

# Office Primo - 524 9th Street W.



CONFIDENTIAL PROPERTY EVALUATION



*Prepared by:*

**Denis Burke**

Property Wise Guys

Senior Broker

(941) 444-0454 x1

[Drdenis@propertywiseguys.com](mailto:Drdenis@propertywiseguys.com)

524 9th Street W.  
Bradenton, FL 34205

**Property**  
**Wise Guys**



Denis Burke  
Senior Broker

Dr. Denis Burke, Founder and CEO of Business Broker World and Property Wise Guys, is a seasoned entrepreneur, consultant, and licensed business broker with a Doctorate in Business Administration. Specializing in business and franchise sales, commercial property transactions, and consulting, Denis serves clients in FL, GA, and AL. He holds certifications as an M&A Specialist and Accredited Business Intermediary, with expertise in assisting foreign investors with E2, L1, and EB5 visas. A skilled writer and speaker, Denis has been featured in Money Magazine, USA Today, and on over 100 radio shows. His dedication and expertise make him a trusted partner in achieving your business goals.

# THE SPACE

Location	524 9th Street W. Bradenton, FL 34205
County	Manatee
Traffic Count	+/- 50,000 Daily
Square Feet	5,760
Annual Rent PSF	\$27.00
Lease Type	NNN

**Notes** Rent starting at \$27 PSF. Term and conditions apply!

## HIGHLIGHTS

- Downtown location
- Prime intersection
- Bring your own concept, renting "as is"
- Two Stories
- High traffic count daily

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,783	95,525	203,543

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,669	\$79,641	\$86,021

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,103	39,281	86,468

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	-12.00%
BUILDING SF	5,760
ZONING TYPE	Commerical
BUILDING CLASS	B-
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	+/-14
CORNER LOCATION	Yes

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## NEIGHBORING PROPERTIES

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NORTH	Manatee County Courthouse
SOUTH	Manatee Post Office

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## MECHANICAL

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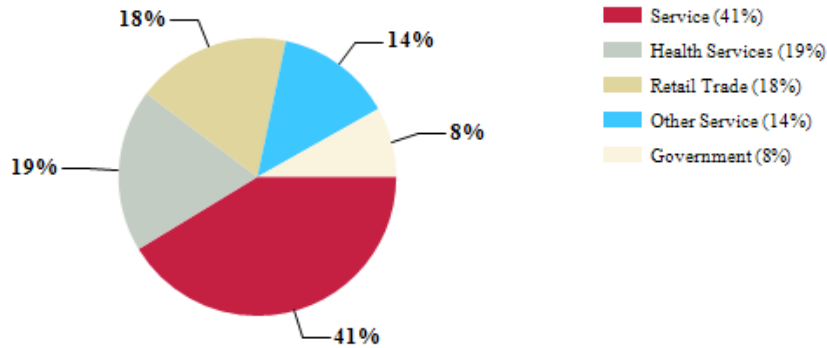
HVAC	yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

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- The property is located in the heart of Downtown Bradenton, a vibrant and bustling area known for its historic charm and eclectic mix of shops and restaurants.
- Just a short walk away from the Manatee River, residents and visitors can enjoy scenic views and waterfront activities such as kayaking and paddleboarding.
- The area is home to popular local attractions such as the South Florida Museum, Bishop Planetarium, and the Village of the Arts, a unique neighborhood filled with galleries and studios.
- Residents and tourists alike can explore the nearby Riverwalk, a beautiful park along the river that hosts events, festivals, and outdoor concerts throughout the year.
- Downtown Bradenton also boasts a thriving arts and culture scene, with theaters, art galleries, and live music venues that contribute to the area's dynamic and diverse atmosphere.

