2910 63RD AVENUE EAST

Bradenton, Florida, 34203 | **North Port-Sarasota-Bradenton**

45,000 SF OF INDUSTRIAL SPACE ON 5 ACRES IOS ZONE LM

FOR SALE
$8,500,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Three-Building Investment

One parcel with two tenants occupying the entire site

#2

Credit Tenant: Superior Pool

World's largest swimming pool supply distributor (NASDAQ: POOL), at this location since 2003

#3

Credit Tenant

Member of Bridgestone Americas, at this location since 2013

#4

Value-Add Opportunity

Boulevard Tire has below market rent providing upside through bringing them to market

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **2910 63RD Avenue East** – Bradenton, FL (the 'Property').

This offering presents a rare opportunity to acquire a fully occupied, three-building industrial property situated on a single parcel in the growing Bradenton, Florida market. The site is 100% leased to two nationally recognized tenants, Superior Pool Products and Boulevard Tire, both of which provide strong credit tenancy and long-term operational stability.

Superior Pool Products, a wholly owned subsidiary of Pool Corporation (NASDAQ: POOL), the world's largest wholesale distributor of swimming pool supplies, has operated at this location since 2003. Boulevard Tire, a member of the Bridgestone Americas family of companies, has occupied the property since 2013 and continues to serve the regional automotive and commercial tire market.

Boulevard Tires is currently paying substantially below-market rental rates, creating significant upside potential for investors through future rent increases and mark-to-market adjustments. The property's prime location, stable tenancy, and value-add potential make it a compelling opportunity for investors seeking long-term income and growth in one of Florida's most dynamic markets.

FINANCIAL SNAPSHOT

Asking Price	Upon Request
Capitalization Rate	–
Price Per SF	–

PROPERTY SUMMARY

THE OFFERING	
Property Address	2910 63rd Avenue East
City	Bradenton
County	Manatee County
Lot Size (SF)	± 218,671 SF
Lot Size (AC)	± 5.02 AC

BUILDING INFORMATION	
Number of Buildings	3
Stories	1
Building Size (SF)	± 45,000 SF
Commercial Units	2
Year Built / Renovated	1970 / 1996

ZONING INFORMATION	
Zoning	LM

TENANT SUMMARY

TENANT NAME	SUITE	SF	% BLDG. SHARE	LEASE DATES COMM.	EXP.	ANNUAL RENT/SF	TOTAL RENT / MONTH	/ YEAR	PF RENT PER YEAR	CHANGES ON	RENT INCREASE	LEASE TYPE	RENEWAL OPTIONS AND OPTION YEAR
Superior Pool	A	26,000	59.1%	11/1/03	5/31/29	$13.30	$28,816	$345,792	$361,020	May-2027	$29,824	NNN	1-5 Yr 95% FMV
Boulevard Tire	B	18,000	40.9%	8/26/13	10/1/28	$8.15	$12,224	$146,688	$150,358	10//2027	$12,591	NNN	1-5 Yr CPI or 3%
Total		44,000				$11.19	$41,040	$492,480	$511,378				
		Occupied Tenants: 2											

Year 1 rents are annualized to include upcoming rent increases.

LEASE EXPIRATION

TENANT NAME	YEAR	SF	% OF RBA	2026 RENT	EXPIRATION
Superior Pool	3	26,000	59.09%	$13.30	05/31/2029
Boulevard Tire		18,000	40.91%	$8.15	10/01/2028

