



WOOD LAW BUILDING

**1215 Manatee Ave W
Bradenton, FL 34205**

PROPERTY FEATURES

- Office Suites
- Downtown Bradenton
- High Visibility Location

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Total Households: | 4,079 | 32,459 | 72,755 |
| Total Population: | 10,581 | 82,536 | 179,534 |
| Average HH Income: | \$49,604 | \$50,327 | \$51,089 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BENJAMIN BAKKER

Senior Commercial Advisor

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Commercial

WOOD LAW BUILDING OFFICE BUILDING

1215 MANATEE AVE W, BRADENTON, FL



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | Negotiable |
| Building Size: | 8,336 SF |
| Available SF: | |
| Lot Size: | 0.334 Acres |
| Year Built: | 1975 |
| Renovated: | 2020 |
| Zoning: | T5 Urban |
| Market: | Sarasota-Bradenton |
| Submarket: | Downtown Bradenton |
| Traffic Count: | 23,000 |

PROPERTY OVERVIEW

An exciting addition to the downtown office scene, these first floor spaces have been totally renovated! Beautiful views of downtown and lots of shade a tree canopy surround the building and reserved parking spots accompany your lease. With this high profile, high visibility location - you'll have a presence in the very center of all the bustling downtown has to offer!

PROPERTY HIGHLIGHTS

- Office Suites
- Downtown Bradenton
- High Visibility Location

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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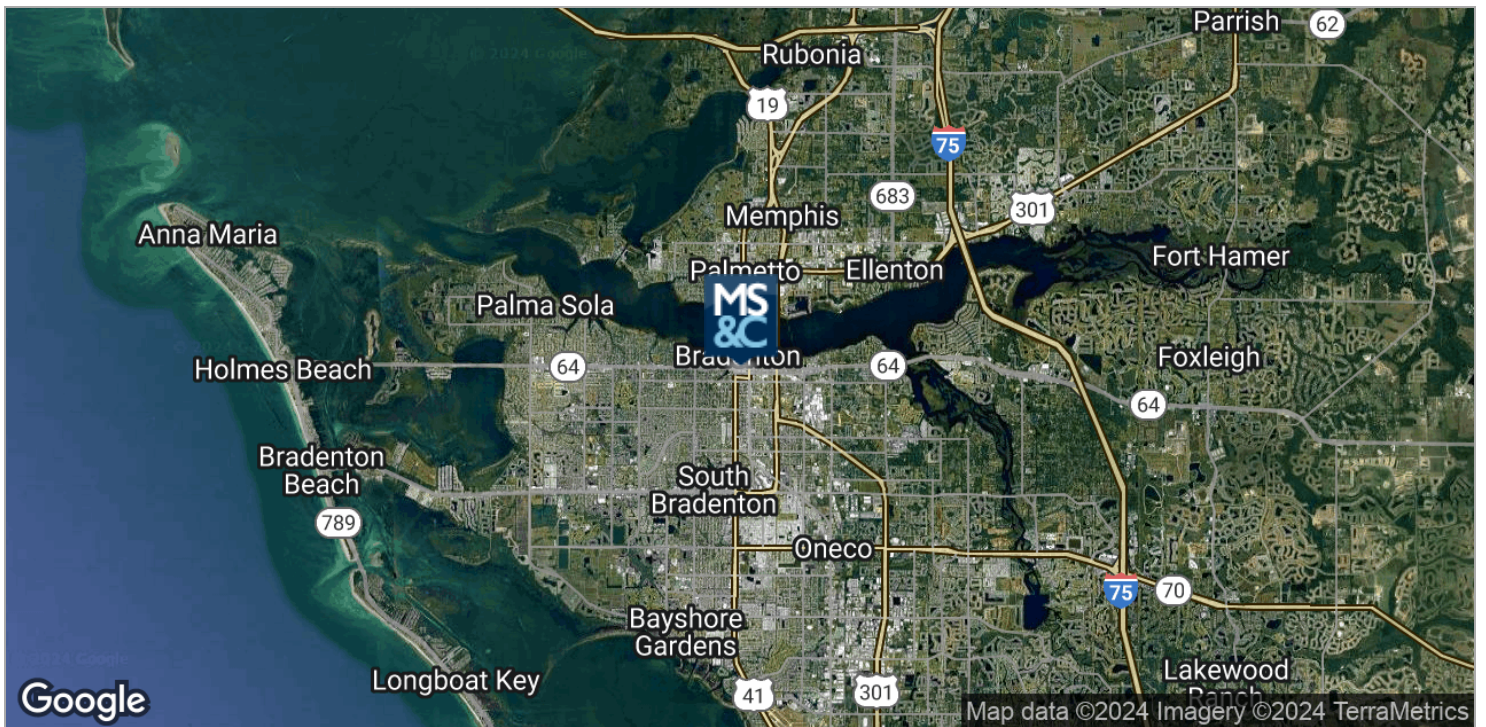
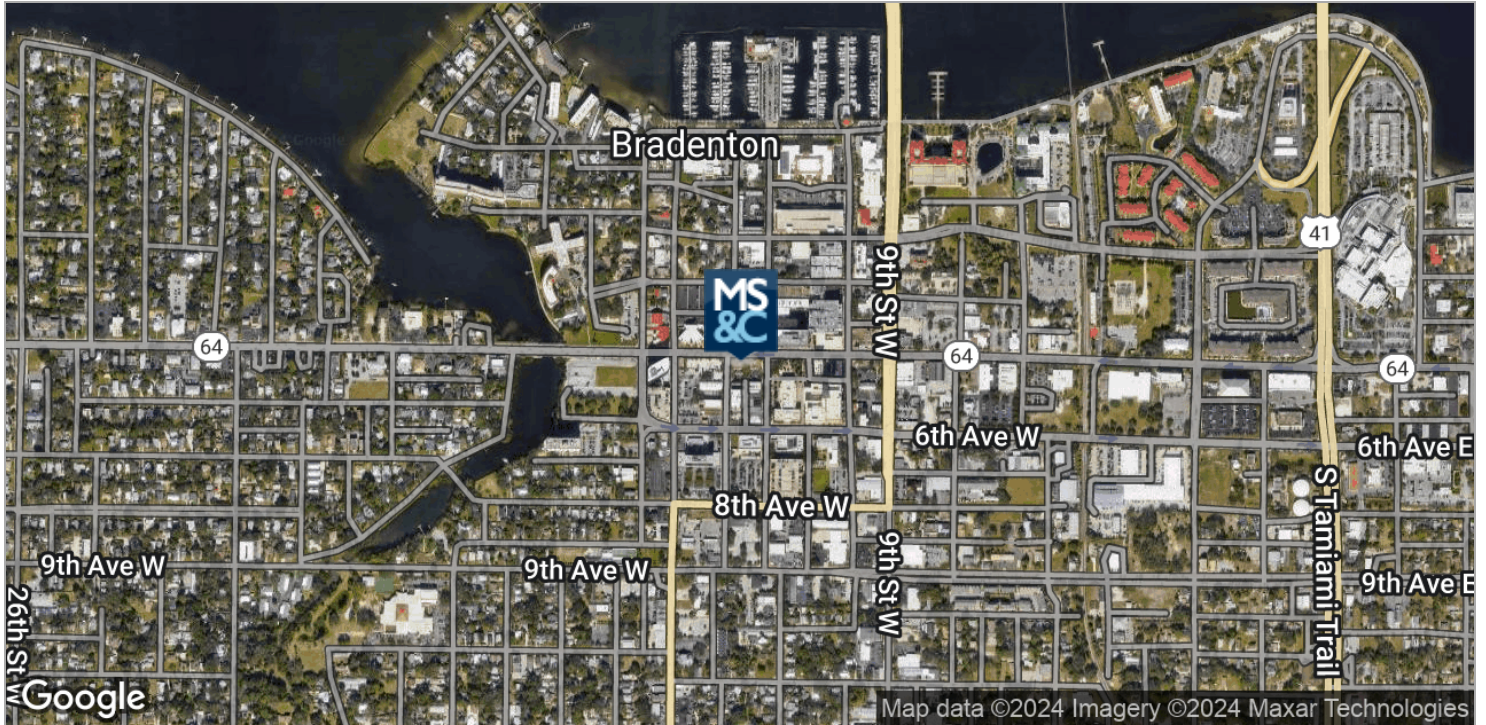
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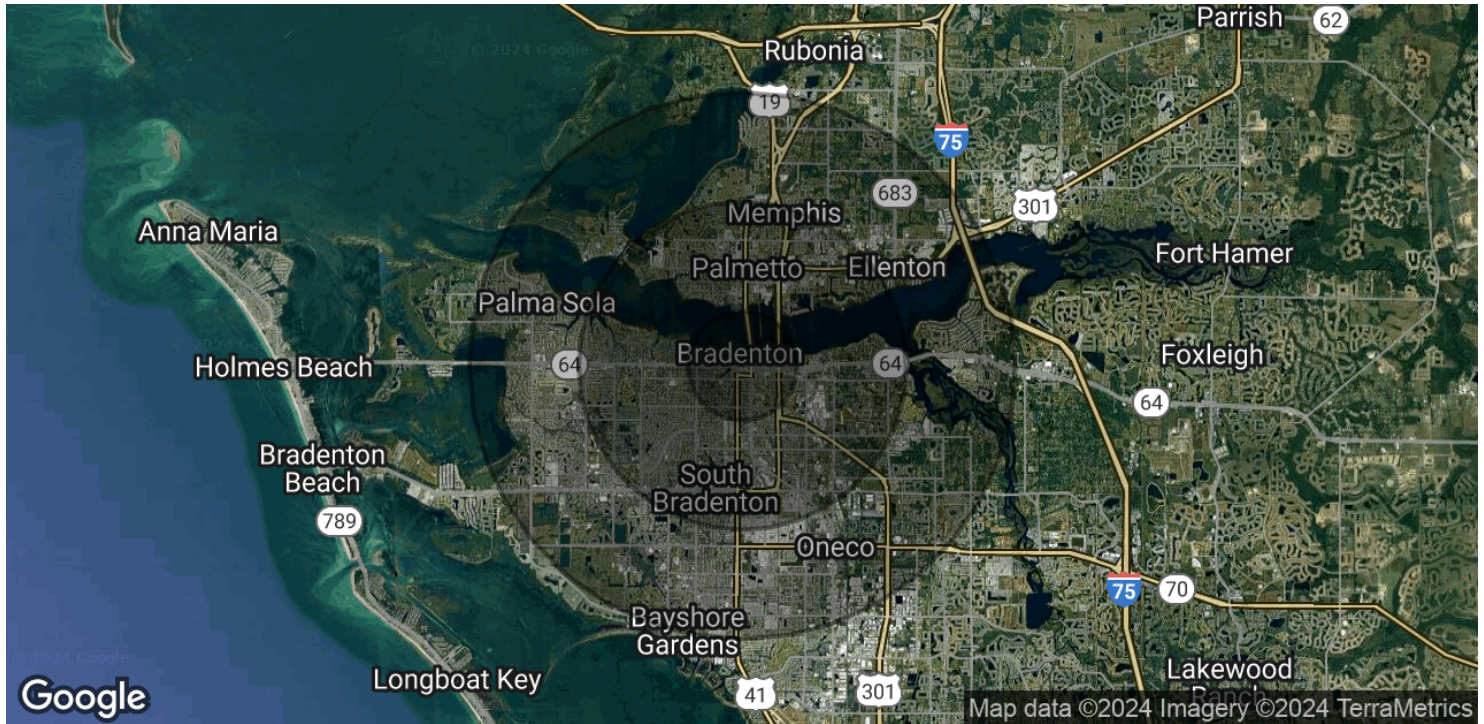
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,581 | 82,536 | 179,534 |
| Average age | 39.8 | 40.1 | 42.3 |
| Average age (Male) | 37.4 | 38.7 | 40.9 |
| Average age (Female) | 40.6 | 41.9 | 43.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,079 | 32,459 | 72,755 |
| # of persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH income | \$49,604 | \$50,327 | \$51,089 |
| Average house value | \$232,943 | \$213,197 | \$232,814 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

As a lifelong resident of the suncoast, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that began with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs throughout Manatee & Pinellas Counties.

Ben previously served as Vice President of HJB Properties for over 8 years, a family-owned commercial property entity. Where he oversaw management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & was appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018, 2019 & 2020 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" as well as the 2018 & 2020 Presidents Award for highest sales in the division overall. In 2020, Ben was also bestowed the MS&C John McMahon Award by his peers.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

MEMBERSHIPS & AFFILIATIONS

CCIM: Graduate of Levels 101, 102, 103 and 104