



ADDRESS

**4835 27th St. W.
Bradenton, FL 34207**

PROPERTY FEATURES

- Fully Leased out!
- 7.6% Cap Rate of Return!
- Quick access to I-75 via SR70 east
- Skylights in larger units
- Current On site landlord/ownership: sale - lease back situation
- Office park has undergone major renovations and updates
- Close to medical, SCF and airport

	1 Mile	3 Miles	5 Miles
Total Households:	6,596	42,244	69,971
Total Population:	15,947	100,440	170,158
Average HH Income:	\$42,581	\$47,946	\$52,346

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BENJAMIN BAKKER

Senior Commercial Advisor

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Commercial

PARKWOOD PROFESSIONAL CENTER OFFICE BUILDING

4835 27TH ST. W., BRADENTON, FL



OFFERING SUMMARY

Sale Price: \$995,000

Year Built: 1986

Building Size: 7,424 SF

Zoning: RMF-6,PD-R,PR-S

Market: Bradenton - Sarasota

Price / SF: \$134.02

PROPERTY OVERVIEW

Own an investment property professional building with class and history. Located under the massive old oaks of the Parkwood Professional center is an amazing office building filled with happy tenants in a well maintained building.

Ownership currently occupies entire first floor and will agree to a leaseback. They currently lease the second floor to multiple tenants.

Financials Available Upon Signed NDA Receipt

PROPERTY HIGHLIGHTS

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Michael Saunders & Company
TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

100 S Washington Blvd | Sarasota, FL
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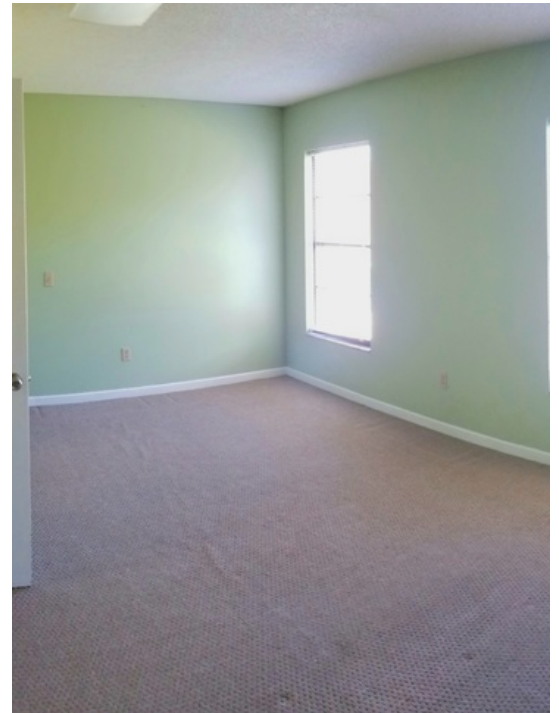
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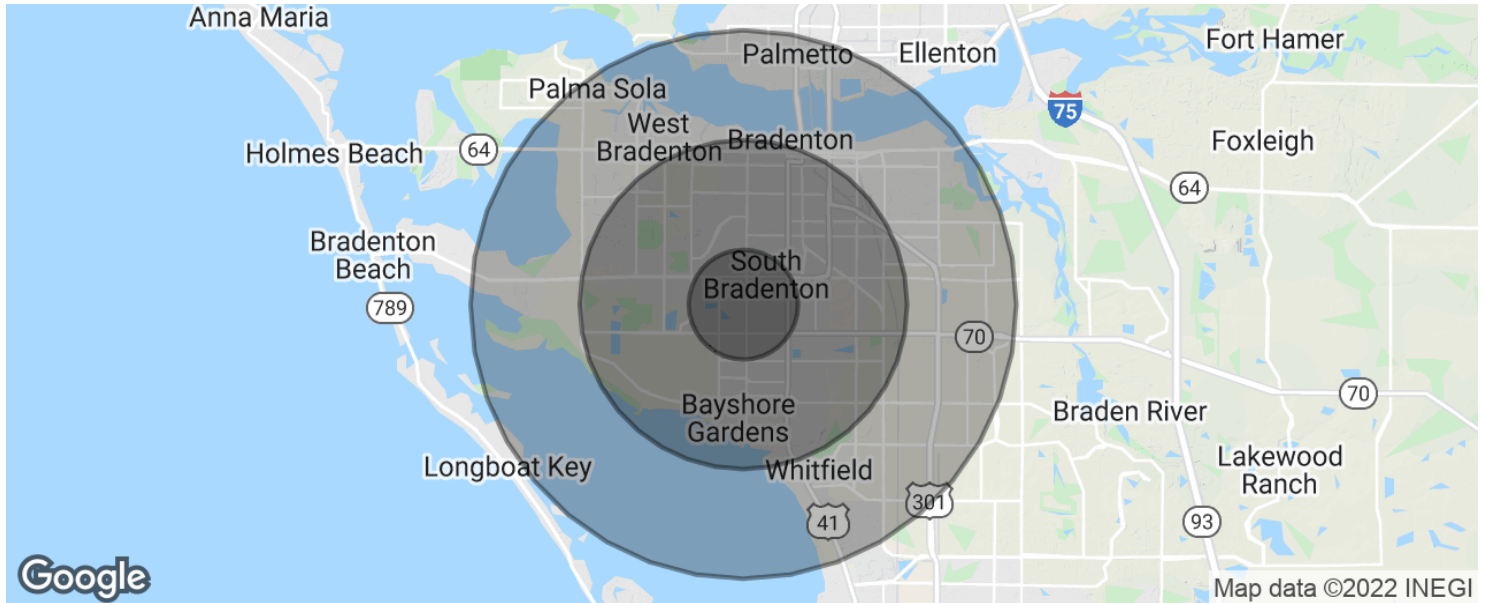
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,947	100,440	170,158
Median age	35.5	42.1	42.8
Median age (Male)	35.7	40.8	41.2
Median age (Female)	36.0	43.4	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,596	42,244	69,971
# of persons per HH	2.4	2.4	2.4
Average HH income	\$42,581	\$47,946	\$52,346
Average house value		\$182,549	\$219,780

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

As a lifelong resident of the suncoast, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that began with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs throughout Manatee & Pinellas Counties.

Ben previously served as Vice President of HJB Properties for over 8 years, a family-owned commercial property entity. Where he oversaw management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & was appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018, 2019 & 2020 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" as well as the 2018 & 2020 Presidents Award for highest sales in the division overall. In 2020, Ben was also bestowed the MS&C John McMahon Award by his peers.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

MEMBERSHIPS & AFFILIATIONS

CCIM: Graduate of Levels 101, 102, 103 and 104