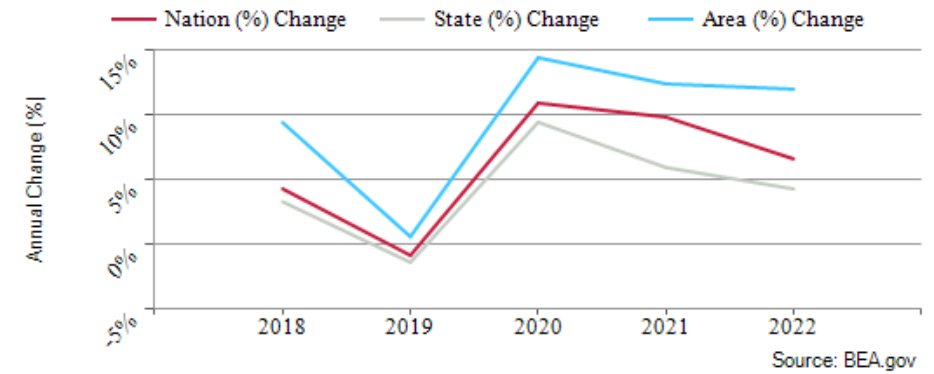
### Major Industries by Employee Count



### Largest Employers

Manatee County School Board	5,300
Bealls Inc.	1,500
Manatee Memorial Hospital	1,500
Tropicana Products	1,400
Blake Medical Center	1,156
Manatee County Sheriff's Office	1,046
Publix	860
City of Bradenton	529

### Manatee County GDP Trend

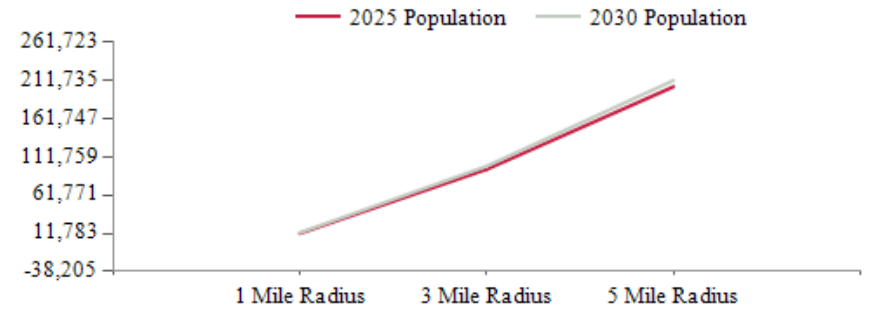




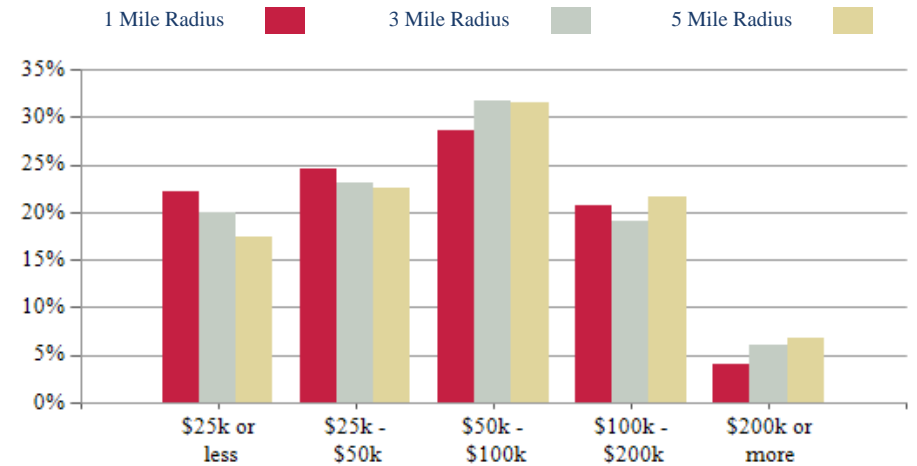


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,105	85,899	172,683
2010 Population	9,026	84,840	179,593
2025 Population	11,783	95,525	203,543
2030 Population	12,659	99,707	211,735
2025 African American	2,553	14,359	24,593
2025 American Indian	69	729	1,408
2025 Asian	127	1,054	3,208
2025 Hispanic	2,976	30,442	56,727
2025 Other Race	1,262	13,059	23,485
2025 White	6,438	52,961	123,869
2025 Multiracial	1,323	13,256	26,790
2025-2030: Population: Growth Rate	7.20%	4.30%	3.95%

