

SALE

Office/Medical Office Building Pad

10030 US HIGHWAY 301 NORTH

Parrish, FL 34219

PRESENTED BY:

TONY VELDKAMP, CCIM
Phone: 941.487.6990
tony.veldkamp@svn.com
FL #BK576074

MATT FENSKE
Phone: 941.487.3794
matt.fenske@svn.com
FL #SL3373336

Edward Jones
vipcare

ELITE
MEDICAL SPA
DESTINATION
DENTAL

100th DRIVE EAST



EveryOne Urgent Care
Your Health. Our Commitment.

FAMILY & INTERNAL
MEDICINE ASSOCIATES PA

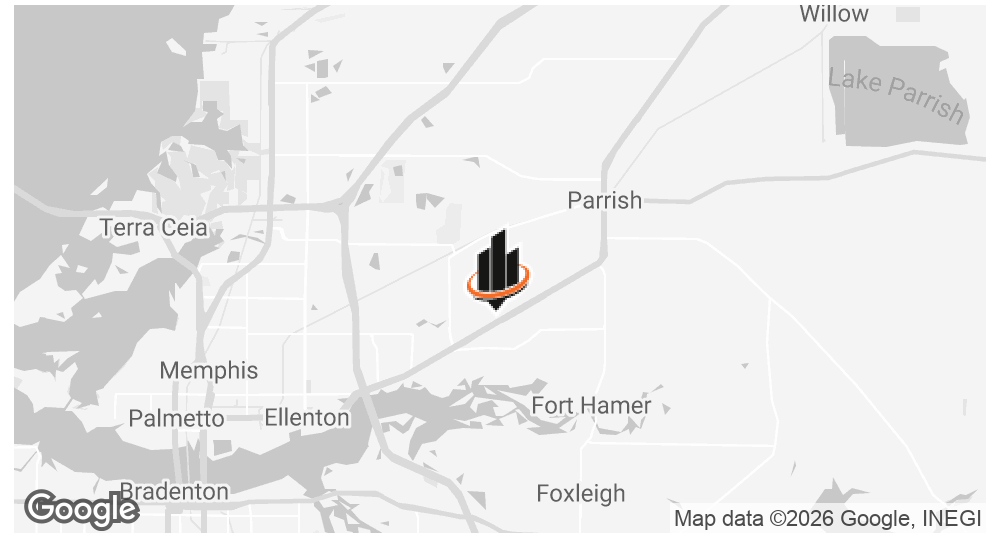
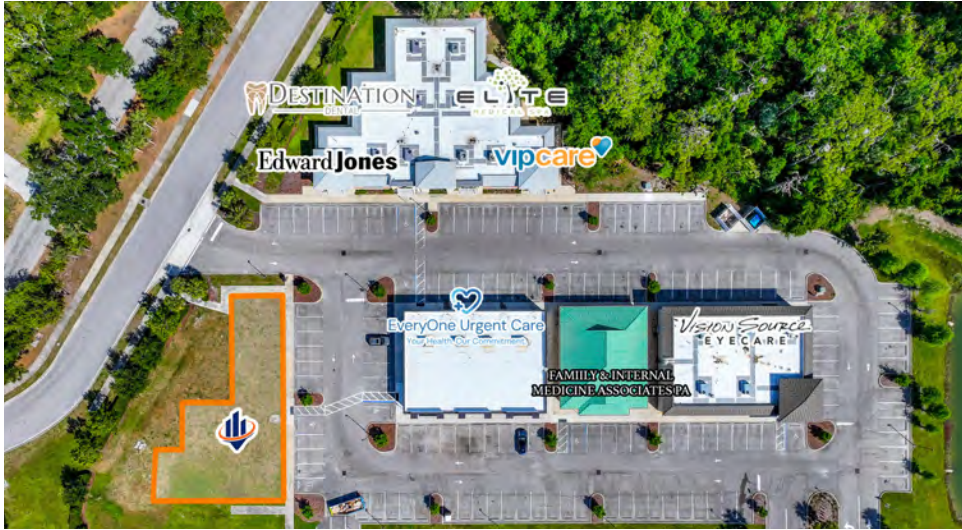
VISION SOURCE
EYECARE

