



**DOWNTOWN RETAIL OR WAREHOUSE OPPORTUNITY:  
ENDLESS POSSIBILITIES!  
OFFICE BUILDING**

821 12TH ST. W., BRADENTON, FL



DOWNTOWN RETAIL OR WAREHOUSE

**821 12th St. W.  
Bradenton, FL 34205**

## PROPERTY FEATURES

- High Profile Location
- Main Street Frontage
- High Ceilings
- Two Story loft section
- Super Cool Interior Vibe
- Multiple bathrooms / Showers
- Recently Resurface Parking lot
- Located at Entrance to Village of the Arts

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	4,572	33,783	73,344
<b>Total Population:</b>	12,373	85,494	180,803
<b>Average HH Income:</b>	\$47,333	\$49,439	\$51,110

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

941.957.3730

[benjaminbakker@michaelsaunders.com](mailto:benjaminbakker@michaelsaunders.com)



## OFFERING SUMMARY

Building Size:	7,516 SF
Available SF:	
Lot Size:	0.294 Acres
Price / SF:	\$113.09
Year Built:	1957
Zoning:	T5
Market:	Manatee County
Submarket:	Downtown Bradenton

## PROPERTY OVERVIEW

This is an incredibly well-known and well-loved building on Main St. (12th) in Downtown Bradenton. Former longtime home of City Fitness, this building is brimming with "cool factor" with wide open floorplans, high ceilings and accent walls of historic brick finish. The interior has an incredibly diverse floorplan with drop ceiling reception area with lots of natural light and huge storefront presence windows - but leads into wide open massive high ceiling areas towards the rear. And even features a huge second story loft area in the rear. And currently houses multiple bathrooms and showers as well.

This site is overflowing with possible new options from a hip, historic office use - or a fantastic new retail use. And even the opportunity to easily convert it into the hottest restaurant or bar in the neighborhood! An added location bonus of being located on a highly visible street corner and sitting right at the northern entrance to the ever-growing and popular Village of the Arts destination.. this site has it all and the possibilities are endless. Book a showing with us today to tour this amazing location for yourself and grab it before it's gone!





Commercial

**DOWNTOWN RETAIL OR WAREHOUSE OPPORTUNITY: ENDLESS POSSIBILITIES!  
OFFICE BUILDING**

821 12TH ST. W., BRADENTON, FL



**Michael Saunders & Company.**



Licensed Real Estate Broker

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

PRESENTED BY:

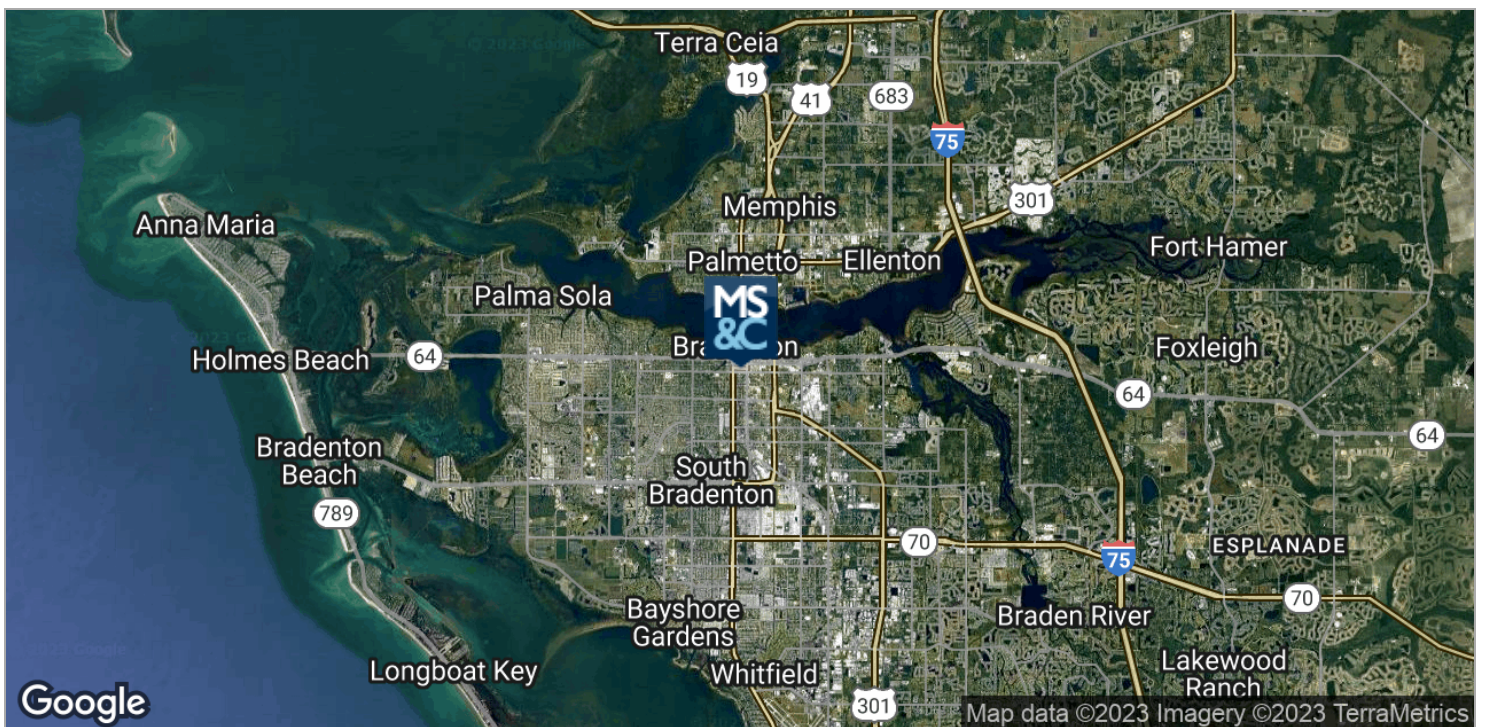
**Benjamin Bakker**

Senior Commercial Advisor

941.957.3730

[benjaminbakker@michaelsaunders.com](mailto:benjaminbakker@michaelsaunders.com)