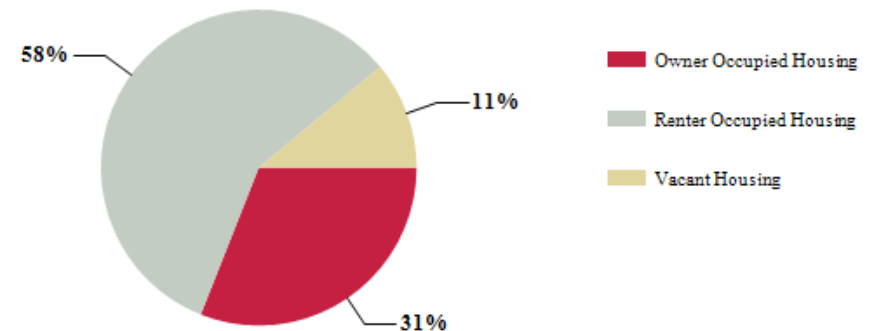
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	652	4,439	8,592
\$15,000-\$24,999	481	3,428	6,470
\$25,000-\$34,999	440	3,612	7,218
\$35,000-\$49,999	814	5,484	12,264
\$50,000-\$74,999	967	7,210	15,335
\$75,000-\$99,999	489	5,221	11,982
\$100,000-\$149,999	847	5,626	13,857
\$150,000-\$199,999	206	1,881	4,835
\$200,000 or greater	208	2,380	5,917
Median HH Income	\$53,998	\$57,387	\$62,690
Average HH Income	\$72,669	\$79,641	\$86,021



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

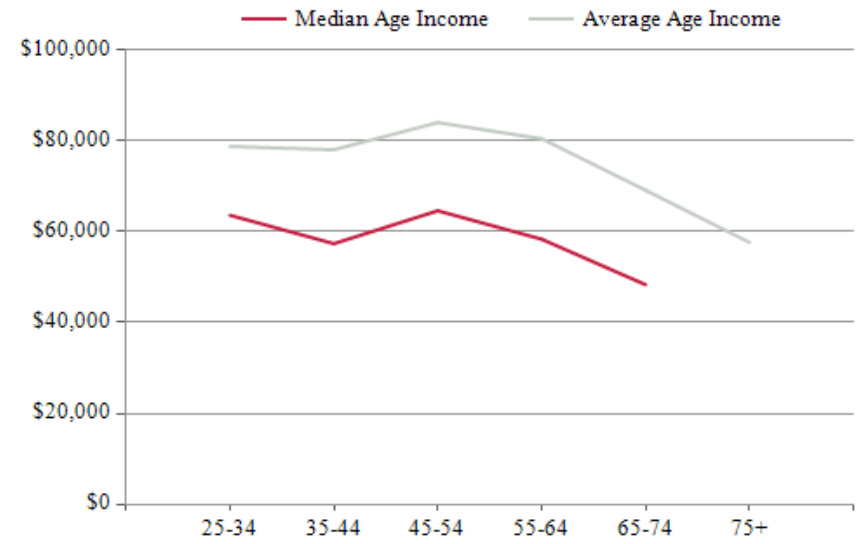
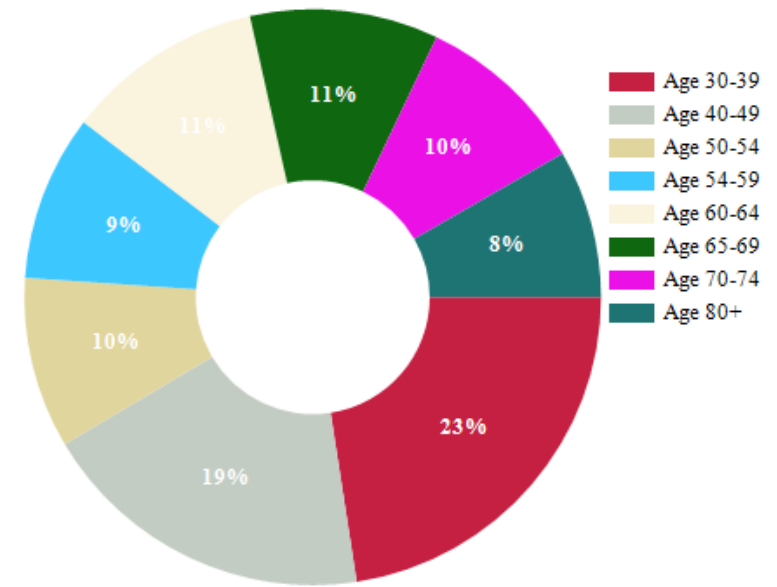


