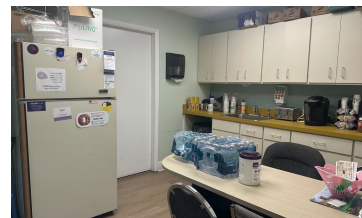
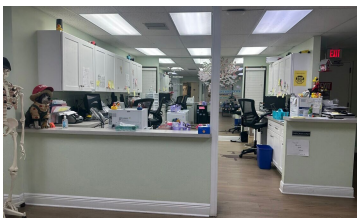
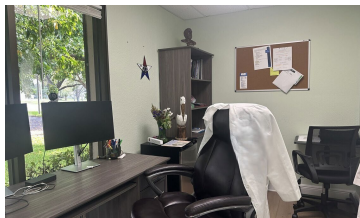




506 4TH AVE W, PALMETTO, FLORIDA 34211
100% Leased Medical Office



5.95% Cap Rate | \$1,000,000 | 3,171 SF | NOI \$59,556

Fully leased, single-tenant medical office occupied by Millennium Medical on a NNN lease with 3% annual rent escalations & two 2-year renewal options - a passive, inflation-hedged income stream with no landlord responsibility for taxes, insurance, or maintenance.

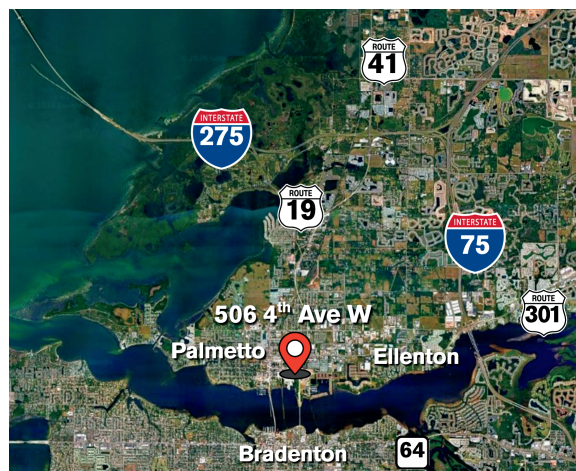
The purpose-built medical layout includes seven exam rooms, three private physician offices, a dedicated lab, & a staff kitchen/lounge. Three new HVAC systems were recently installed, eliminating the largest near-term capital expense a buyer would otherwise face.

At \$315/SF with in-place NNN rent of \$18.78/SF, the property offers durable cash flow with built-in growth in Palmetto's expanding Manatee County medical corridor.

Built: 1978 | .60 acres | Parking 12 spaces | Ratio 4.01

MARKET OVERVIEW

The Manatee-Sarasota market is one of the fastest-growing regions in Florida, driven by sustained population migration, strong job growth, & continued economic expansion across healthcare, professional services, & tourism sectors. Anchored by affluent communities such as Lakewood Ranch & supported by major transportation corridors including Interstate 75, the area benefits from consistent residential development & an expanding consumer base, which in turn fuels demand for medical & office space. Sarasota-Bradenton International Airport & proximity to the greater Tampa Bay area further enhance accessibility & economic connectivity. With favorable demographics.



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