



## CLASS A MEDICAL OFFICE STEPS FROM MANATEE MEMORIAL

401 MANATEE AVE E  
BRADENTON, FLORIDA 34208

### PROPERTY HIGHLIGHTS

- ± 5,795 SF medical office suite (divisible into ± 2,531 SF and ± 2,793 SF)
- Class A medical office buildout – ready for occupancy
- First-floor suites with natural light and oversized windows
- Flexible layout: waiting area, exam rooms, doctor offices, treatment vault, CT rooms, restrooms
- Common entry lobby with handicap-accessible restroom
- Two parking lots with ± 45 spaces
- Exceptional location – 1 block from Manatee Memorial Hospital



### For More Information

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# MEDICAL OFFICE FOR LEASE STEPS FROM MANATEE MEMORIAL HOSPITAL



## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$31.50 - 35.00 SF/yr (NNN)
Building Size:	10,670 SF
Available SF:	2,531 - 5,795 SF
Lot Size:	0.9 Acres
Number of Units:	3
Year Built:	1992
Renovated:	2012
Zoning:	BR_T5

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 401 Manatee Ave E, Bradenton, FL

Available Size: ± 2,500 SF - 5,795 SF (Usable)  
 Gross Size (1st Floor): ± 6,230 SF (includes 7.5% floor factor for common areas)

Located just one block from Manatee Memorial Hospital, 401 Manatee offers Class A medical office space with flexible leasing options. The first floor features a high-quality buildout designed for medical use, with the ability to lease the entire ± 5,795 SF or divide into two units measuring approximately 2,531 SF and 2,793 SF.

The building will also be receiving exterior updates to enhance curb appeal and street presence, making this an outstanding opportunity in Bradenton's medical corridor.

The property features a bright common entry lobby with oversized windows, abundant natural light, and an automatic sliding emergency entry door. Suite 101 is accessed directly from the lobby and includes a handicap-accessible restroom.

First Floor Suite Includes:

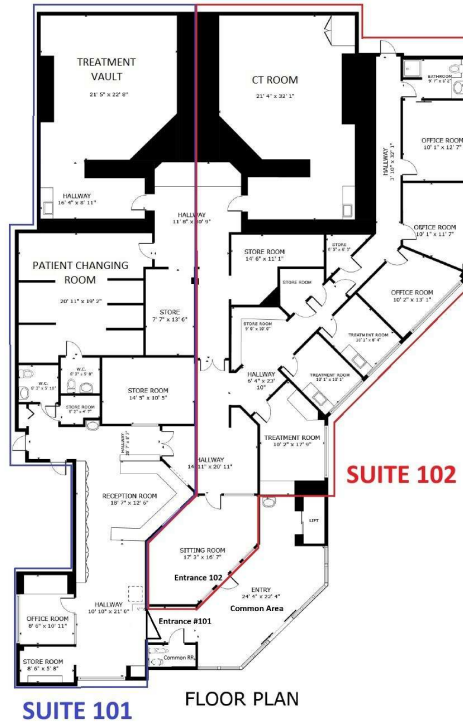
- Waiting Area
- Front Office Check-In & Check-Out
- 4 Exam Rooms
- 2 Doctor Offices
- Patient Changing Room
- 2 CT Rooms
- 1 Large Treatment Vault
- 3 Restrooms

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401 Manatee Ave E

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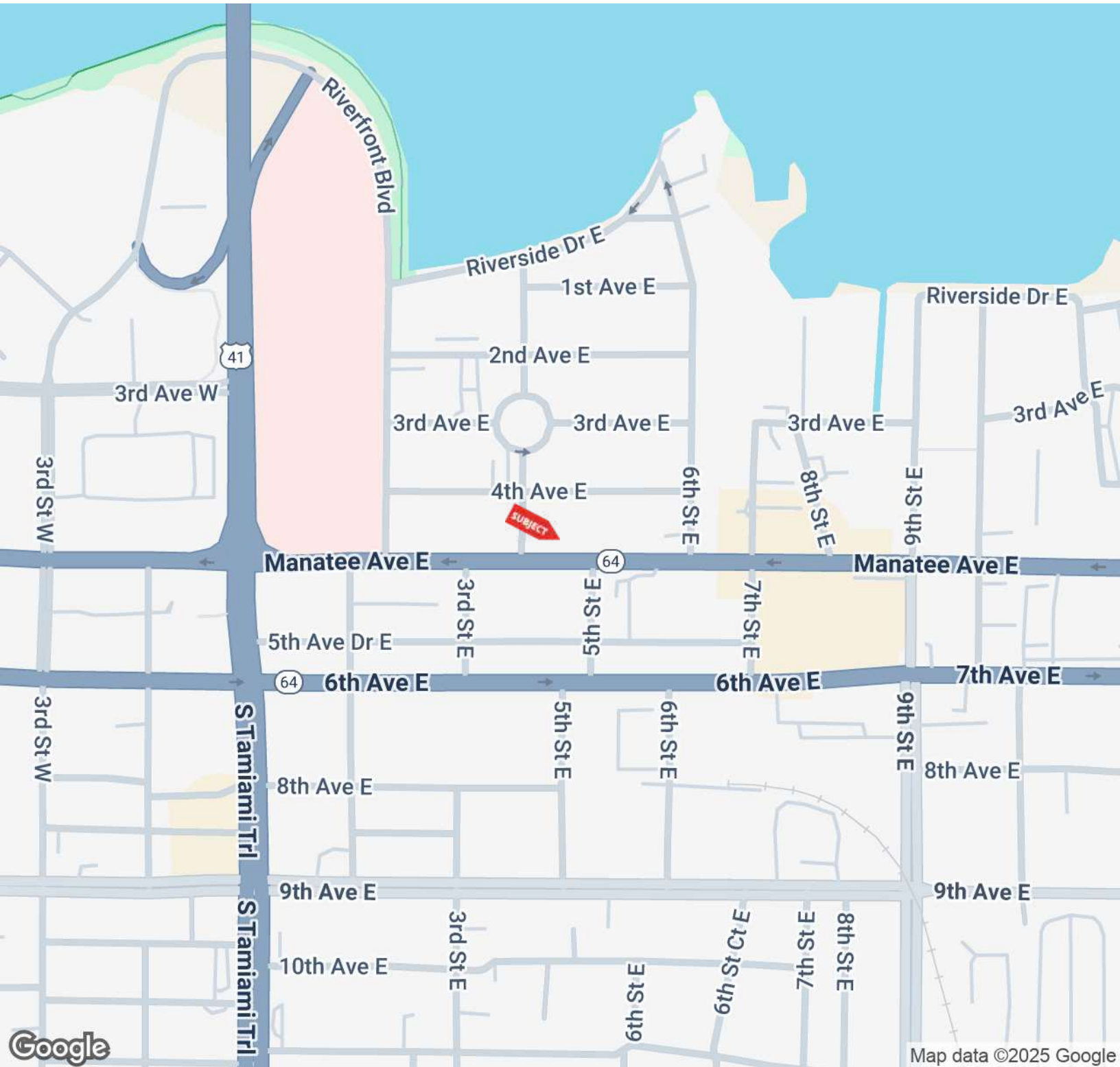


