



## PRIME DENTAL/ORTHODONTICS FACILITY FOR LEASE

5803 BRADEN RUN  
BRADENTON, FLORIDA 34202

### PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,497	53,623	206,341
Total Population	3,333	120,578	483,523
Average HH Income	\$128,786	\$127,591	\$101,648



For More Information

**ADAM DOAK**

Commercial Realtor

941 923 0535 x304

[adoak@americanpropertygroup.com](mailto:adoak@americanpropertygroup.com)

# ORTHODONTICS/DENTAL BUILDING



## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	1,800 SF
Available SF:	1,800 SF
Lot Size:	18,644 SF
Number of Units:	1
Year Built:	1985
Zoning:	PR-M PROFE

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5803 Braden Run, Bradenton, FL:

Property Type: Orthodontics/Dental Building

This specialized dental building is ideally suited for orthodontic or dental practices seeking a prominent location in Bradenton, FL. Offering a fully built out 1,800 square feet medical stand alone building. This facility is designed to support a thriving dental practice, orthodontist or medical user.

Visit us online at [www.AmericanPropertyGroup.com](http://www.AmericanPropertyGroup.com) to see all our listings or call (941)923-0535 at your convenience.

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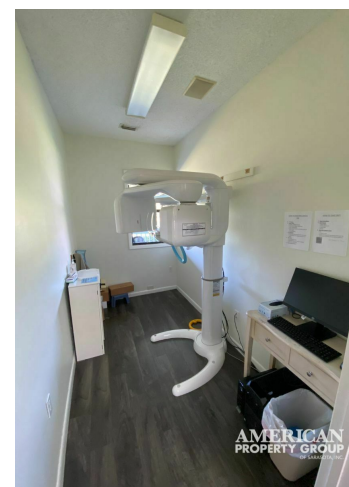
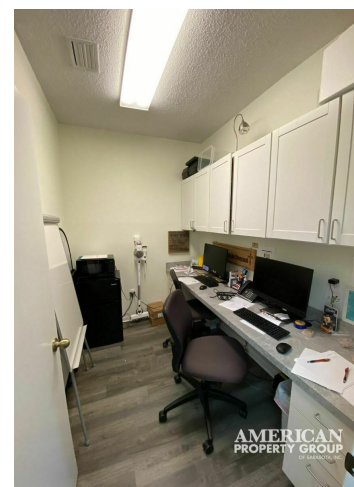
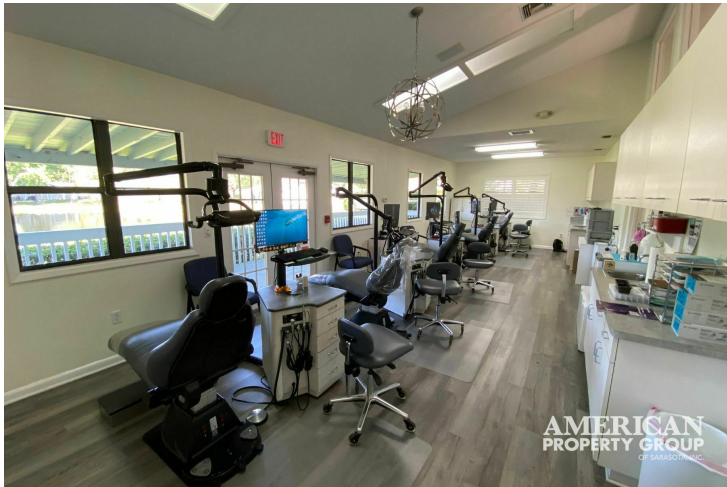
