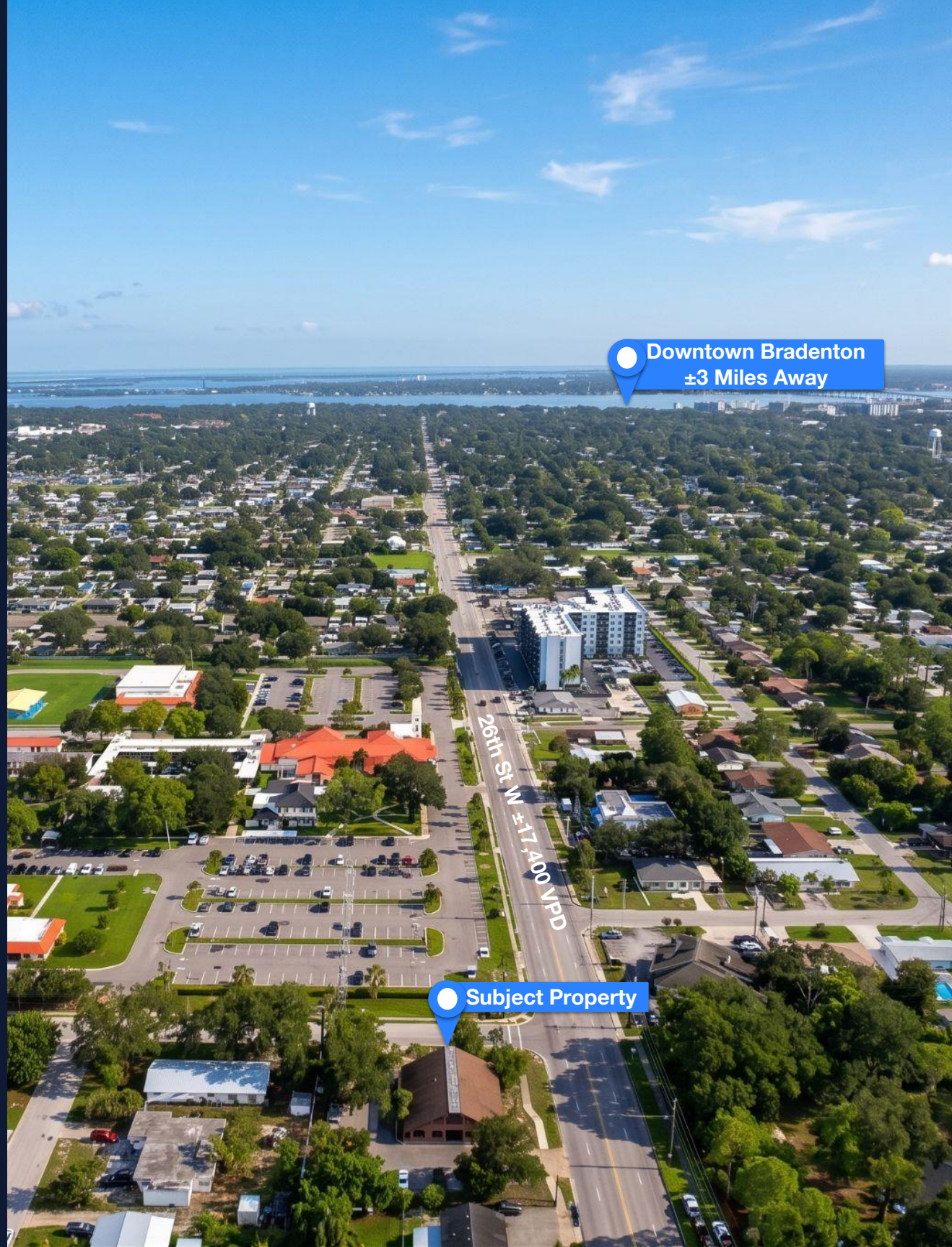
Kyle Matthews

Broker of Record

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MATTHEWS™



Property Overview

3306 26th St West
Bradenton, FL 34205



Investment Highlights

Property Highlights

- **Immediate Rental Income:** Approximately half of the ground floor is under a month-to-month lease at \$2,000 per month, generating \$24,000 in annual rental income. This provides the buyer with income from day one and helps cover the costs of owning the building.
- **Highly Visible 26th Street West Frontage:** Positioned along 26th Street West with approximately 17,400 VPD, the property offers excellent street exposure and convenient access for both clients and employees. The prominent frontage provides strong visibility for an owner-user or investor seeking a highly accessible Bradenton location.
- **Flexible Multi-Suite Configuration:** The 4,080 SF two-story building features a multi-suite layout that provides flexibility for an owner-user, investor, or professional office operator. The existing configuration allows an incoming user to occupy a portion of the building while leasing the remaining space for additional income.
- **Turnkey Dental Suite:** A freshly updated, built-out dental suite provides an immediate opportunity for a dental or medical professional to utilize an existing specialized buildout, potentially reducing the time and capital required to open a new practice.
- **Executive Office with Private Entrance:** The second floor includes an executive office with a private stairwell, kitchenette, and bathroom with a shower, providing a high degree of separation and privacy well suited for professional services, management offices, or an owner-user seeking dedicated executive space.