PROPERTY IMAGERY

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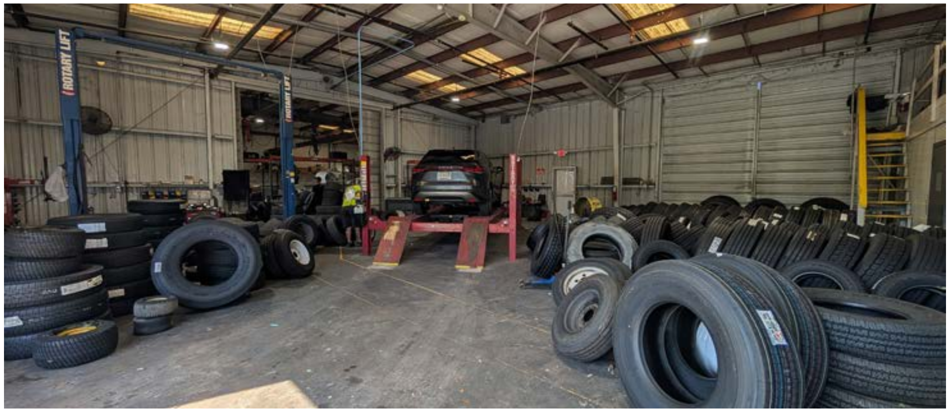
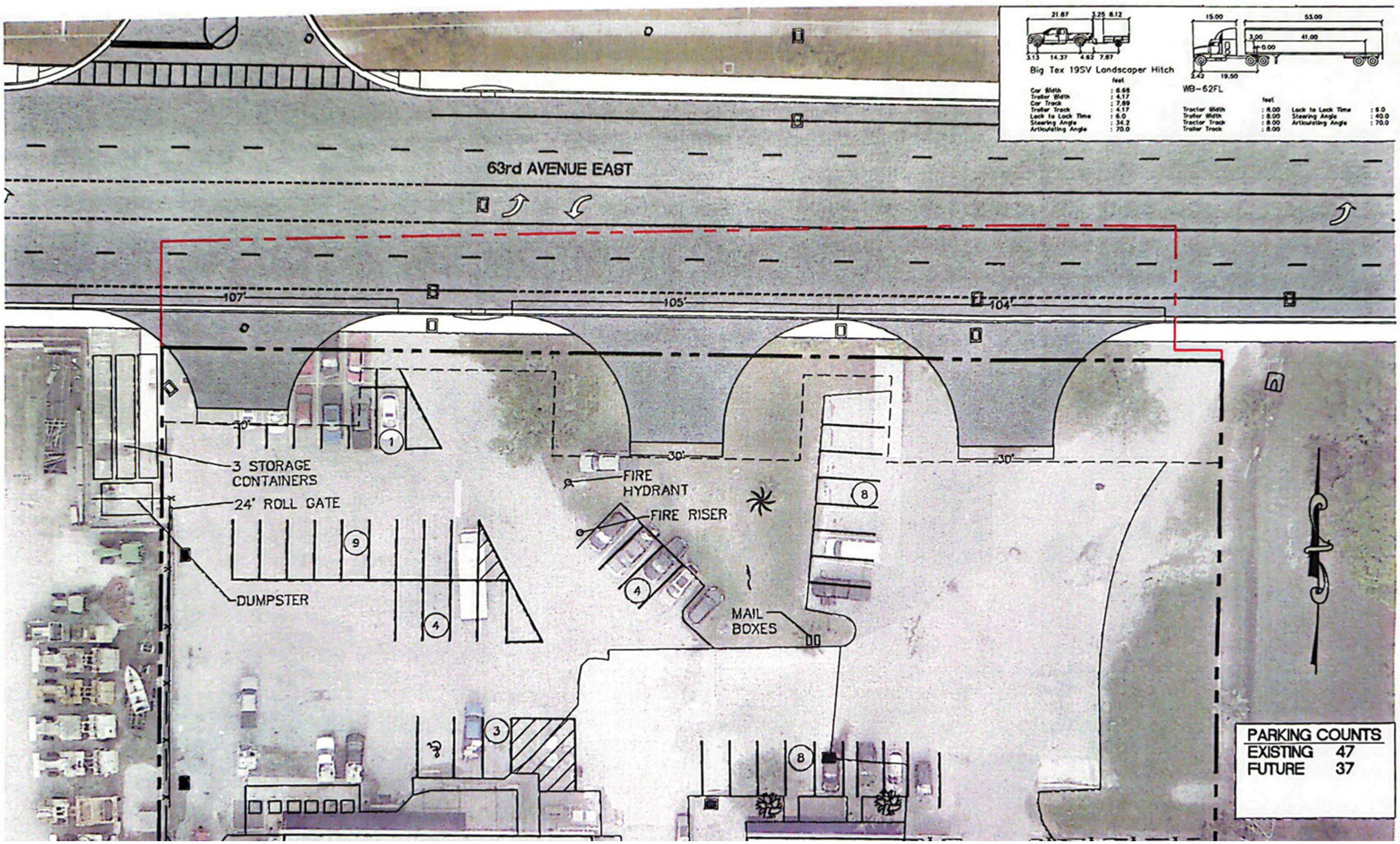