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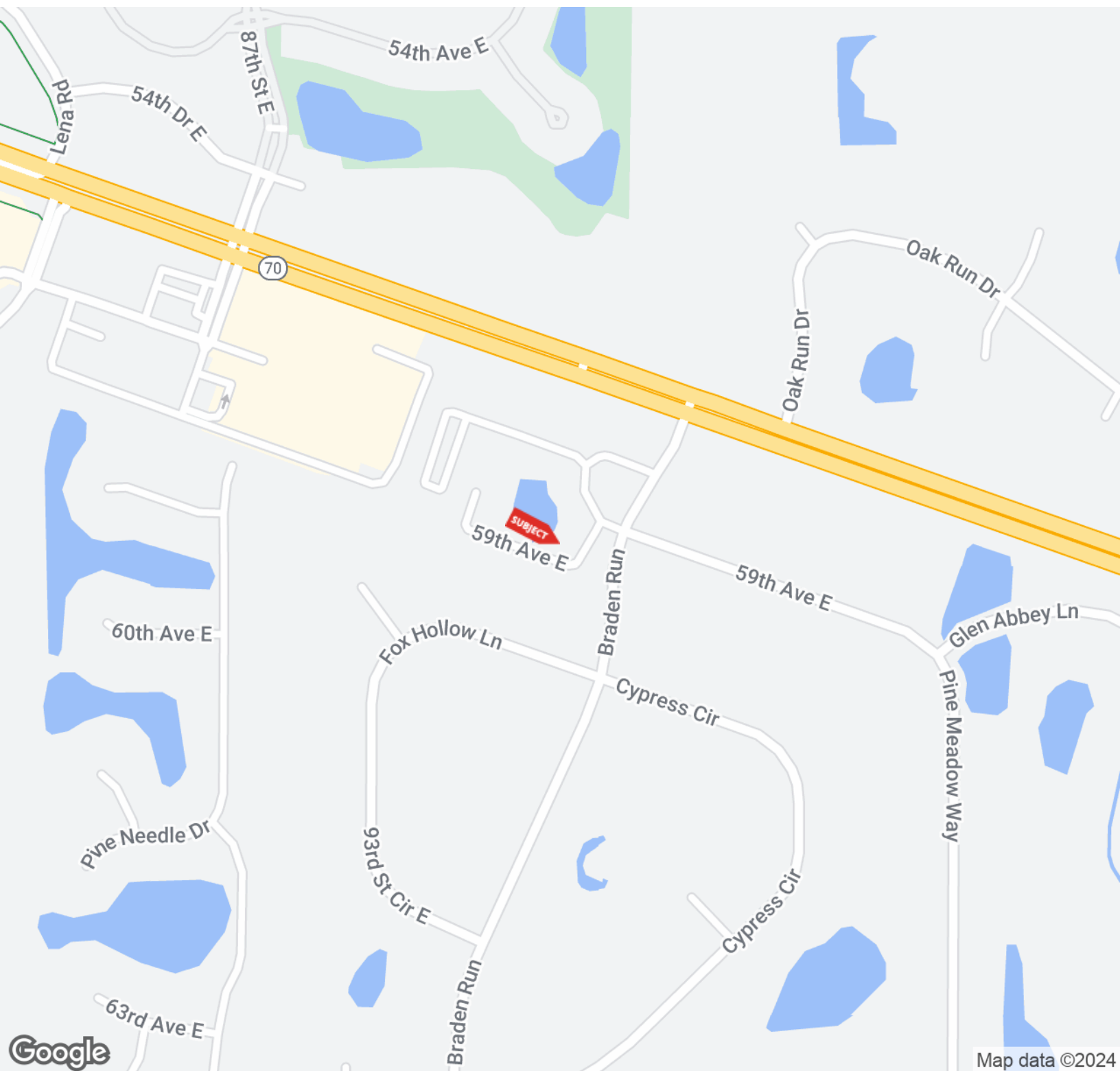
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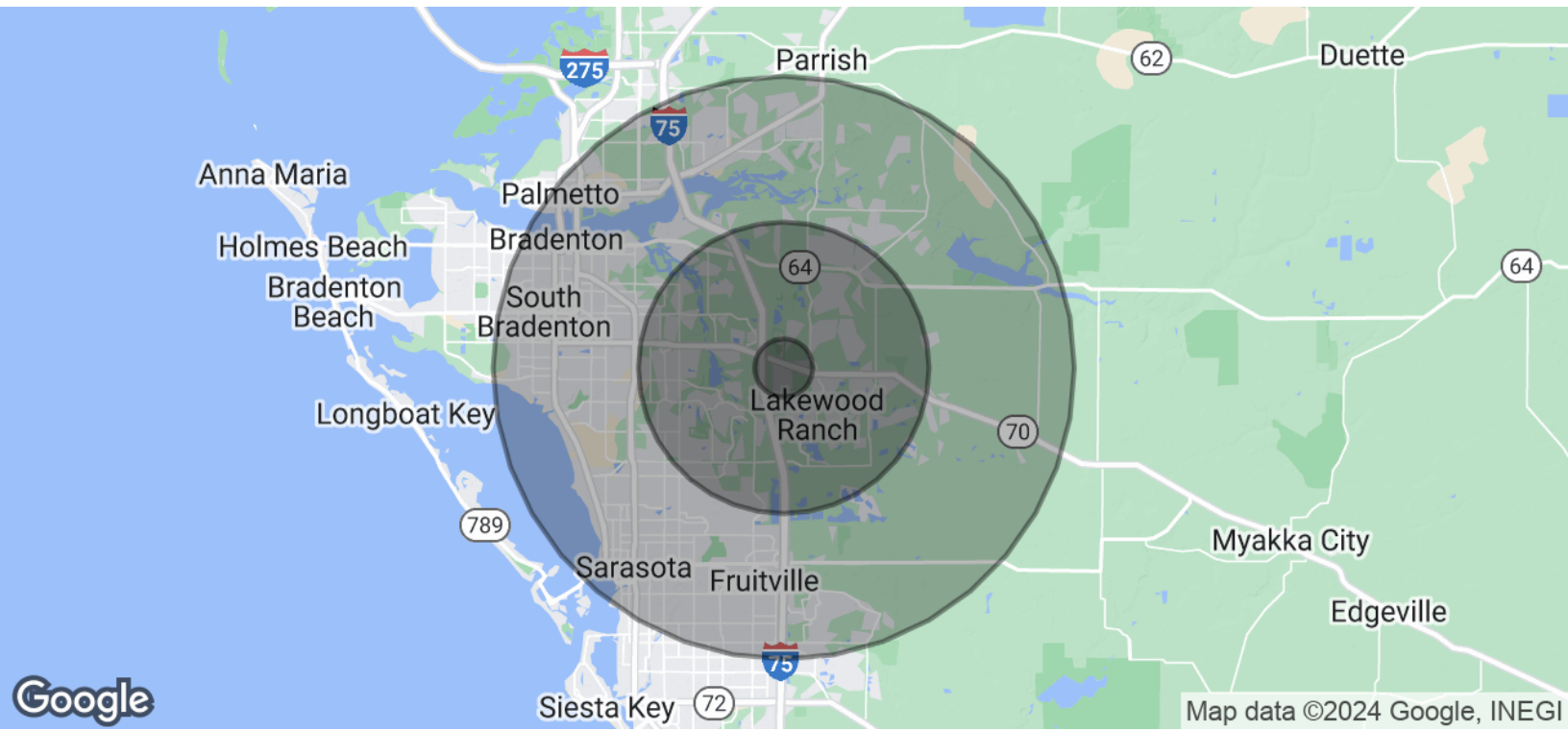


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# ORTHODONTICS/DENTAL BUILDING



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,333	120,578	483,523
Average Age	50	51	47
Average Age (Male)	50	50	46
Average Age (Female)	51	51	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,497	53,623	206,341
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$128,786	\$127,591	\$101,648
Average House Value	\$520,552	\$543,840	\$421,691

Demographics data derived from AlphaMap

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