



4214 SOLUTIONS LN
BRADENTON, FLORIDA 34211

PROPERTY HIGHLIGHTS

- Waterfront View: Enjoy scenic views that add a distinctive appeal to your workspace.
- 14' Overhead Door: Convenient access for loading, deliveries, and day-to-day operations.
- Fully Insulated: Energy-efficient design ensures year-round comfort.
- Rare Lakewood Ranch Opportunity: Warehouse space in this area is highly limited—making this a truly unique find.



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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	848	42,062	177,924
Total Population	1,781	89,160	380,673
Average HH Income	\$115,038	\$90,263	\$66,388

For More Information

TYLER SLUMAN
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BRADENTON, FL 34211



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	16,132 SF
Available SF:	2,016 SF
Lot Size:	52,352 SF
Year Built:	2023
Zoning:	PD-MU

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4214 Solutions Lane, Lakewood Ranch, FL 34236

Available Space: 2,016 SF – Unit 106

Property Type: Flex / Warehouse

Available to lease is new construction flex space in the heart of Lakewood Ranch, one of the nation's fastest-growing master-planned communities. Strategically located between SR 64 and SR 70, these modern units with high ceilings offer versatile layouts ideal for a range of professional, service, or light industrial uses. This specific unit comes fully air conditioned and is in immaculate condition.

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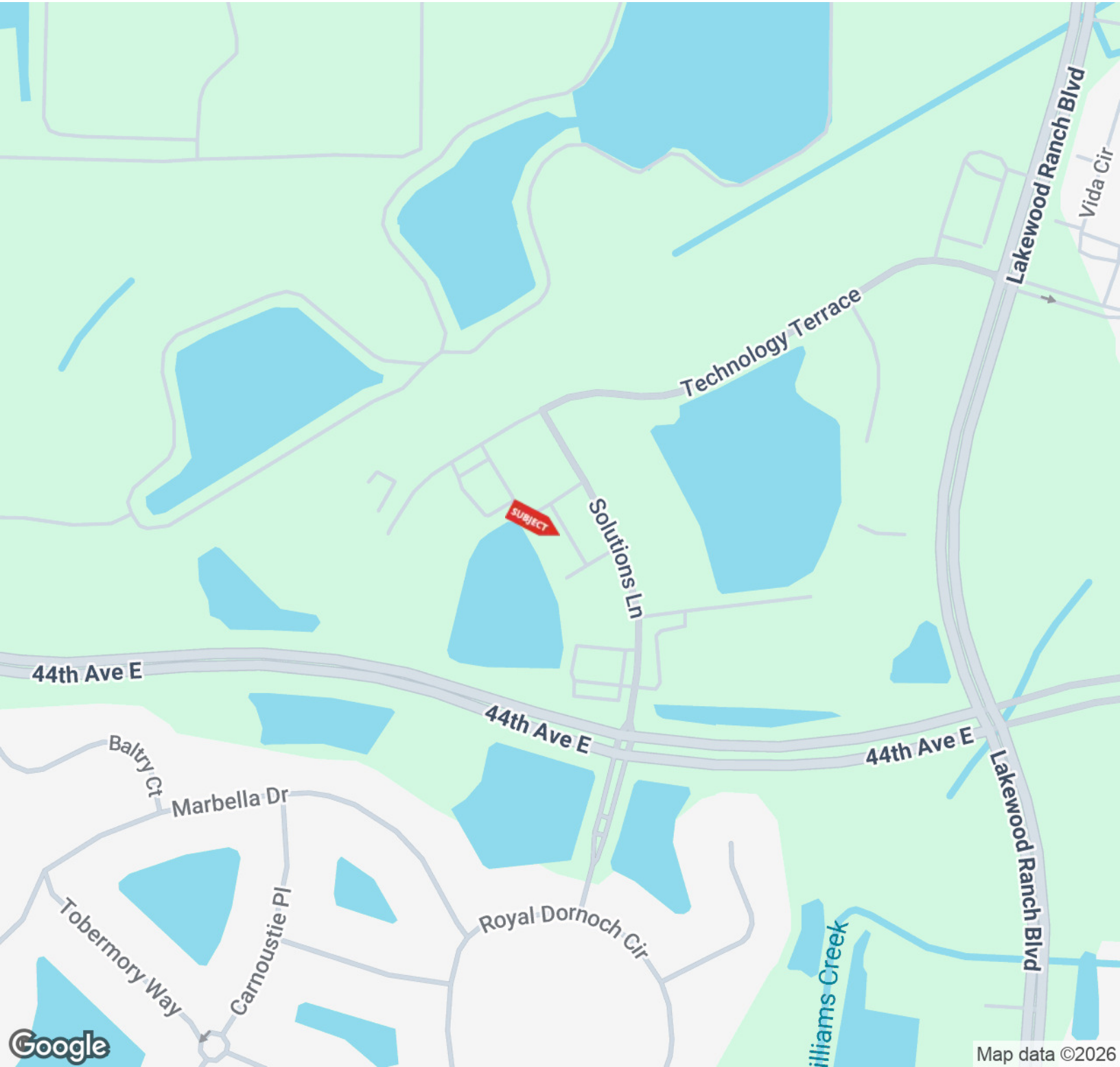


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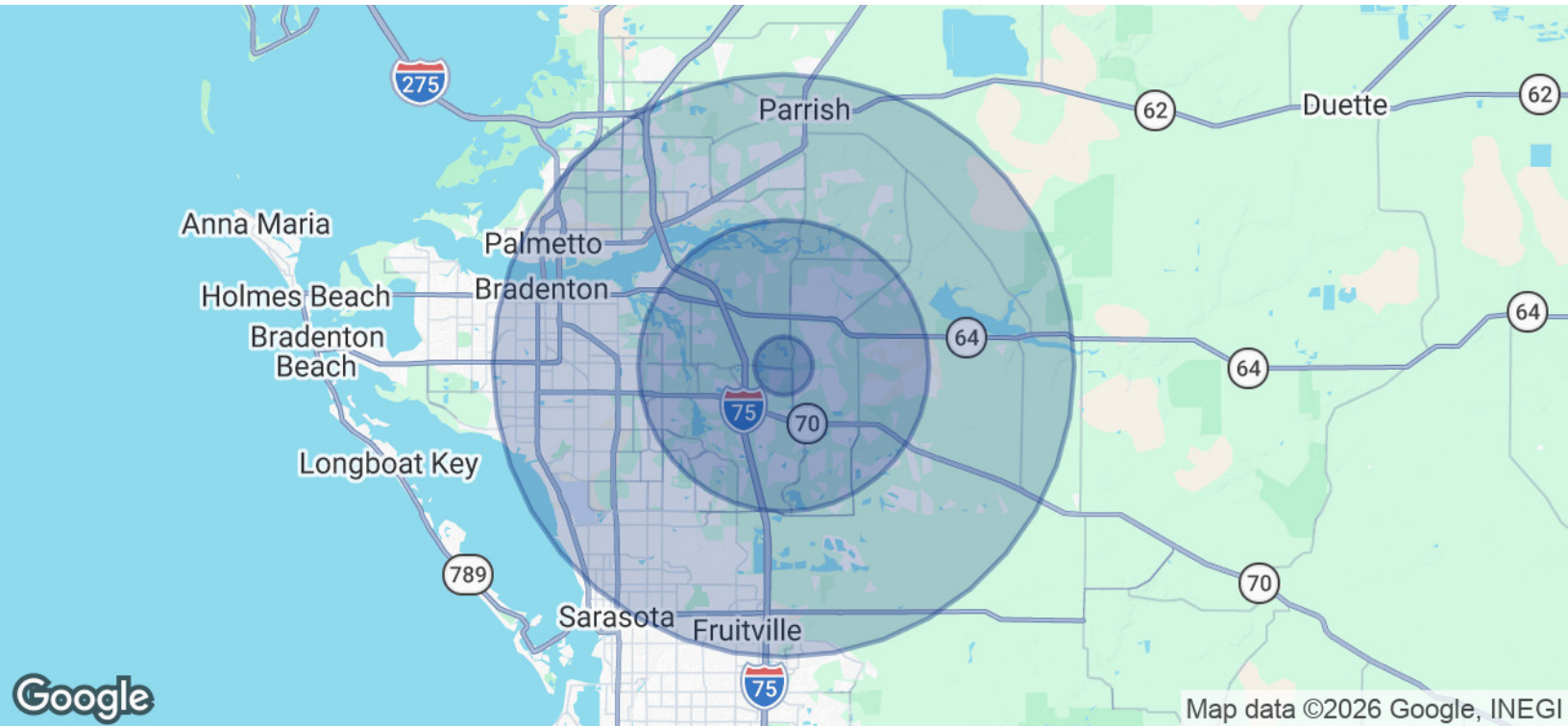


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,781	89,160	380,673
Average Age	50.0	49.9	46.3
Average Age (Male)	55.7	49.6	45.0
Average Age (Female)	48.6	50.5	47.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	848	42,062	177,924
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$115,038	\$90,263	\$66,388
Average House Value	\$417,358	\$351,568	\$237,971

2020 American Community Survey (ACS)

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