Location Highlights

- **3 Miles from Downtown Bradenton:** The property is located less than 10 minutes from Downtown Bradenton, providing convenient access to the area's restaurants, retail, cultural attractions, and Riverwalk. Its proximity to Downtown Bradenton enhances accessibility for employees, clients, and customers while benefiting from the area's continued growth and development.
- **Adjacent to Saint Joseph Catholic Church & School:** The property is directly adjacent to the St. Joseph Catholic Church campus at 3100 26th Street West, creating an established anchor immediately next door. The campus includes the church, school, parish facilities, and community programming, generating consistent activity along the 26th Street corridor.
- **Dense Residential & Multifamily Base:** The surrounding area features a strong concentration of multifamily communities, creating a substantial built-in population base within close proximity to the property. The area's residential density provides an attractive customer and employee base for a variety of office and service-oriented users.
- **Adjacent to Major Senior Care & Hospice Facilities:** The property is directly across the street from Tidewell Hospice – Bradenton and Summerfield Senior Living, creating strong proximity to established healthcare and senior-care providers. This location offers potential synergies for medical, healthcare, therapy, home health, and other professional office users seeking convenient access to complementary healthcare services and an established patient and resident population.
- **One of Florida's Fastest-Growing Counties:** Manatee County has experienced exceptional population growth, expanding from approximately 400,000 residents in 2020 to an estimated 468,000 in 2025 — a gain of nearly 17% in just five years, more than double Florida's statewide growth rate over the same period.



Downtown Bradenton
±4.5 Miles Away

LOWE'S
Top 2% of National Locations
Source: AlphaMap

HOBBY LOBBY **CVS pharmacy**
REGAL **Applebee's**

Subject Property

dd's DISCOUNTS
market

Southeast High School
±1,641 Students

ALDI

THE HOME DEPOT
Top 1% of National Locations
Source: AlphaMap

Burlington **SPROUTS FARMERS MARKET**
GameStop **Chipotle** **NISSAN** **Best Buy** **BAM! BOOKS-A-MILLION** **DICK'S SPORTING GOODS**

IMG ACADEMY

Bayshore High School
±1,460 Students

AMERICAN TOWER Warehouse
±4,866 Employees

53rd Ave ± 30,500 VPD

Walmart Supercenter

OLLIE'S Bargain OUTLET
'GOOD STUFF CHEAP'