U.S. 301
AADT: 23,500

SVN
COMMERCIAL ADVISORY GROUP



PROPERTY SUMMARY



SALE PRICE	\$1,150,000
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OFFERING SUMMARY

LOT SIZE:	6,544 SF
ZONING:	Planned Development Mixed-Use (PD-MU)
MARKET:	North Port-Sarasota-Bradenton MSA
SUBMARKET:	North River
TRAFFIC COUNT:	23,500

PROPERTY HIGHLIGHTS

- Last available Medical office pad in Village Square Office Park approved for up to 6,544 SF of Development
- High Visibility corner lot with opportunity for signage on the building as well as prominent monument signage at the entrance of the park
- Fully developed site ready for new office construction with essential infrastructure already in place including offsite improvements, entrance, signage, drive and parking areas, curbs and sidewalks, and shared retention area
- Opportunity to join other medical tenants including Vision Source, Elite Med Spa and Everyone Urgent Care for increased traffic and synergy

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This office/medical office building pad represents the final remaining vacant parcel within Village Square Office Park, located on US 301 in Parrish, Florida. Positioned on a highly visible corner lot, the site benefits from strong exposure with an average daily traffic count of approximately 23,500 vehicles, as well as prominent pylon signage at the park's main entrance.

The property has all site development complete (subject to any final grading and compaction needed) and is ready for building permits.

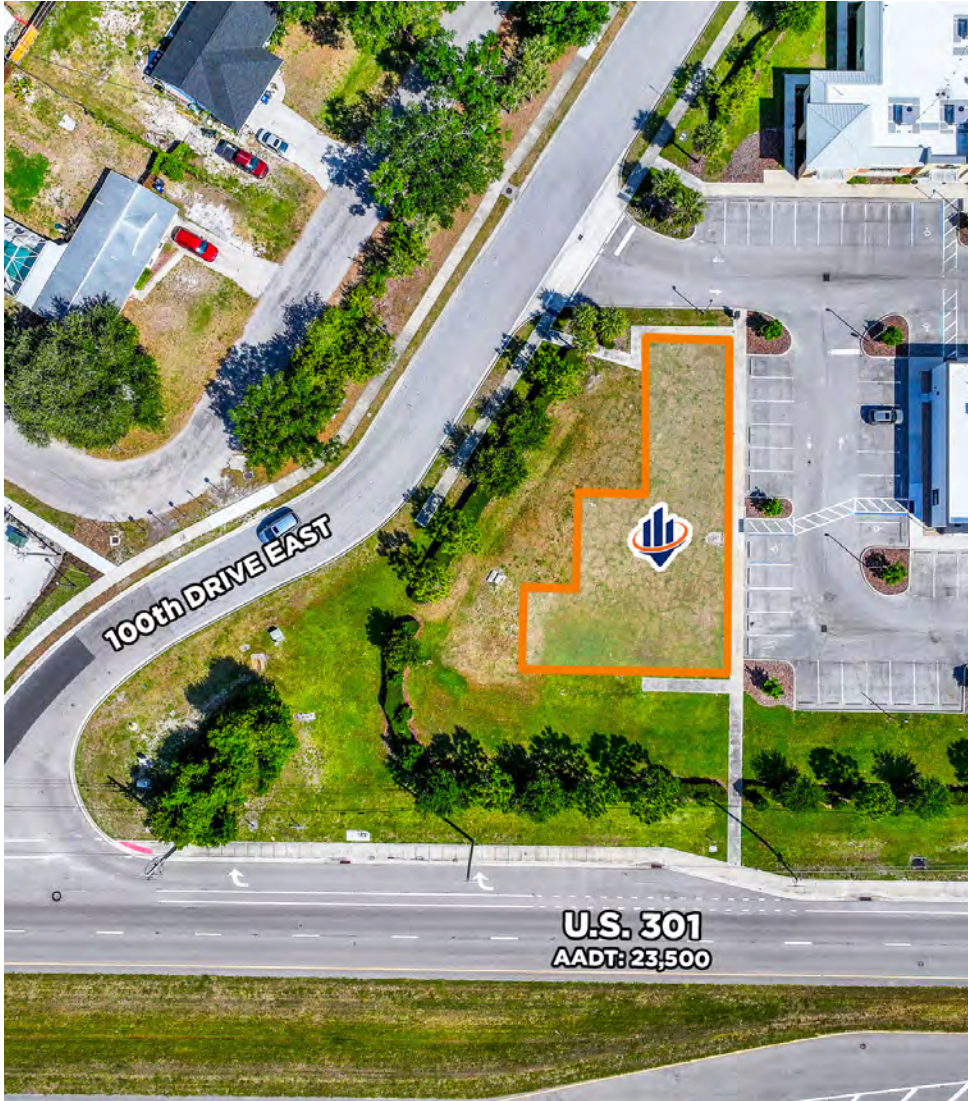
This is a prime opportunity to join a well-established network of medical and professional tenants, including Everyone Urgent Care, Family Internal Medicine Associates, Vision Source, Edward Jones, Elite Medical Spa, VIPCare, and Destination Dental. Directly across 100th Drive East is a newly constructed 13,000-square-foot medical office building, occupied by Dolphin Medical Group and Aldrich Cardiovascular Institute.

