



MANATEE AVENUE OFFICE SPACE

2620 MANATEE AVE. WEST
BRADENTON, FL 34205

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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Building Size:

6,300 SF

Zoning:

General Commercial

Market:

Bradenton

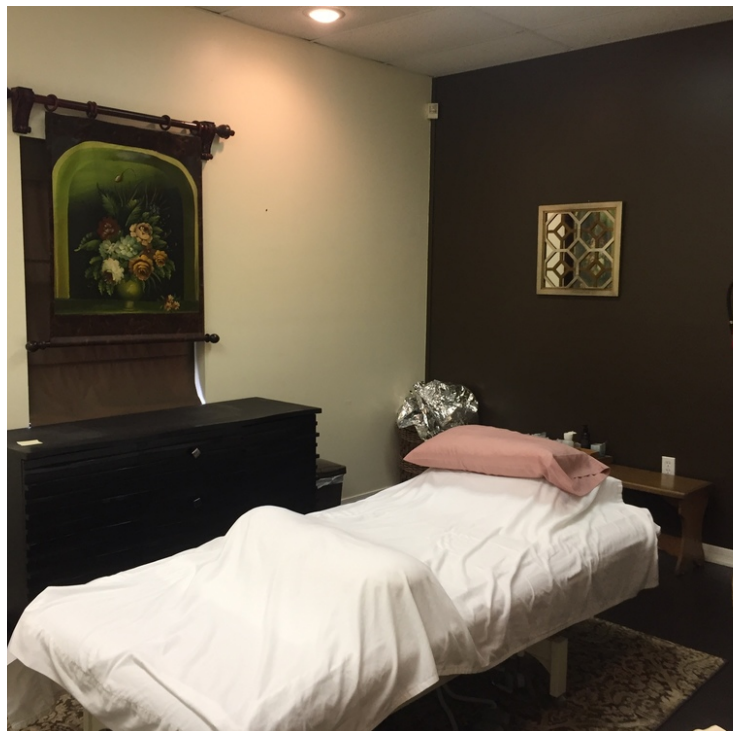
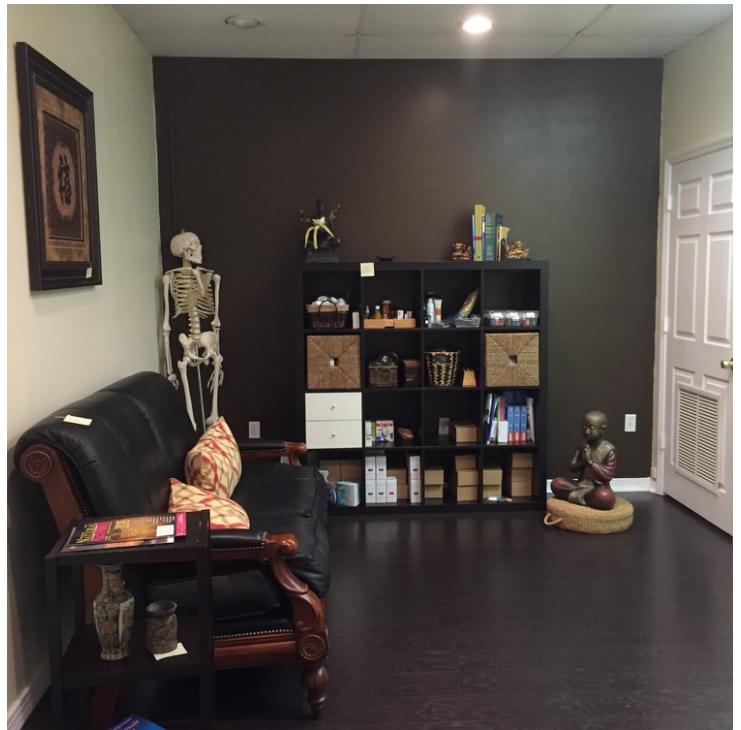
PROPERTY OVERVIEW

Only two suite left! Both suites can be leased for a total of 2,200 sq.ft. or lease just one suite with 1,100 sq.ft. Current configuration has large treatment rooms with upgraded restrooms and an overall well designed tranquil space. Previous tenant was in the medical field. Excellent location for prime visibility directly on Manatee Avenue. This location is a must see on the inside!