63RD AVENUE WIDENING

Bradenton is actively widening 63rd Avenue into a four-lane roadway with a center turn lane to accommodate heavier traffic flow

UPDATED INGRESS / EGRESS



MARKET MAP


2910 63rd Avenue East
63rd Avenue E
20,100 AADT
44,000 AADT
41,000 AADT
33rd Street E
301
0
0.075
0.15
Miles
AGM
KTM CANVAS
United Electric
Lakewood Ranch Auto Sales
Permacast
ADESA
Urban Recycling
Ocean 1
Tropic Oil Company
Preferred Materials, Inc.
Rogers Market
All In One Kitchen
Pick Your Part
Echo Healthcare
Hope Home Inspections
Flowers Foods
Ergotronix
Alfa Laval
SRS Building Products
Waterite
House of Floors
Howz It Flowin Agin!
St Armands Baking Company
Spirit Movers
ANKO
BVI
Yellowfin
Landwise Horticultural Services
Uflex
Ackerman Plumbing
Fine Countertops
Heritage Pool Supply Group
Penske
perfect aire
C2 Custom Coatings
S3 Synergy Electric & Lighting
U-Haul
Aluminum Distributors
Del-Air Heating · Air Conditioning Plumbing · Electrical
Frito Lay
Forristall Enterprises
Superior Pool Products LLC
Boulevard Tire Center
Petlift American Made
Expert Water Removal
Natura Enhancing the Built Environment
CompleteAccess Plumbing
Manasota Movers
Crown Linen
HMS Hoveround Mobility Solutions
Future Foam
Vacuum Doctor Sales, Service and Repairs
Mader electric, inc.
Old Dominion Freight Line
ABF Freight An ArcBest Company
Beyond Bikes
US Brick Paver