The uses shall be limited to professional and/or medical offices and business services. No retail shall be permitted. Ophthalmology and Pharmacy are restricted uses.

SITE DESCRIPTION

This cleared building pad is ready for construction. Positioned in the Village Square Office Park with ample parking, sidewalks already in place, surrounding landscaping, and all other pads already developed.

LOCATION DESCRIPTION



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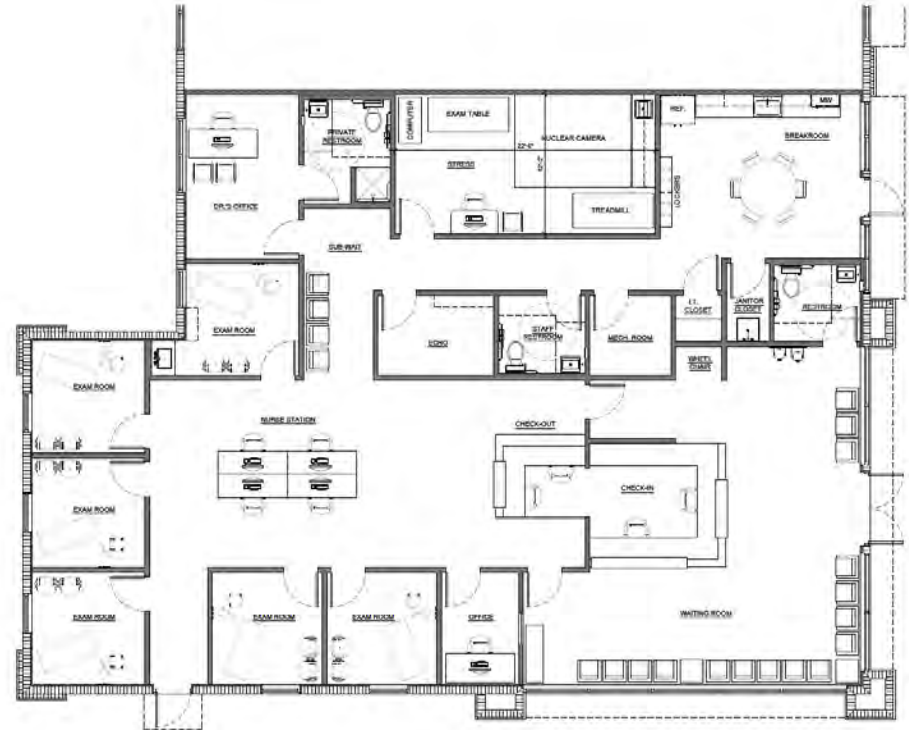
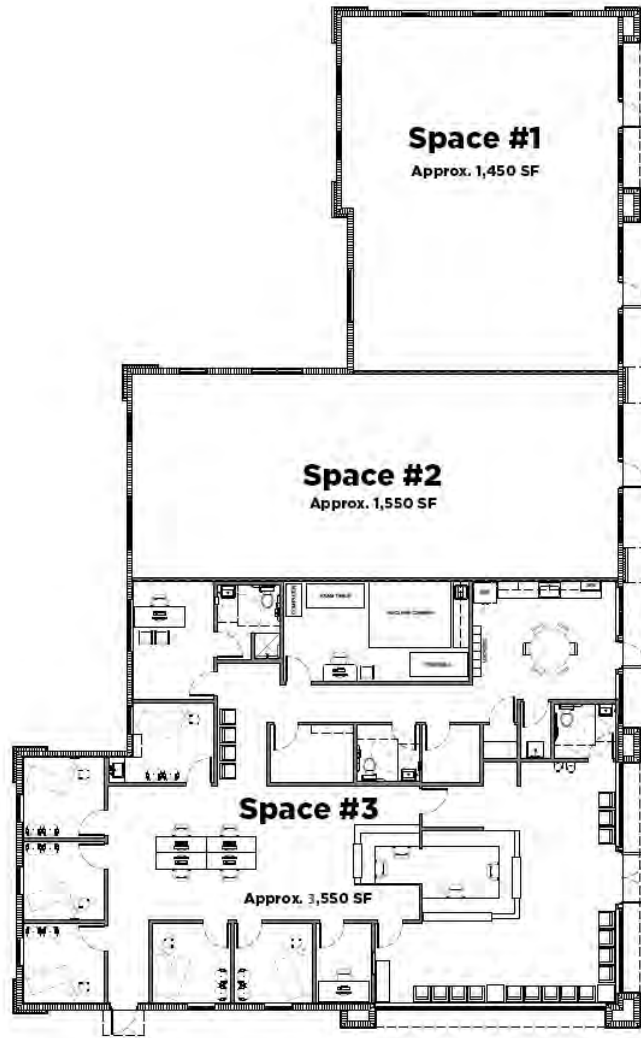
This development site is located on the north side of US Highway 301, just over three miles from I-75. US 301 serves as the primary corridor connecting Ellenton and Parrish in Manatee County and continues north into Tampa. The I-75/US 301 interchange has become a highly trafficked commercial hub, driven in part by the Ellenton Premium Outlets—a 476,850-square-foot open-air shopping center featuring more than 130 stores—and the Florida International Tradeport, a 130-acre industrial and business park with over 2 million square feet of space across 12 fully leased buildings.

Parrish is known for local attractions such as Rye Preserve and the Florida Railroad Museum, which offers round-trip excursions between Parrish and Willow. The site is centrally positioned between Bradenton, Lakewood Ranch, and Ruskin, providing convenient access to Bradenton, Sarasota, and Tampa.

This area of Manatee County has experienced significant residential growth in recent years, with established communities such as Harrison Ranch, Silverleaf, and Forest Creek. Continued expansion is underway with projects like Sinclair at Ellenton, a 217-unit luxury apartment community expected to be completed in 2027, and The Eddy at Harrison Ranch, a 240-unit development anticipated for completion in summer 2026.

Additional residential growth is occurring east of the site along Fort Hamer Road. Notable developments include Cross Creek, a 1,300-acre master-planned community with approximately 1,000 homes; Broadleaf, a 266-home neighborhood by Neal Communities; Woodland Preserve by Kolder Homes, a 100-acre, 420-home active adult (55+) community; and North River Ranch, a 2,600-acre master-planned development projected to include more than 6,000 homes.