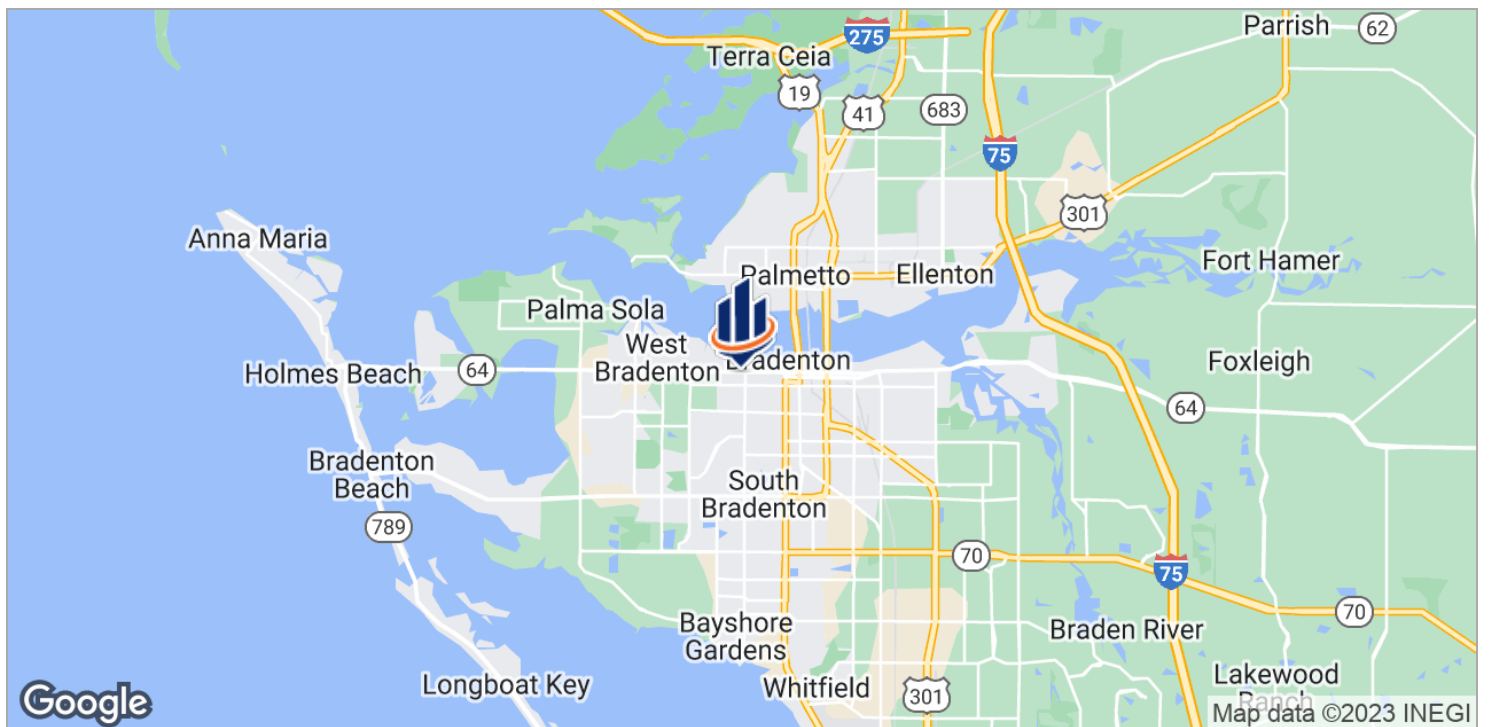
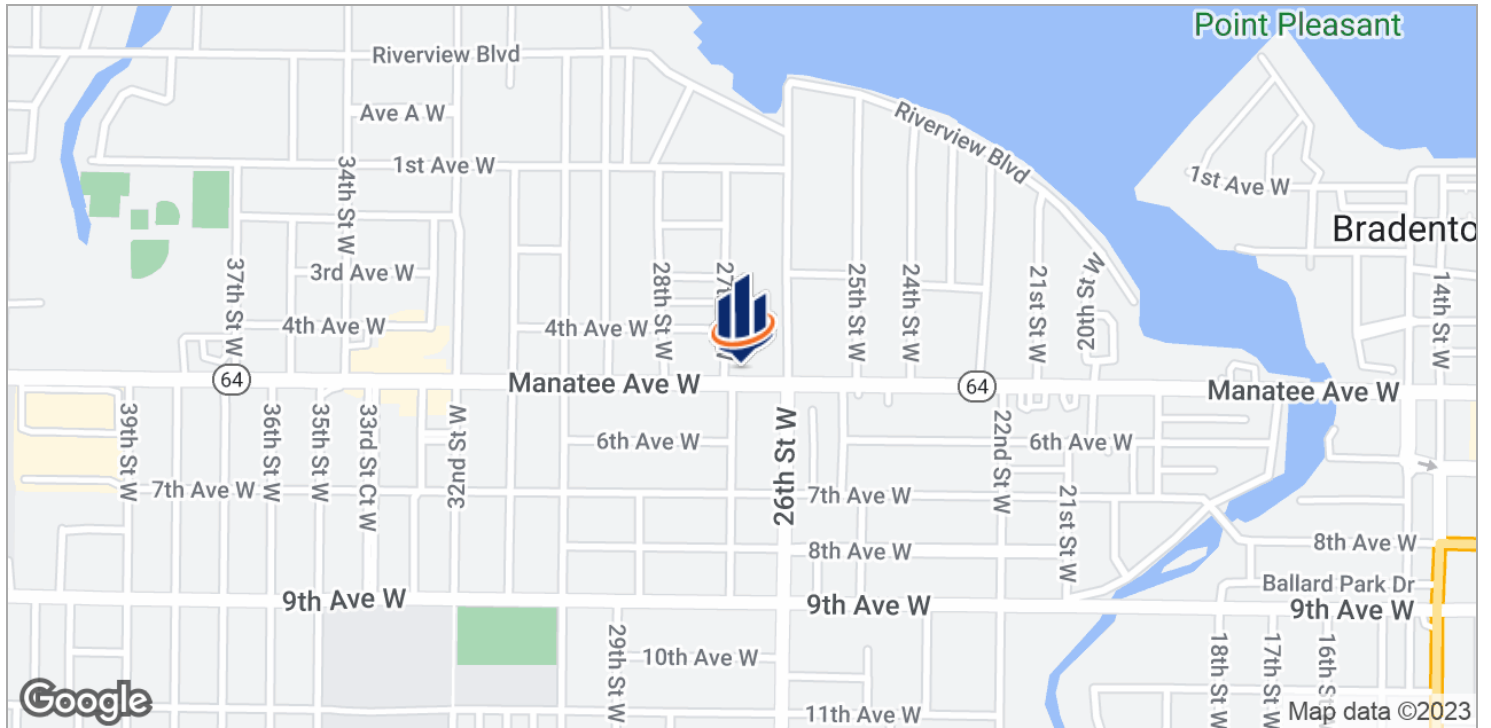
PROPERTY HIGHLIGHTS