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	806	5,766	12,032
2025 Population Age 35-39	715	5,585	11,822
2025 Population Age 40-44	619	5,365	11,223
2025 Population Age 45-49	656	5,079	10,449
2025 Population Age 50-54	648	5,061	10,810
2025 Population Age 55-59	628	5,415	11,830
2025 Population Age 60-64	749	6,436	14,133
2025 Population Age 65-69	712	6,613	14,844
2025 Population Age 70-74	649	5,771	13,312
2025 Population Age 75-79	560	4,851	11,555
2025 Population Age 80-84	435	3,403	8,083
2025 Population Age 85+	461	3,349	7,477
2025 Population Age 18+	9,447	76,330	165,114
2025 Median Age	42	43	45
2030 Median Age	43	45	46

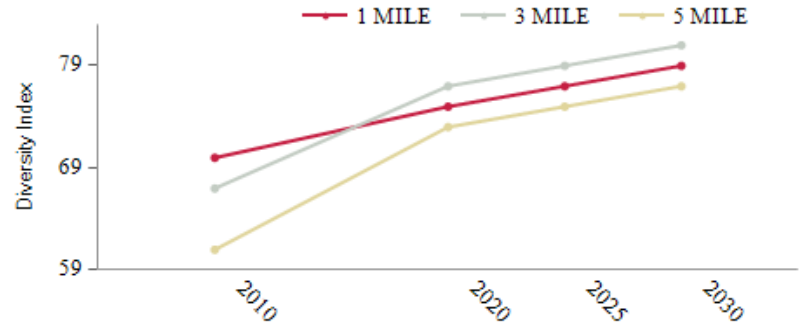
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,639	\$67,334	\$69,002
Average Household Income 25-34	\$78,813	\$81,891	\$85,963
Median Household Income 35-44	\$57,369	\$70,488	\$76,635
Average Household Income 35-44	\$78,068	\$91,647	\$99,056
Median Household Income 45-54	\$64,628	\$72,958	\$79,916
Average Household Income 45-54	\$84,047	\$93,413	\$103,680
Median Household Income 55-64	\$58,353	\$64,073	\$72,981
Average Household Income 55-64	\$80,481	\$89,692	\$98,263
Median Household Income 65-74	\$48,331	\$50,840	\$55,886
Average Household Income 65-74	\$69,136	\$73,973	\$80,757
Average Household Income 75+	\$57,647	\$61,069	\$65,659

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	81	77
Diversity Index (current year)	77	79	75
Diversity Index (2020)	75	77	73
Diversity Index (2010)	70	67	61

POPULATION DIVERSITY



POPULATION BY RACE



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	36	37
Median Asian Age	45	45	43
Median Black Age	33	36	35
Median Hispanic Age	29	29	29
Median Multiple Races Age	29	30	31
Median Other Race Age	32	30	30
Median Pacific Islander Age	36	44	41
Median White Age	53	56	57

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	17%	11%	9%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	20%	24%	22%
Multiracial	9%	11%	10%
Other Race	9%	10%	9%
White	44%	42%	48%

2025 MEDIAN AGE BY RACE