SAMPLE BUILDING PLAN



TONY VELDKAMP, CCIM
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 tony.veldkamp@svn.com
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SAMPLE BUILDING RENDERINGS



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AERIAL LOOKING NORTHWEST TOWARD MOCCASIN WALLOW ROAD



TONY VELDKAMP, CCIM
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 O: 941.487.3794
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AERIAL LOOKING EAST TOWARD PARRISH



TONY VELDKAMP, CCIM
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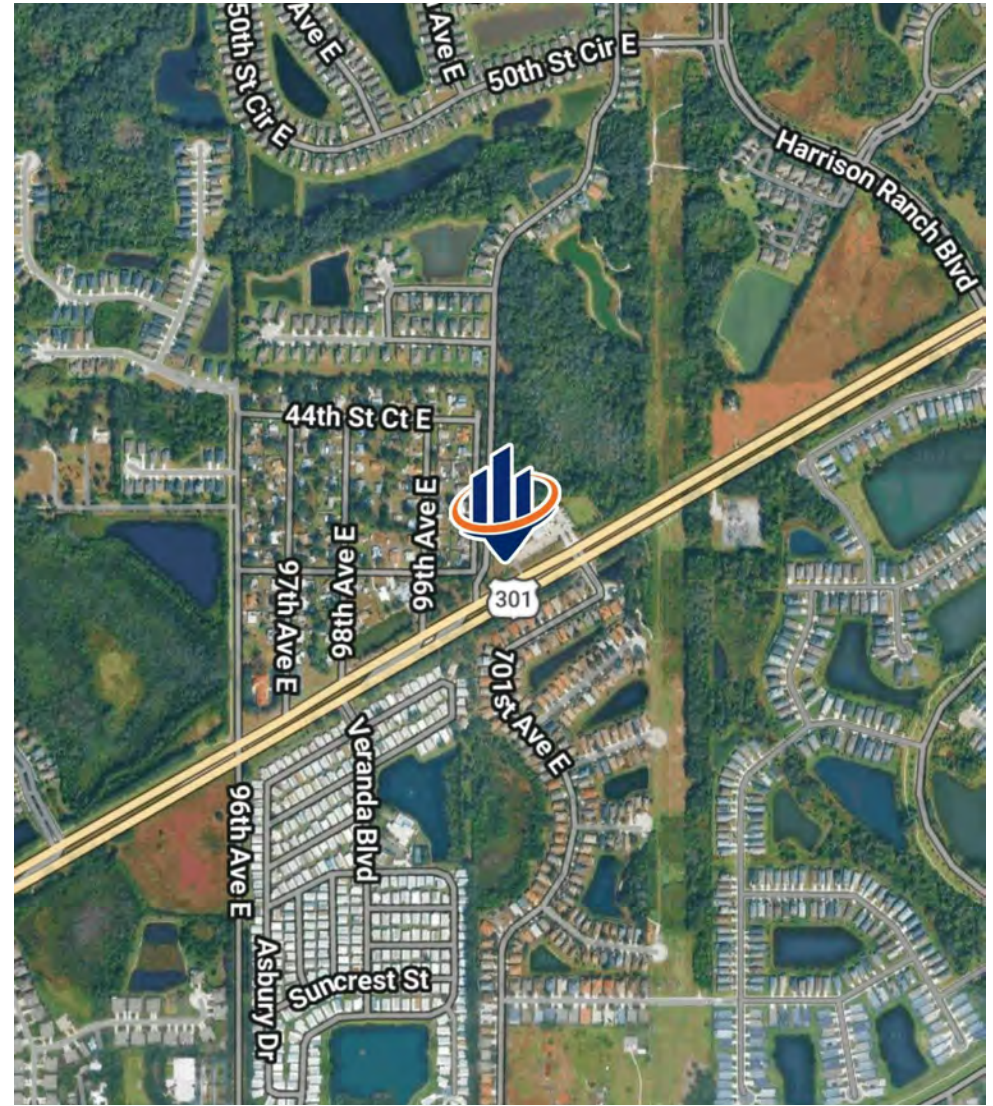
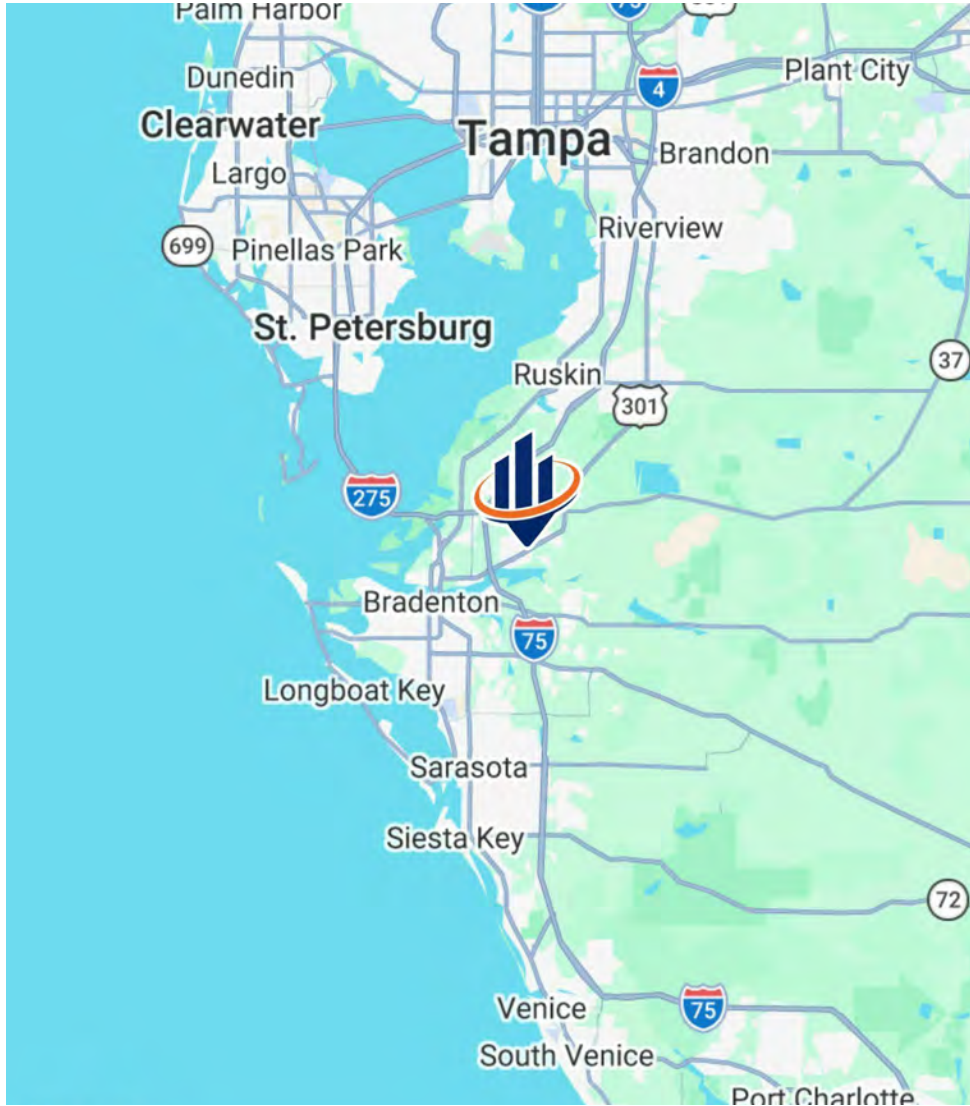
AERIAL LOOKING SOUTHWEST TOWARD INTERSTATE 75