- Great Location Directly on Manatee Avenue
- Functional Space with excellent Lease Rates
- 1,100 Sq.Ft. to 2,000 Sq.Ft. Available
- \$14 per Sq.Ft. Gross Rent

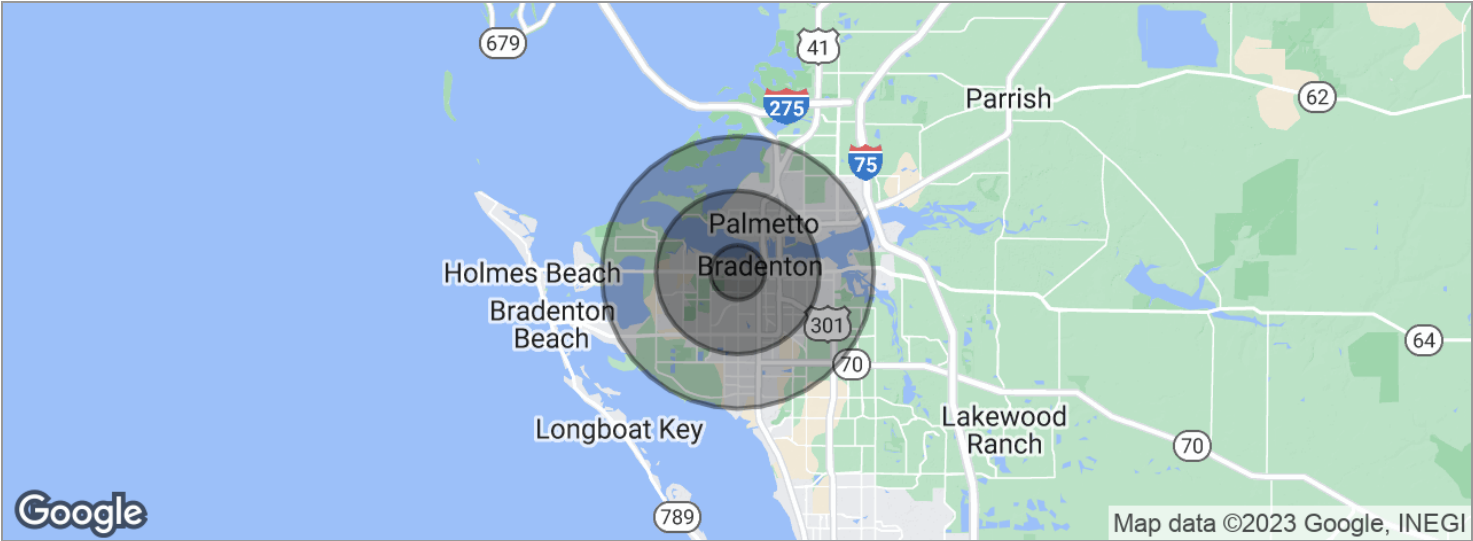
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,220	83,194	170,124
Median age	40.3	42.9	43.1
Median age [Male]	39.1	41.4	41.6
Median age [Female]	41.9	44.4	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,114	33,826	69,917
# of persons per HH	2.5	2.5	2.4
Average HH income	\$65,354	\$53,941	\$51,861
Average house value	\$274,865	\$232,042	\$234,771

* Demographic data derived from 2020 ACS - US Census