

Property Summary



PROPERTY DESCRIPTION

Prime leasing opportunity at this impressive property in Bradenton, FL. The property offers a professional and inviting environment for businesses. Tenants will appreciate the convenient amenities, including ample parking. The location provides excellent visibility and easy access for clients and employees. With customizable spaces to suit various needs, the property is ideal for fostering productivity and growth. From sleek office suites to versatile workspaces, this property presents an outstanding leasing option for businesses seeking a dynamic and well-equipped commercial space. Elevate your business at this sought-after Bradenton location.

PROPERTY HIGHLIGHTS

- 3750 sf free standing office building
- For lease \$22 psf nnn

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,750 SF
Lot Size:	14,454 SF
Building Size:	3,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	837	2,678	8,943
Total Population	1,914	5,944	20,211
Average HH Income	\$57,299	\$58,058	\$62,871

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Property Description



LOCATION DESCRIPTION

Positioned in the heart of Bradenton, the area offers convenient access to a myriad of amenities and attractions. Just minutes away to the Village of the Arts, an eclectic neighborhood filled with galleries, studios, and specialty shops. Additionally, the property is surrounded by a variety of dining options, retail outlets, and professional services, ensuring that tenants will have everything they need within reach. Bradenton is the perfect backdrop for a thriving business location.

Diane Lawson

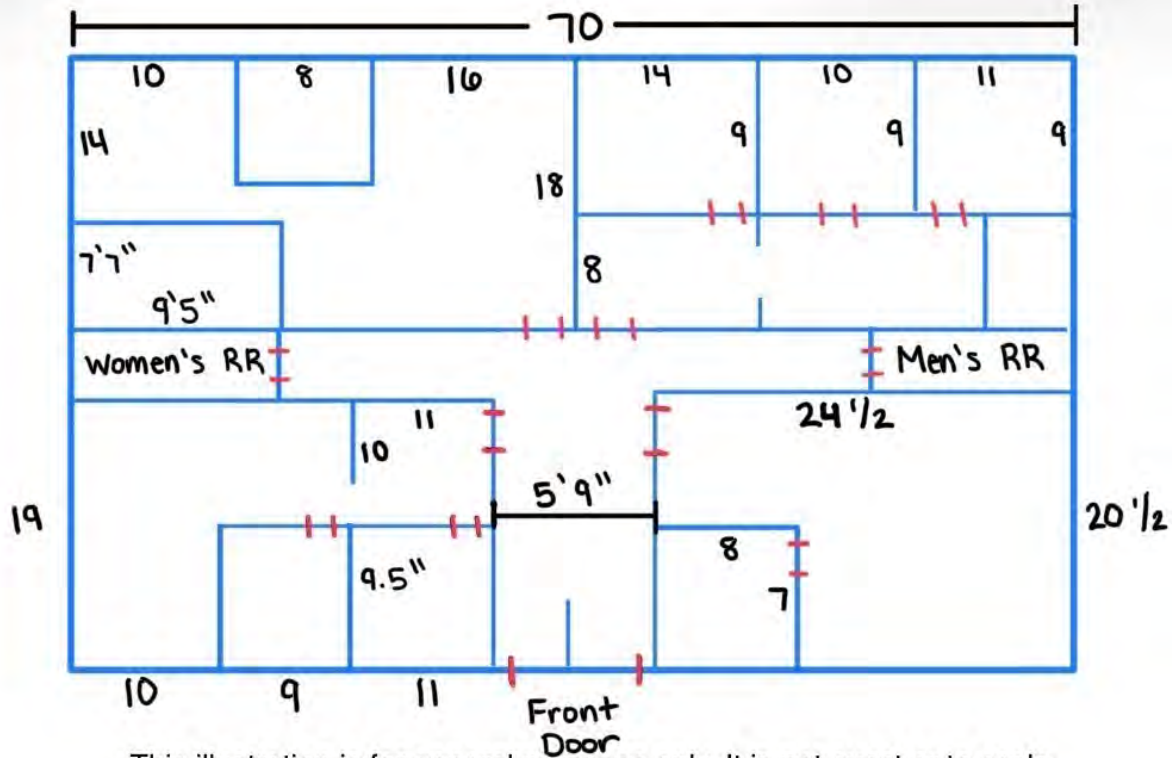
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Lease Spaces



This illustration is for general purposes only. It is not exact or to scale.