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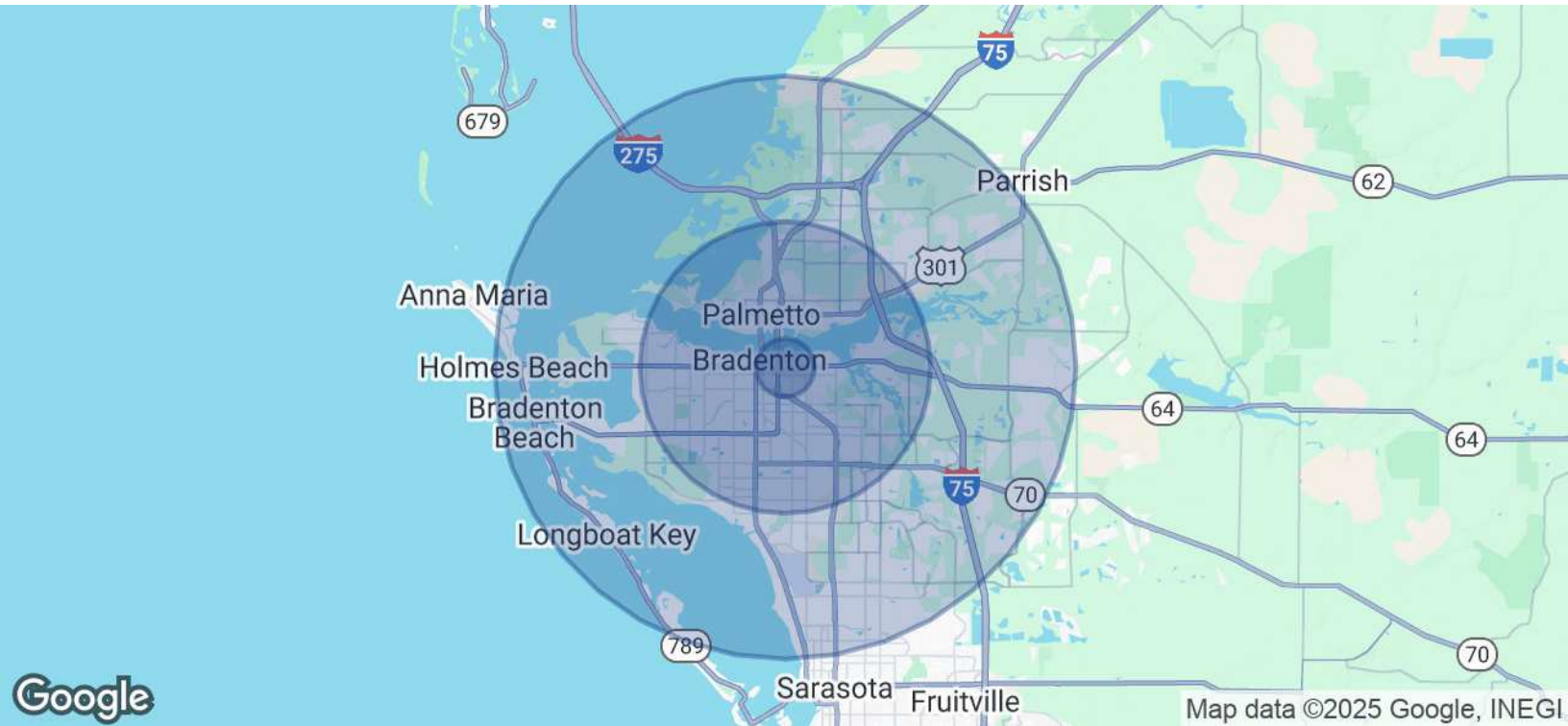


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,274	200,701	391,120
Average Age	36.0	44.4	47.7
Average Age (Male)	32.0	42.6	46.6
Average Age (Female)	40.1	45.4	48.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,219	94,575	195,131
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$47,496	\$53,876	\$62,998
Average House Value	\$162,488	\$166,625	\$242,367

2020 American Community Survey (ACS)

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