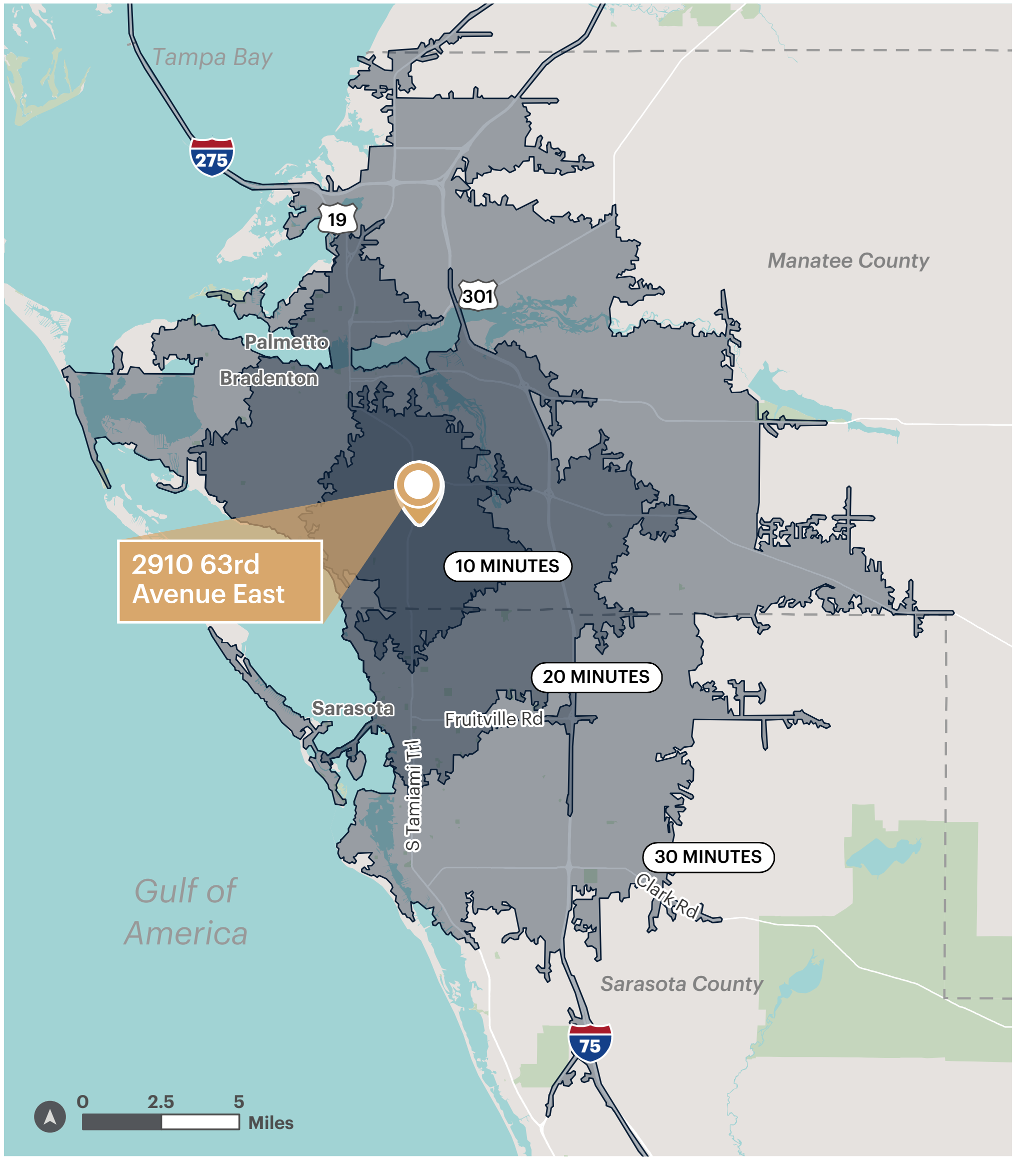
MARKET OVERVIEW

The **Bradenton market**, located within the North Port-Sarasota-Bradenton MSA, is experiencing strong population and economic growth that continues to fuel demand for commercial and industrial real estate. The region's population is on track to surpass 950,000 by 2025, supported by steady job creation and expanding GDP.

Industrial real estate has emerged as one of the fastest-growing sectors. E-commerce, logistics, and distribution users are driving absorption, while industrial rents remain above $10 per square foot with limited vacancy. A planned $500 million, 3 million-square-foot Class A industrial campus highlights the scale of investment flowing into the market, complementing steady leasing activity across smaller warehouse and distribution facilities.

In addition to its industrial strength, Bradenton is seeing significant commercial development, including new retail and hospitality projects, further diversifying the local economy. With strategic connectivity via I-75, US-301, seaports, airports, and rail, the market is positioned as a key logistics hub for Southwest Florida. Together, these dynamics make Bradenton a compelling market for investors seeking long-term stability and growth

AREA DEMOGRAPHICS



	10 MINUTE	20 MINUTE	30 MINUTE
Population	88.208	334,430	639,787
Number of Households	38,173	147,853	281,990
Average Household Income	$89,053	$102,070	$122,423
Median Household Income	$66,800	$71,106	$83,246
College Graduates	12,494 19%	52,243 21%	118,180 24%
Total Businessess	4,028	18,576	30,284
Total Employees	40,840	180,938	290,650
Daytime Population	94,481	376,348	661,665

CONTACT EXCLUSIVE AGENTS

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