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,750 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3750	Available	3,750 SF	NNN	\$22.00 SF/yr	-

Diane Lawson

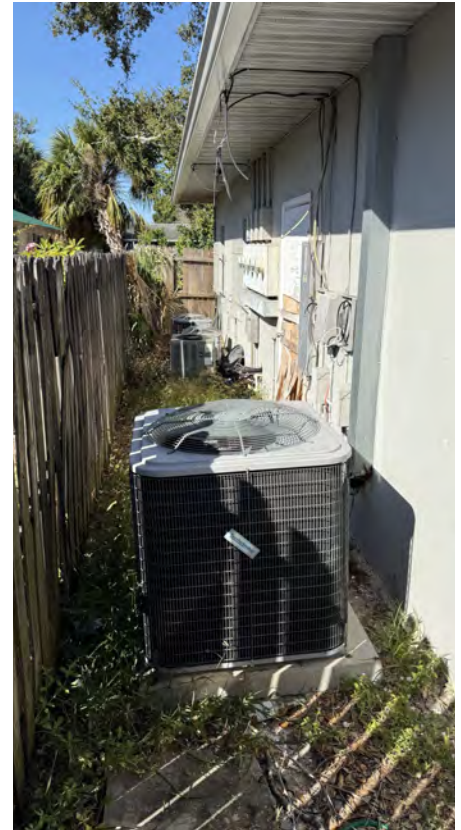
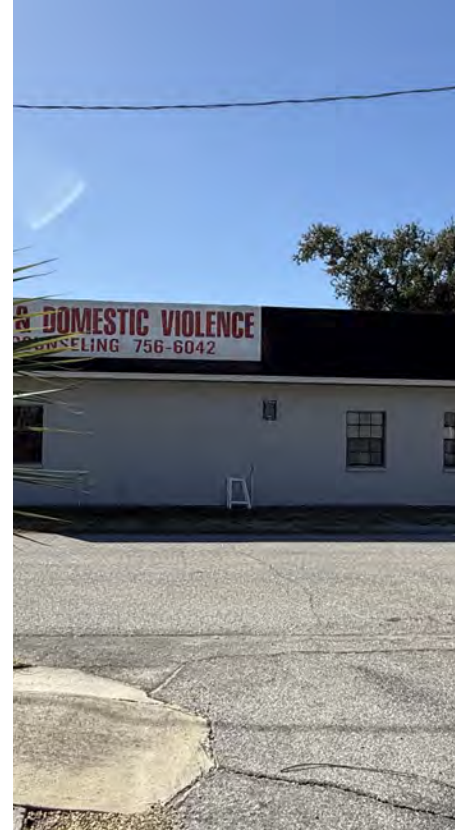
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos



Diane Lawson

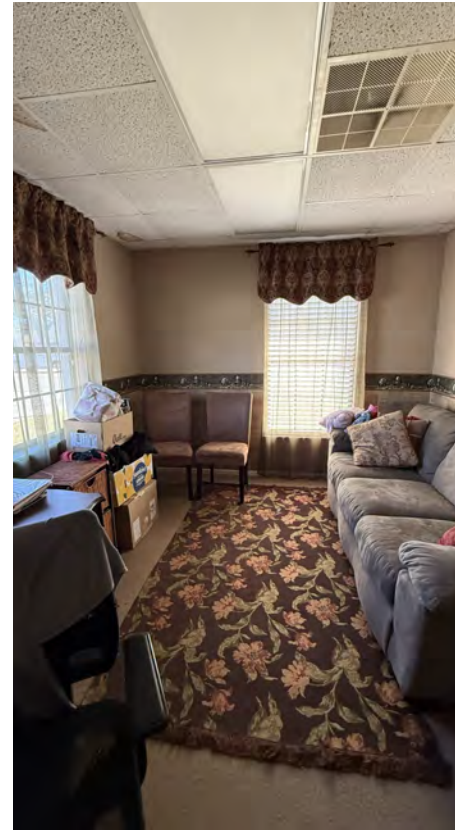
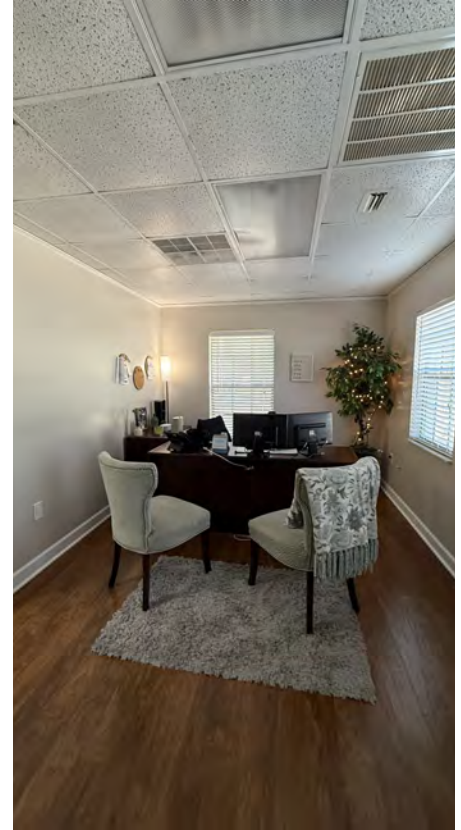
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos



Diane Lawson

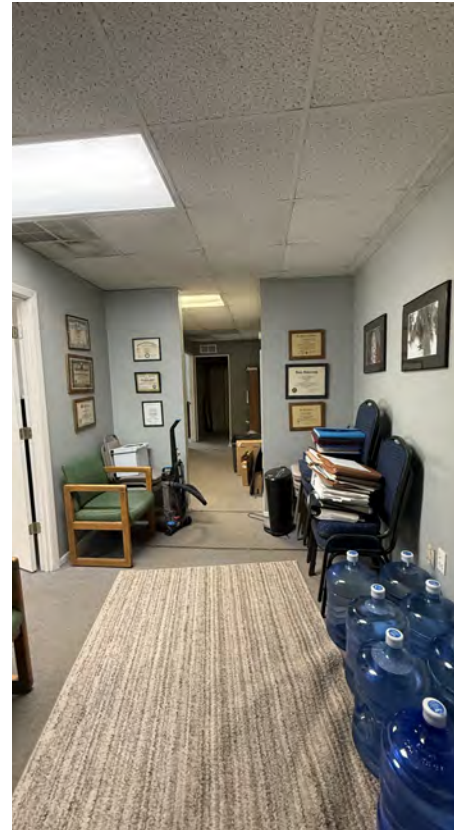
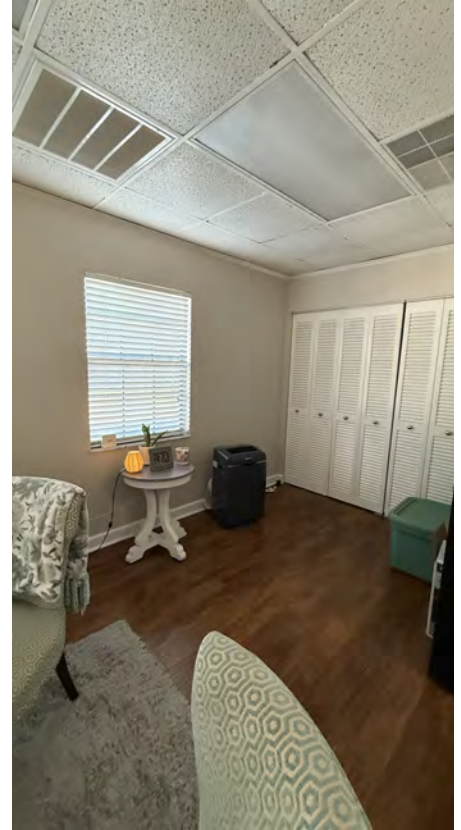
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos



Diane Lawson

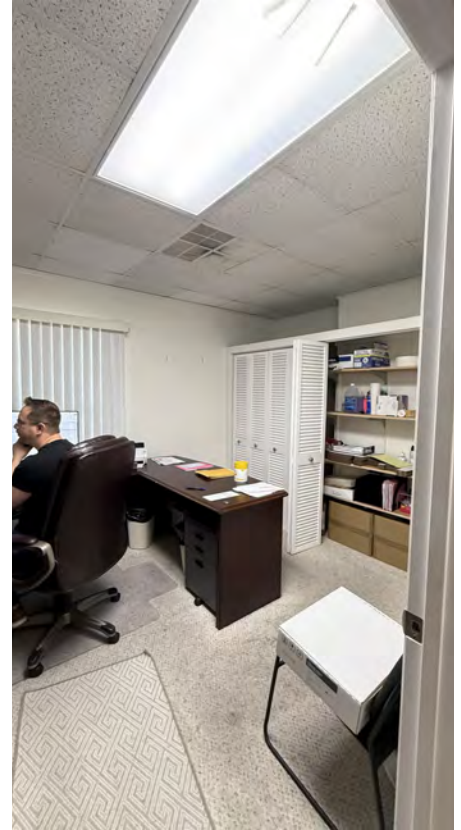
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos



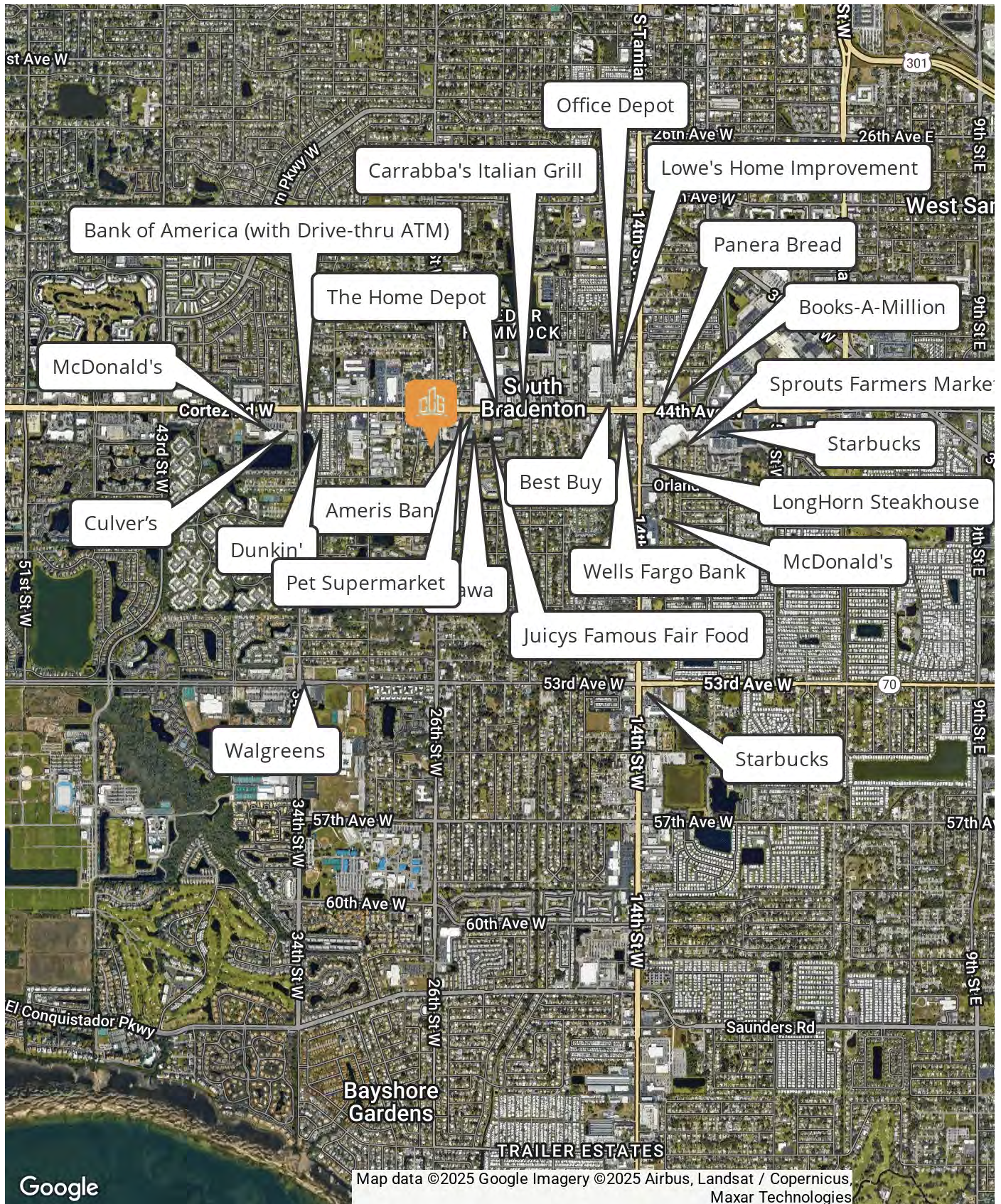
Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us

Retailer Map



Diane Lawson

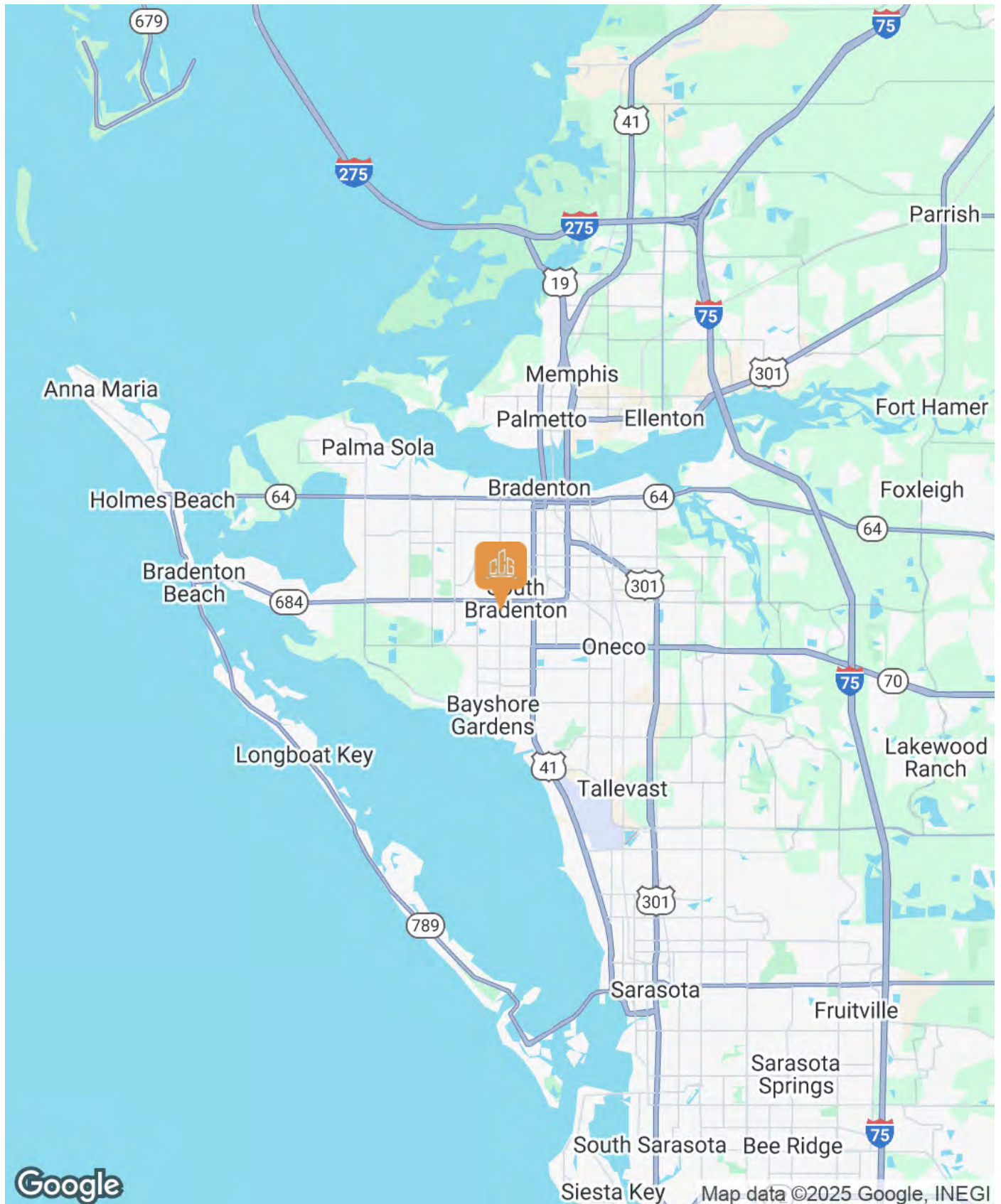
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Location Map



