



FOR SALE

Investment/Mixed Use

# Property For Owner/User, Investor Or Somewhere In Between

Bradenton, FL 34203

**Michael Saunders & Company**  
TCN  
WORLDWIDE  
REAL ESTATE SERVICES  
Licensed Real Estate Broker

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

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor  
941.957.3730  
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## OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	9,600 +/- SF
Lot Size:	1.13 Acres
Traffic: AADT 63rd Ave:	19,100
Traffic: AADT 15th Street East	11,000
Zoning:	LM

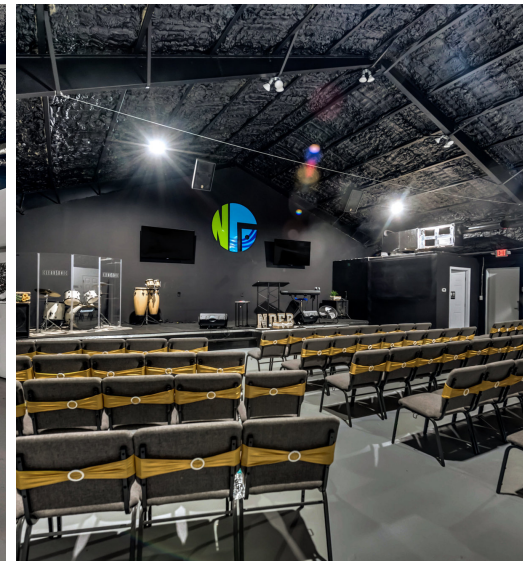
## PROPERTY OVERVIEW

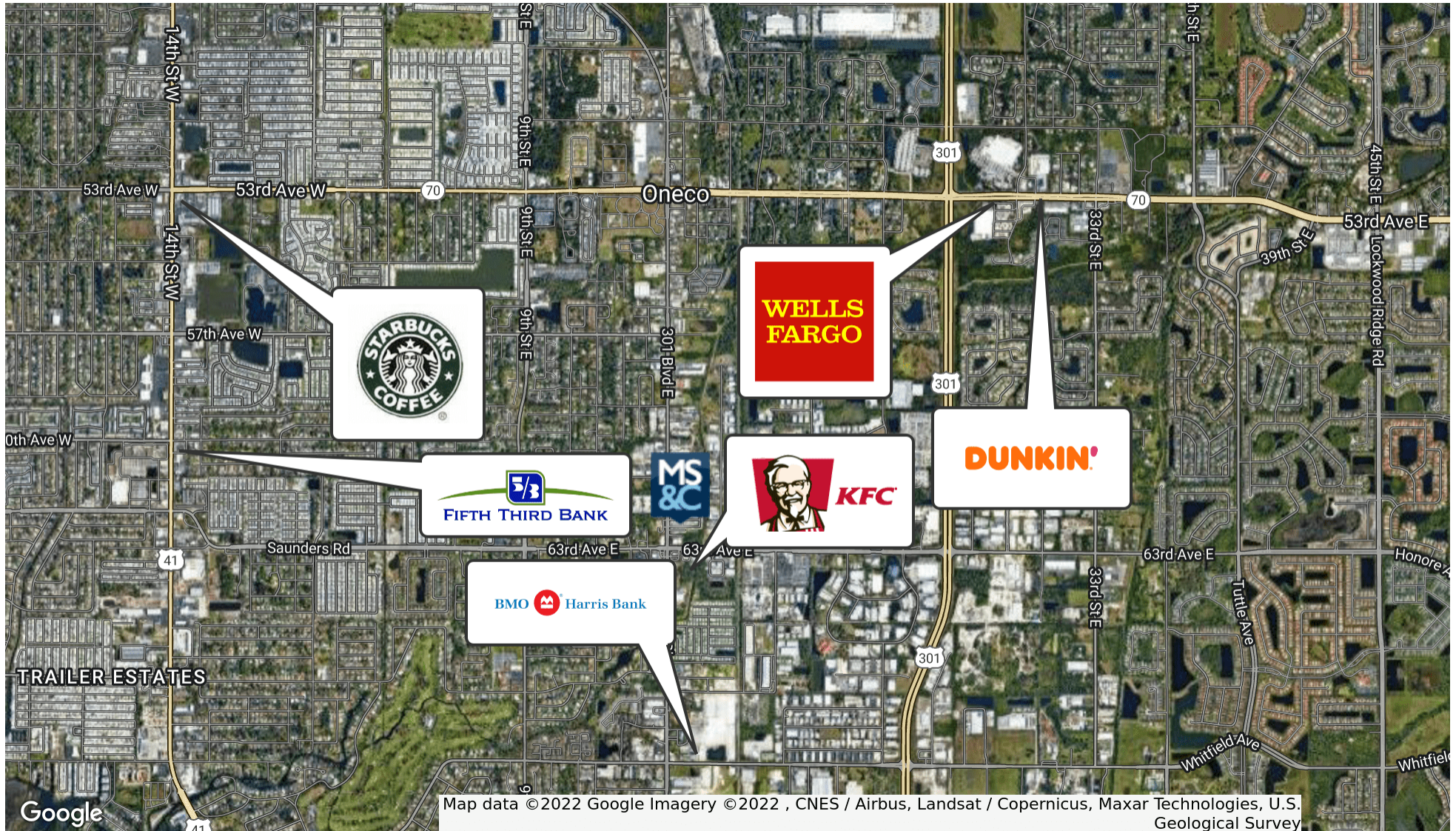
This 9600 +/- sf unit is divided into six (6) separate 1600 +/- sf units that can be combined in various combinations for use by the owner or tenants.

