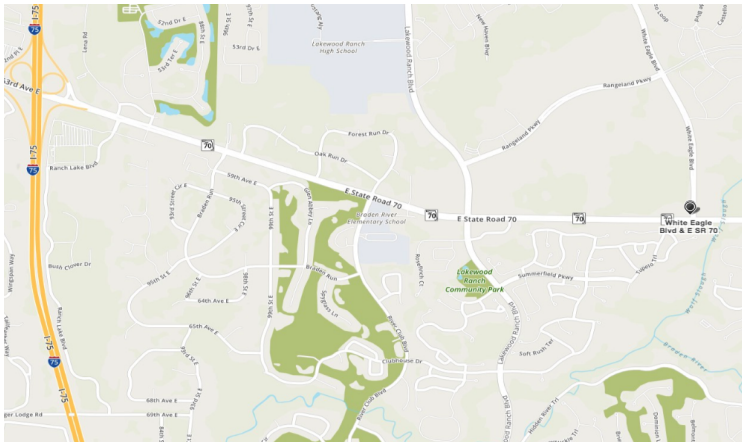




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## IDEAL SPACE FOR MEDICAL & OFFICE USER

WHITE EAGLE AND STATE ROAD 70 Bradenton, FL 34211



### PROPERTY OVERVIEW

This property is in a prime location as it is located a half mile to the east of The Green at Lakewood Ranch; a large mixed-use retail opportunity plaza. Lakewood Ranch is an 8,500 acre master-planned community encompassing all aspects of residential and commercial development. It is home to approximately 4 million square feet of mixed-use, flex/warehouse, retail and office space with an additional 3 million square feet planned within the next 5 years. LWR is the fastest growing city in Florida and 3rd in the nation. Along with the growing industry, this **1.2 acre** piece of property with a **9,854 SF** building would be an ideal opportunity for a medical/office user. Example: Optical, Dental, etc.

- TI allowance may be available upon financials
- Utilities Available
- Master Retention

### PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$34.95 SF/yr (NNN)
Lot Size:	1.2 Acres
Traffic Counts (SR 70):	30,500
Zoning:	Planned Development Mixed Use



Presented By:

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White Eagle and State Road 70, Bradenton, FL 34211



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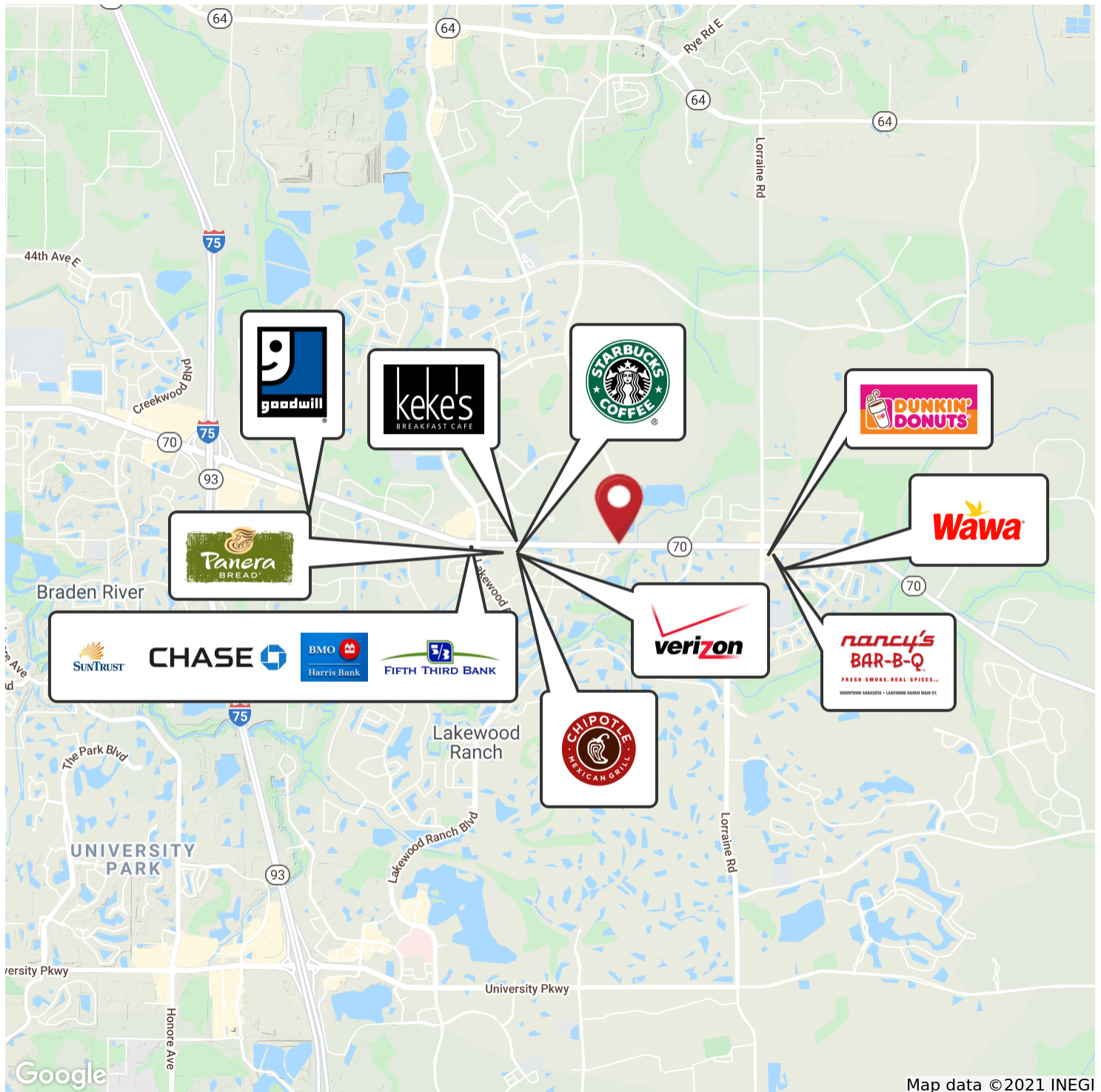
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Map data ©2021 INEGI

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**PROPERTY AVAILABLE IN PRIME LOCATION****TRAFFIC COUNTS: 30,500**

POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,787	15,959	41,968
Median age	44.5	46.6	47.2



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	650	6,040	16,879
Average HH income	\$104,896	\$109,879	\$100,633
Average house value	\$400,865	\$494,157	\$442,962

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