Detwiler's FARM MARKET

SUBWAY
Checkers

BEALLS
—Live Life Local—
Warehouse
±15,000 Employees

SCF **State College of Florida SCF Bradenton**
±63,000 Students

63rd Ave E ± 19,200 VPD

HARBOR FREIGHT
Quality Tools at Remarkably Low Prices

Winn-Dixie

Winn-Dixie

Chick-fil-A **T.J. MAXX**
PET SUPPLIES PLUS **SONIC**

Publix

TARGET

Sarasota Bradenton International Airport
±6.6 Miles Away

Walgreens

sam's club

Downtown Sarasota
±10.1 Miles Away

3306 26th St West
Bradenton, FL 34205

\$800,000

Price

±4,080 SF

GLA

±17,400

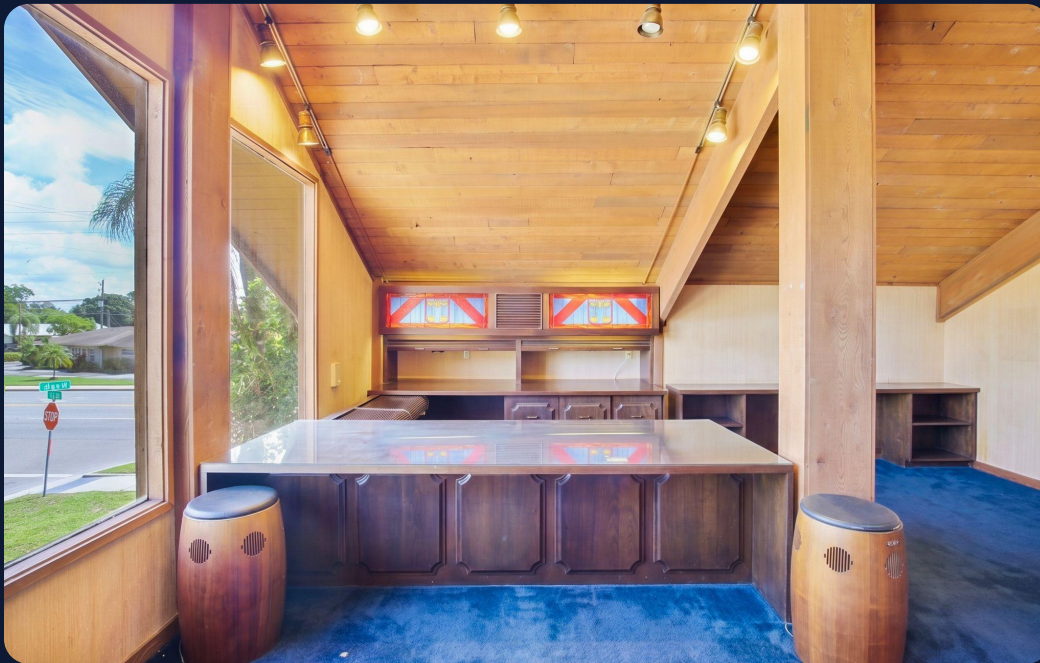
Vehicles Per Day

\$196.08

Price Per SF



Property Photos



Property Photos



Bradenton, FL

34,877
Total Population

\$122,925
Median HH Income

17,888
of Households

53.5
Median Age



Local Market Overview

Bradenton is a growing Gulf Coast community in Manatee County, benefiting from its position within the greater Sarasota-Bradenton region and convenient access to the Tampa Bay area. Continued in-migration and residential development have strengthened the local consumer base and supported demand for retail, dining, healthcare, and everyday services.

The local economy is supported by a diverse mix of healthcare, retail, construction, professional services, tourism, and hospitality. Healthcare and retail represent particularly important components of the area's employment base, while continued business and residential expansion supports broader commercial activity.

Bradenton also benefits from a strong tourism industry driven by its Gulf Coast location, nearby beaches, recreational amenities, and proximity to destinations such as Anna Maria Island. Combined with continued residential growth and regional connectivity, these factors help generate consistent consumer activity and reinforce Bradenton's position as an attractive retail and commercial market.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	19,245	109,845	190,561

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,479	50,209	84,115

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$83,148	\$80,872	\$92,986

Bradenton, FL MSA

Bradenton, Florida is a growing Gulf Coast city known for its expanding economy, strong population growth, waterfront setting, and diverse mix of residential, commercial, and recreational amenities. Located along the Manatee River and within the broader Sarasota-Bradenton metropolitan area, Bradenton continues to attract residents, businesses, and visitors drawn to its favorable quality of life, business environment, and convenient regional connectivity. The city benefits from a broad economic base supported by healthcare, professional services, tourism, retail, manufacturing, construction, and marine-related industries. Continued residential and commercial development throughout the Bradenton area is further supporting job growth and strengthening the local economy.

Beyond its core economic drivers, Bradenton offers a popular downtown, waterfront districts, cultural attractions, and a growing selection of retail, dining, and entertainment destinations. Major attractions, including the Riverwalk, Village of the Arts, LECOM Park, and nearby Anna Maria Island and Gulf Coast beaches, contribute to the area's strong tourism and recreational appeal. Expanding healthcare, education, and employment centers further support Bradenton's continued growth, while ongoing infrastructure improvements and access to major transportation corridors, including U.S. 41, State Road 64, and Interstate 75, provide convenient connectivity throughout the Sarasota-Bradenton region and broader Tampa Bay market.



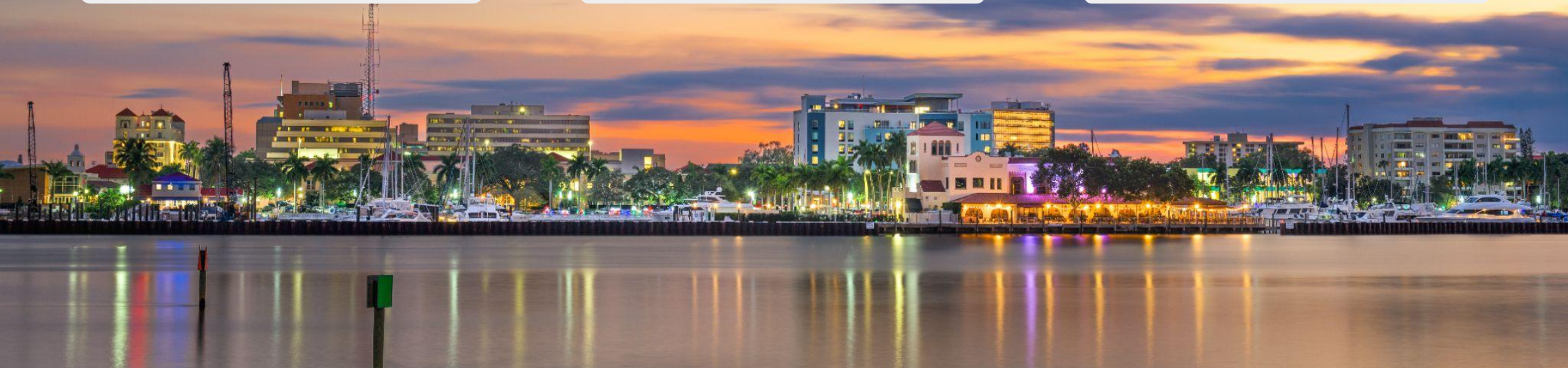
Anna Maria Island
4 Million Visitors Per Year



Sarasota Bradenton International Airport (SRQ)
4.5 Million Visitors Per Year



IMG Academy
1.1 Million Visitors Per Year



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3306 26th St West, Bradenton, FL, 34205** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.