Current leases are short term with tenants that are happy to stay in place if so desired by new owner. Value add potential in below market rents.

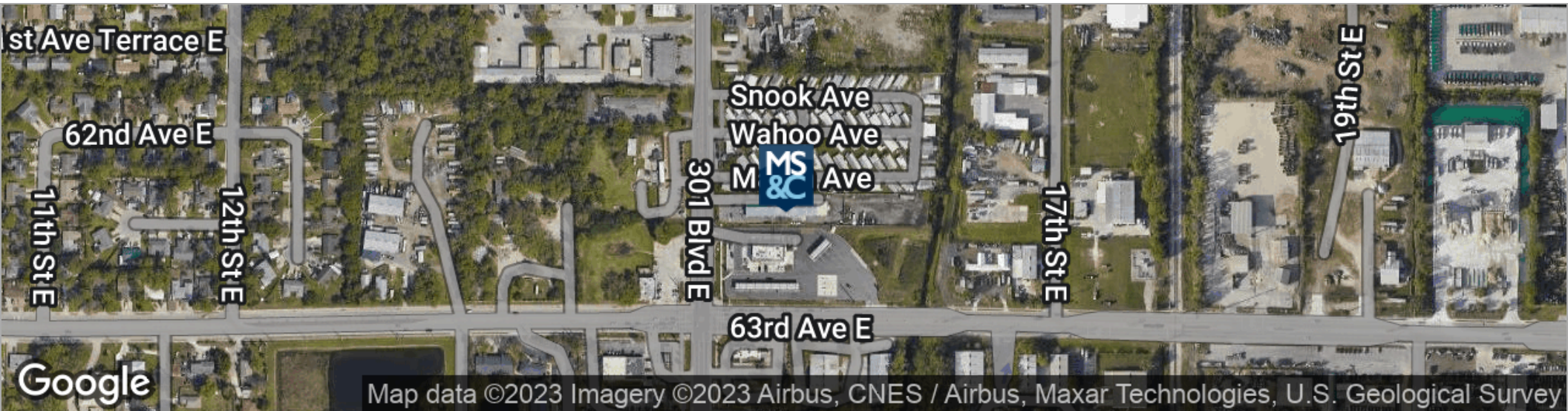
## PROPERTY HIGHLIGHTS

- Property offers great visibility to 15th Street.
- Property includes grandfathered in pylon sign ready to promote your business.
- Property includes .5 + acre outside fenced storage.
- Property sits next to brand new 7-Eleven Gas station/ Convenience store.
- Building built in 1970 and Renovated 1996.