Diane Lawson

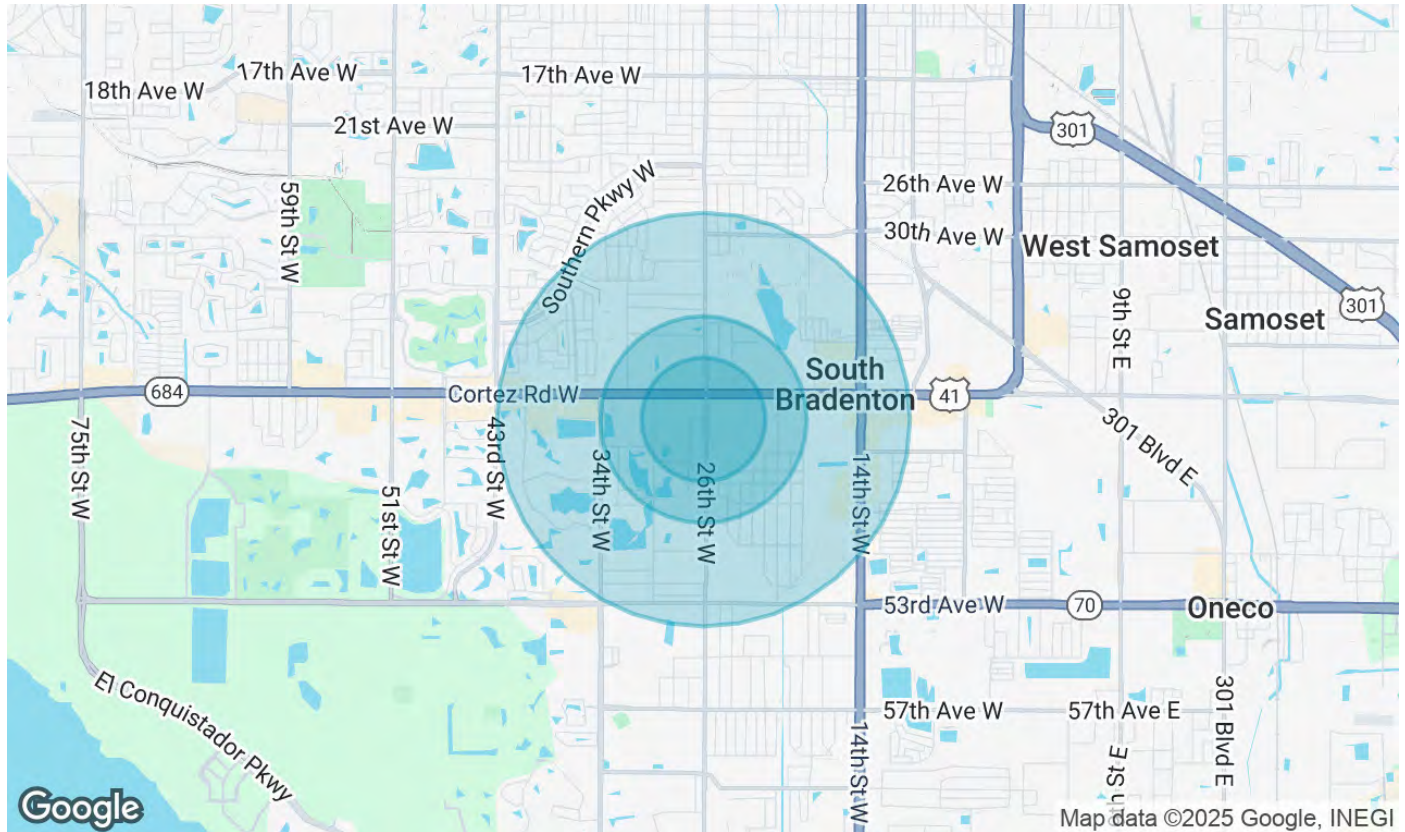
941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,914	5,944	20,211
Average Age	37	40	43
Average Age (Male)	36	39	42
Average Age (Female)	38	41	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	837	2,678	8,943
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$57,299	\$58,058	\$62,871
Average House Value	\$224,571	\$198,999	\$200,478

Demographics data derived from AlphaMap

Diane Lawson

941.780.6136
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us