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LOCATION MAPS



TONY VELDKAMP, CCIM
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

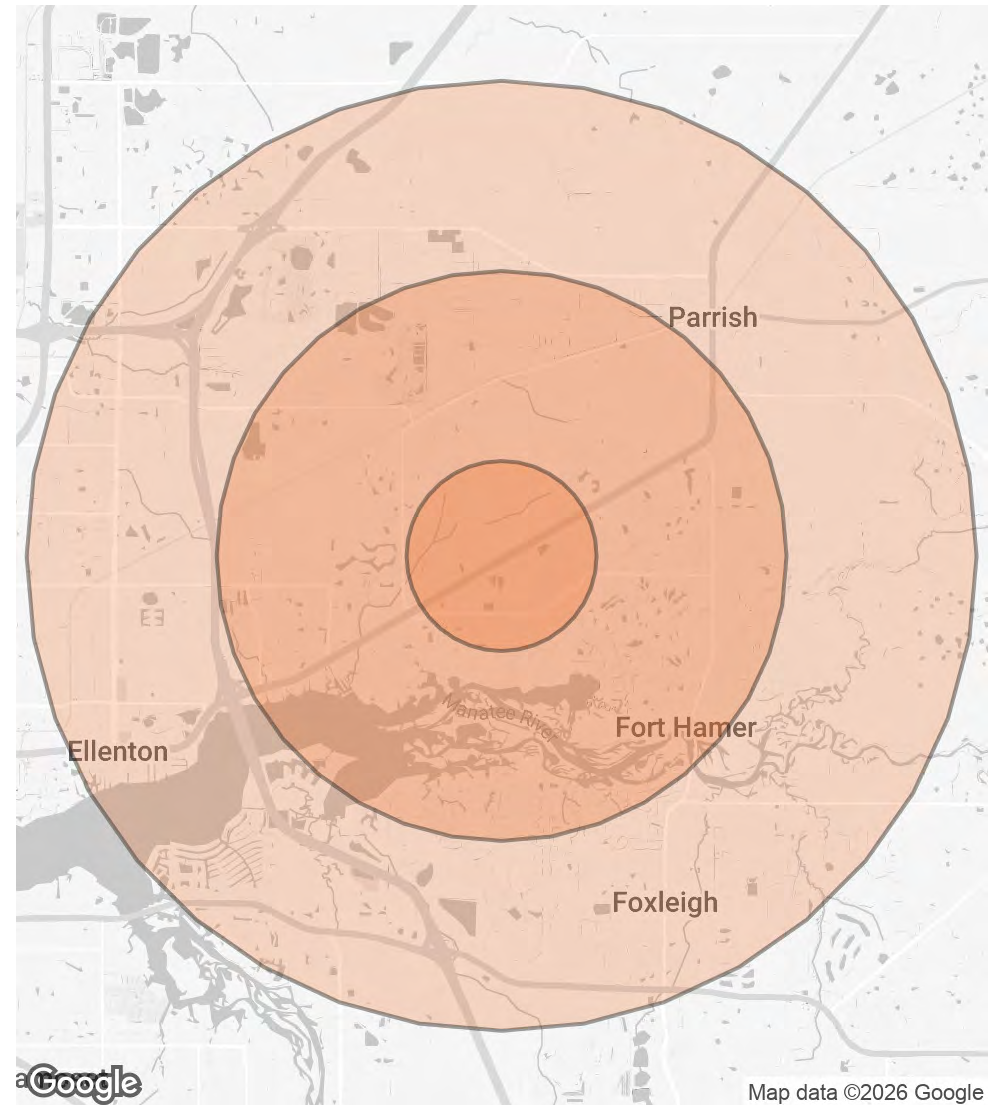
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,237	38,511	83,125
AVERAGE AGE	49.4	50.5	47.8
AVERAGE AGE (MALE)	45.8	49.0	47.5
AVERAGE AGE (FEMALE)	50.4	51.7	48.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,334	15,517	32,716
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$123,199	\$114,356	\$115,286
AVERAGE HOUSE VALUE	\$394,355	\$360,793	\$399,134

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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 thirty years of commercial real estate experience exclusively in this area, he has completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Phone: 941.487.6990
Cell: 941.374.9657
tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite
500
Sarasota, FL 34236



Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 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 PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

Phone: 941.487.3794
Cell: 941.773.9984
matt.fenske@svn.com
1626 Ringling Boulevard, Suite
500
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

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