6219 15TH STREET EAST, BRADENTON, FL

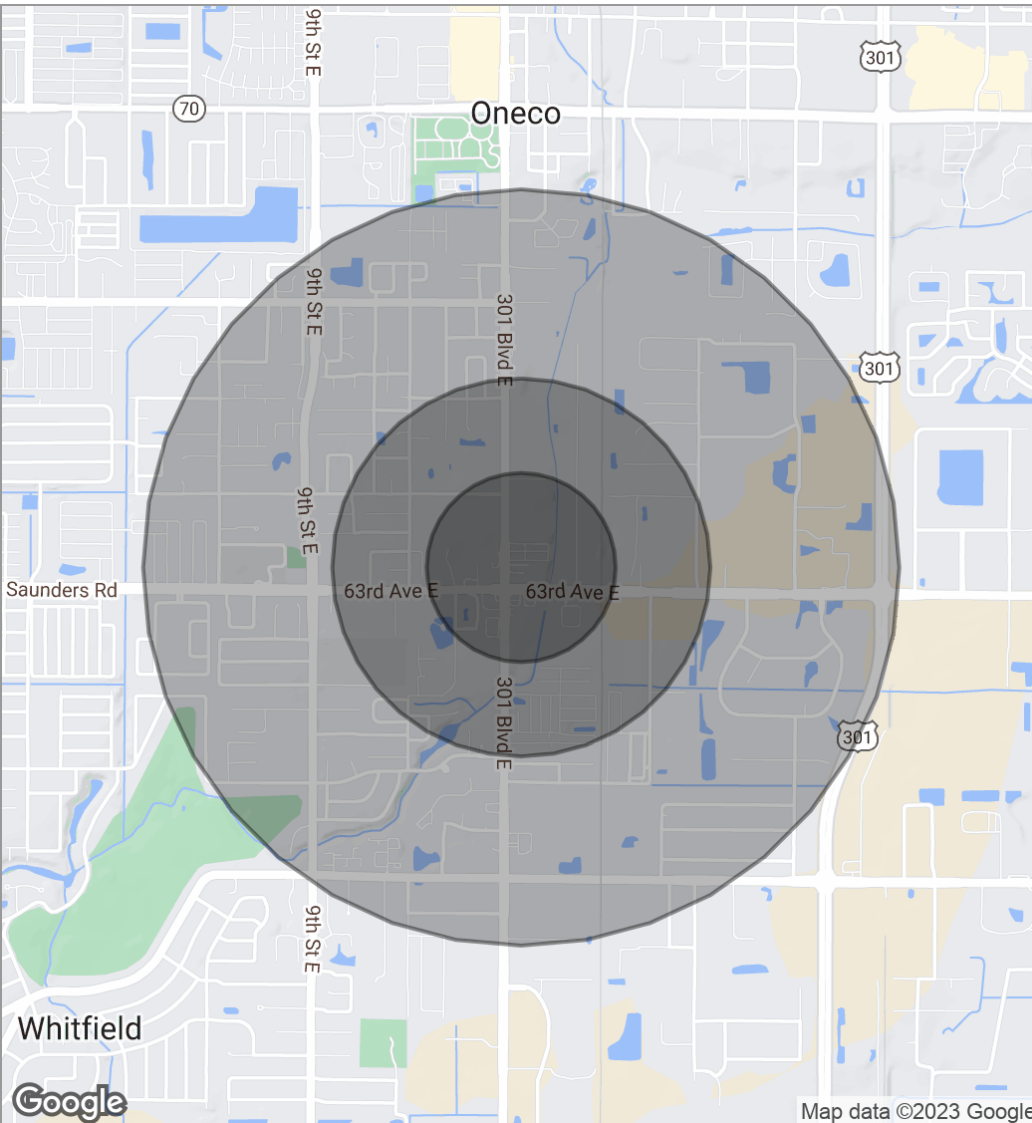




## INDUSTRIAL PROPERTY

6219 15TH STREET EAST, BRADENTON, FL

For Sale



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	595	2,423	9,622
Median age	39.2	38.3	37.1
Median age (male)	43.0	41.1	35.6
Median age (Female)	38.8	38.6	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	247	984	3,607
# of persons per HH	2.4	2.5	2.7
Average HH income	\$38,156	\$63,134	\$90,742
Average house value	\$75,674	\$76,632	\$98,608

\* Demographic data derived from 2020 ACS - US Census

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**PROFESSIONAL BACKGROUND**

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

**EDUCATION**

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

**MEMBERSHIPS & AFFILIATIONS**

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee