

410 8TH AVE W  
Palmetto, FL 34221

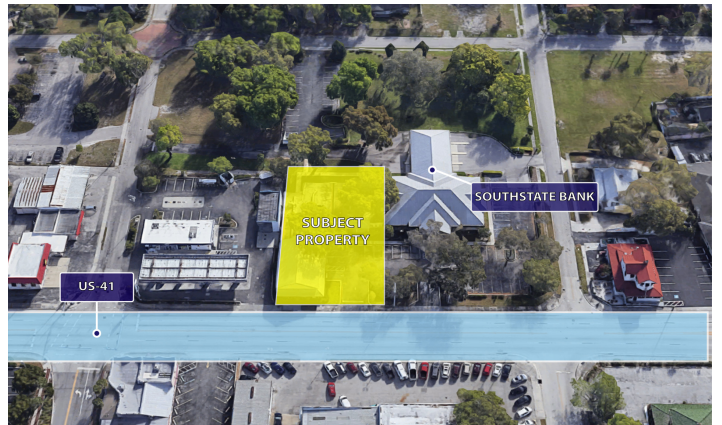


### PROPERTY OVERVIEW

Highly desirable stand-alone professional office building offering excellent access, ample on-site parking, and direct frontage on US Business 41. Centrally positioned with quick routes to Bradenton and St. Petersburg, this property offers an exceptional opportunity for professional users seeking a well-located and easily accessible office environment.

### PROPERTY SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	5,375 SF
Lot Size:	2.5 Acres



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**IAN BLACK**  
REALESTATE  
THE PLACE FOR SPACE

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ADDITIONAL PHOTOS

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AERIAL MAP

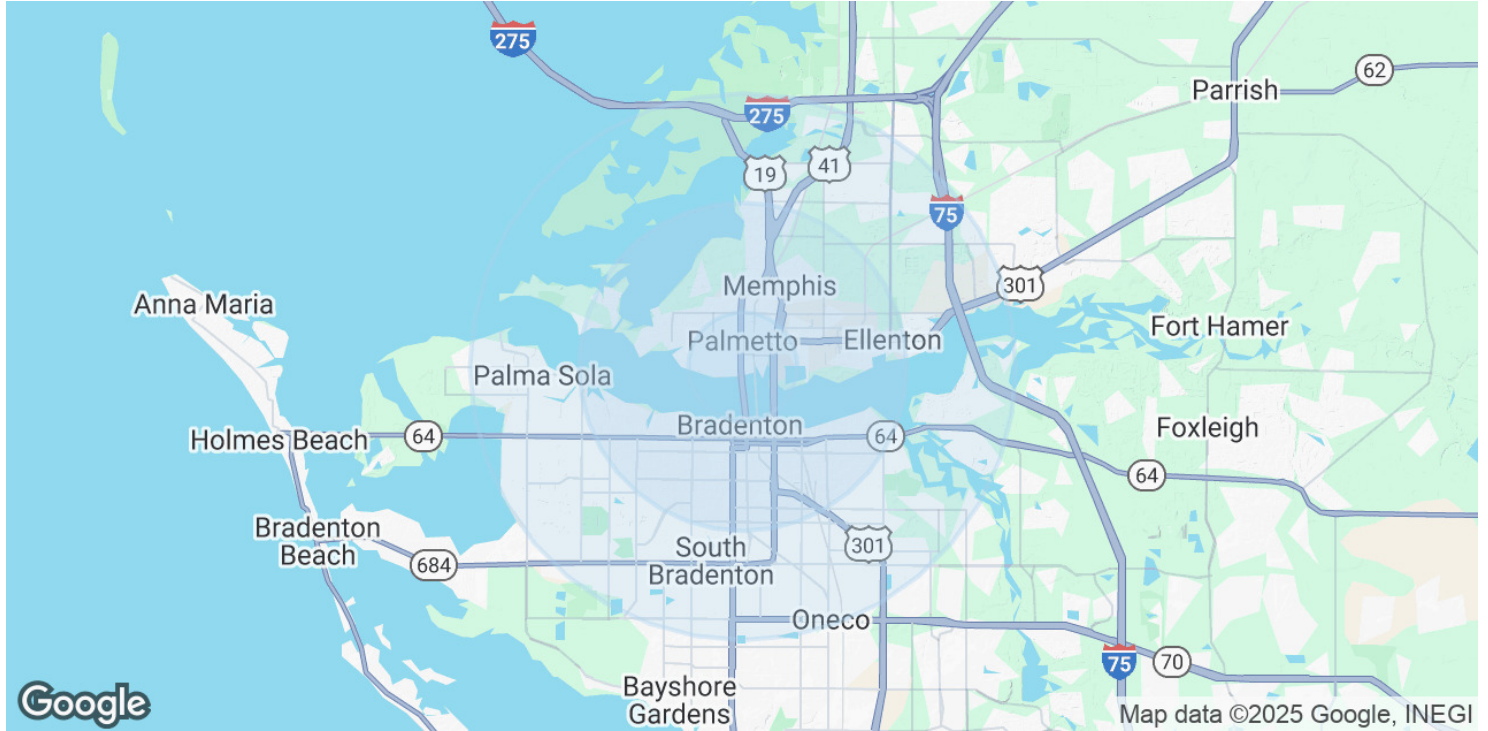
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#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,988	69,730	169,317
Average Age	43	43	46
Average Age (Male)	43	42	45
Average Age (Female)	44	44	47

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,073	27,296	71,656
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$74,683	\$75,398	\$78,385
Average House Value	\$295,557	\$312,861	\$318,726

Demographics data derived from AlphaMap



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