



ADDRESS

**6004 26th St W
Bradenton, FL 34207**

PROPERTY FEATURES

- Unique Offering
- Freestanding Retail Building
- Tons of Possibilities

	1 Mile	3 Miles	5 Miles
Total Households:	4,933	32,522	64,184
Total Population:	10,197	75,142	154,688
Average HH Income:	\$45,054	\$46,573	\$54,442

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

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Commercial

CENTER STATE OFFICE BUILDING

6004 26TH ST W, BRADENTON, FL



OFFERING SUMMARY

Building Size:	5,003 SF
Lot Size:	1.184 Acres
Price / SF:	\$179.89
Year Built:	2000
Renovated:	2010
Zoning:	PR-M
Market:	Tampa Bay
Submarket:	Sarasota-Bradenton
Traffic Count:	11,800

PROPERTY OVERVIEW

MS&C Commercial is proud to bring this unique offering to market. This freestanding retail building once served as a banking center, and could again. But it can just as easily be reconfigured to serve a standard retail or restaurant use as well. Tons of possibilities and fantastic visibility on the corner of a busy lighted intersection. Call us to schedule a tour today and see this opportunity for yourself!

PROPERTY HIGHLIGHTS

- Unique Offering
- Freestanding Retail Building
- Tons of Possibilities

Michael Saunders & Company



Licensed Real Estate Broker

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

PRESENTED BY:

Benjamin Bakker

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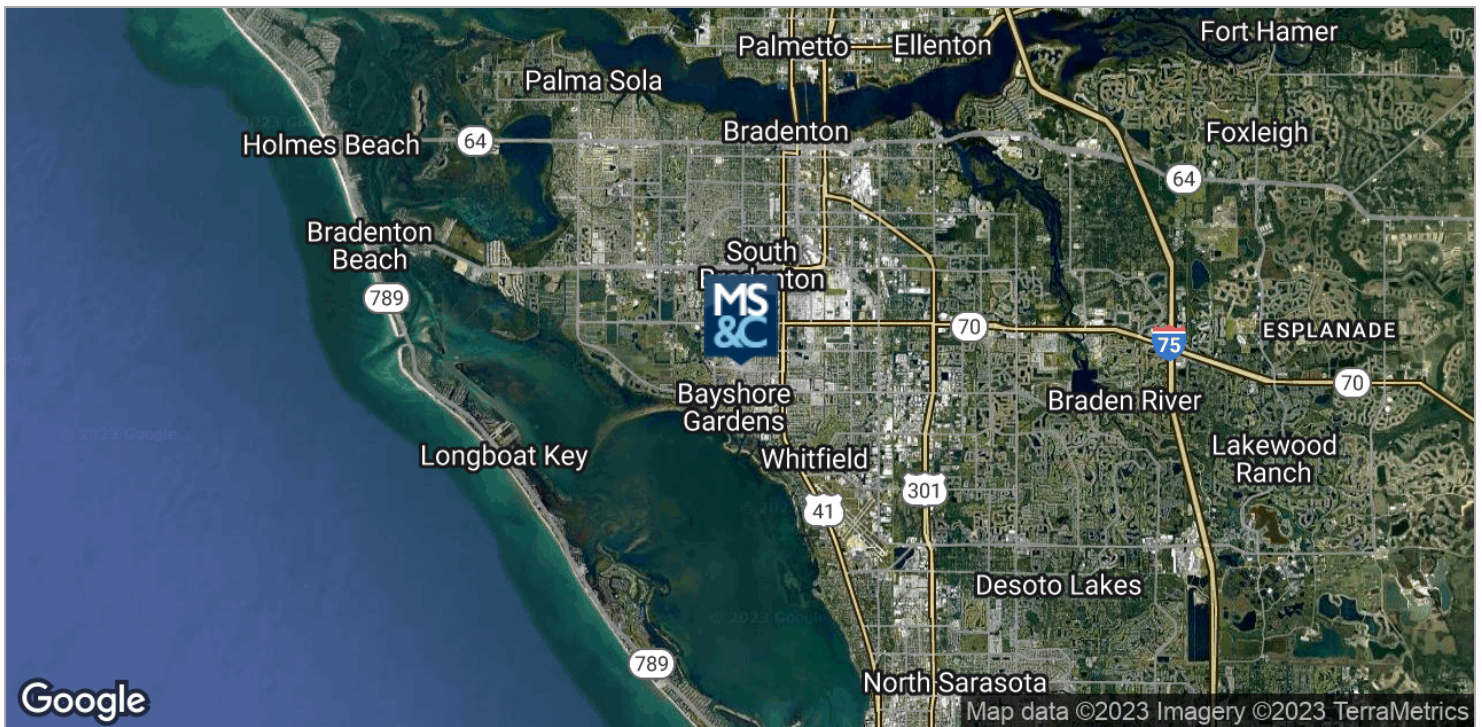
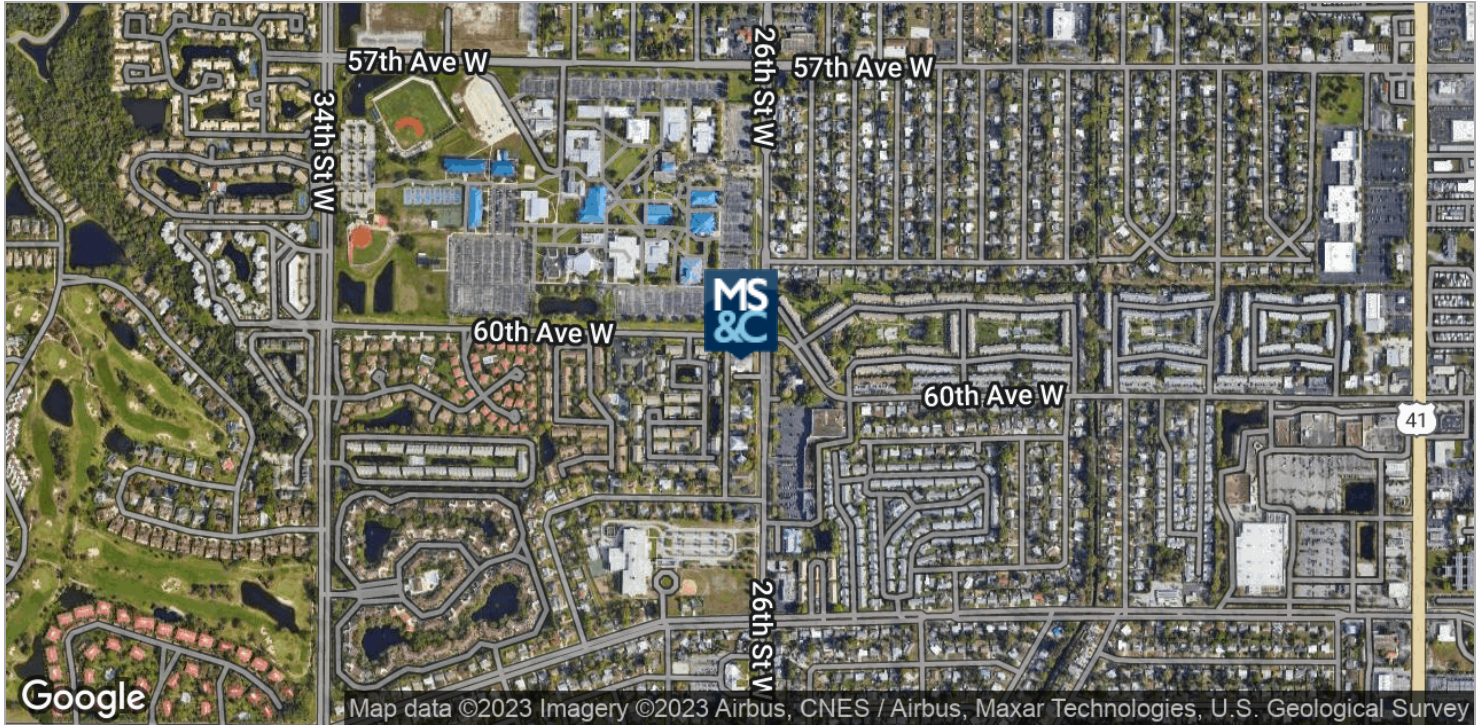




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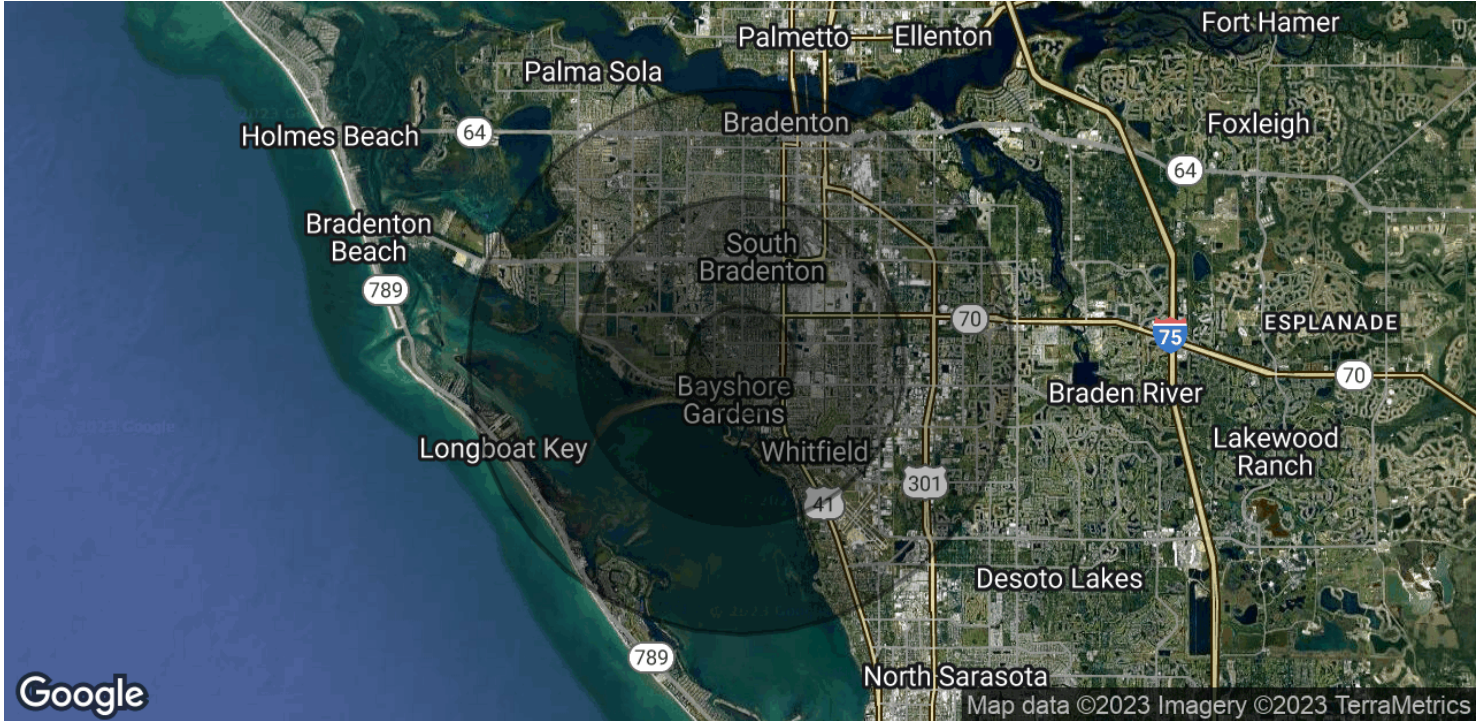
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,197	75,142	154,688
Average age	47.4	42.6	43.1
Average age (Male)	46.8	41.5	41.4
Average age (Female)	47.7	43.4	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,933	32,522	64,184
# of persons per HH	2.1	2.3	2.4
Average HH income	\$45,054	\$46,573	\$54,442
Average house value	\$131,029	\$182,611	\$236,343

* 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