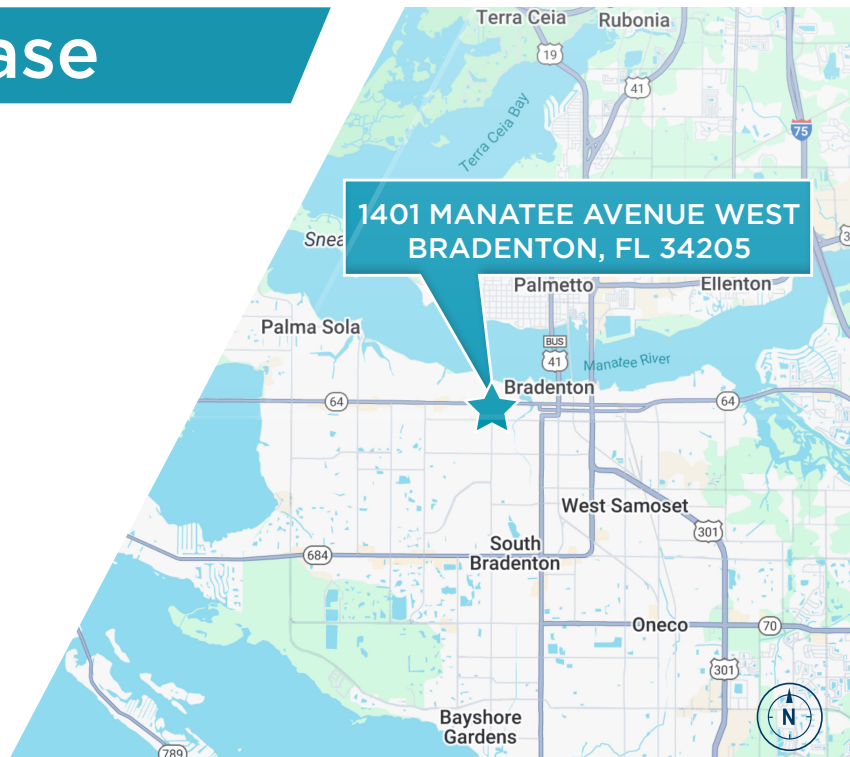




Retail Space for Lease

SUITE 120: 5,089-8,185 RSF
SUITE 110: 3,679 RSF

BRADENTON FINANCIAL CENTER
1401 MANATEE AVENUE WEST
BRADENTON, FL 34205





HIGHLIGHTS

- Ground-floor retail space in downtown Bradenton
- Ideal for art gallery, designer showroom, bookstore, fitness, furniture showroom, design studio, and other retail uses
- 5,089 RSF on the ground floor with option to expand to 8,185 RSF via an interior stairwell
- Located at the base of a well-leased 117,000 RSF office tower with anchor tenants including Bank of America, Merrill Lynch, and Morgan Stanley
- Four entrances into the space
- Traffic count: 34,000 vehicles per day
- High 15'+ ceiling heights

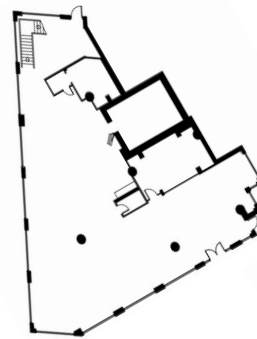
AMENITIES

- Great visibility from Manatee Avenue and 15th St. N
- On-site parking
- 5 mile population: 210,755

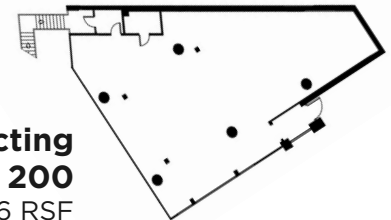
Wendy Giffin

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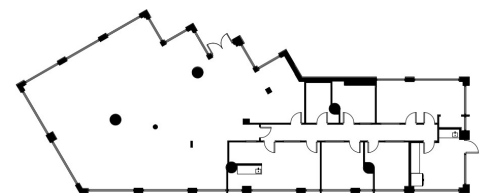
FLOOR PLANS



Suite 120
 5,089-8,185 RSF



**Optional connecting
 Suite 200**
 3,096 RSF



Suite 110
 3,679 RSF