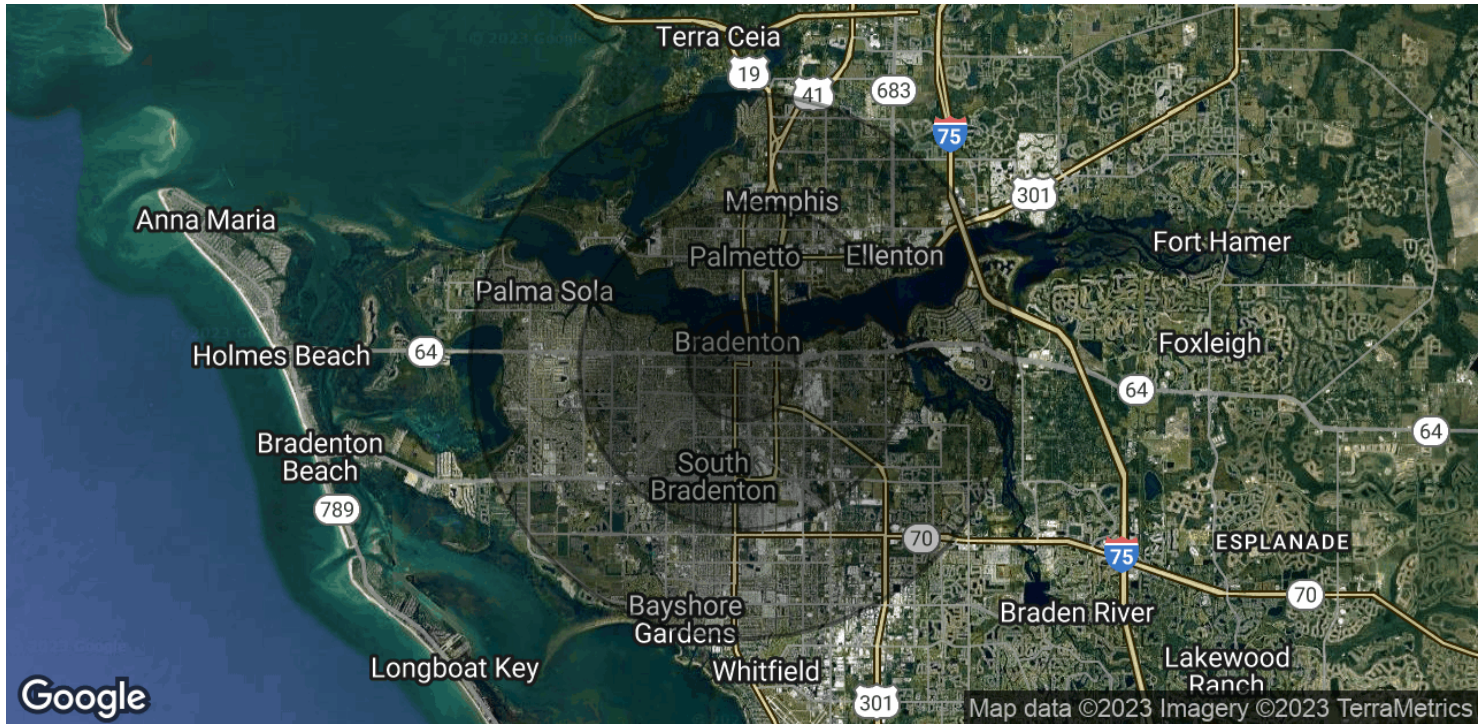




Commercial

**DOWNTOWN RETAIL OR WAREHOUSE OPPORTUNITY: ENDLESS POSSIBILITIES!  
OFFICE BUILDING**

821 12TH ST. W., BRADENTON, FL



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,373	85,494	180,803
Average age	38.1	40.1	42.3
Average age (Male)	35.7	38.8	40.9
Average age (Female)	38.8	42.0	43.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,572	33,783	73,344
# of persons per HH	2.7	2.5	2.5
Average HH income	\$47,333	\$49,439	\$51,110
Average house value	\$176,630	\$214,428	\$236,260

*\* Demographic data derived from 2020 ACS - US Census*

**Michael Saunders & Company**



Licensed Real Estate Broker

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

PRESENTED BY:

**Benjamin Bakker**

Senior Commercial Advisor

941.957.3730

[benjaminbakker@michaelsaunders.com](mailto:benjaminbakker@michaelsaunders.com)

**BENJAMIN BAKKER**

Senior Commercial Advisor



1605 Main Street , Suite 500  
Sarasota, FL 34236  
T 941.957.3730  
C 941.724.8009  
benjaminbakker@michaelsaunders.com  
FL #3279071

**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