



2424 EXECUTIVE CENTER

**2424 Manatee Avenue West
Bradenton, FL 34205**

PROPERTY FEATURES

- Located on the outskirts of downtown Bradenton near the riverfront, this exquisitely maintained office complex features direct frontage along a very busy Manatee Avenue leading into and out of the business district. Easy access, great visibility, newly renovated!
- 2424 Manatee Ave. W. - 2 blocks east of 26th St., One block from Manatee Riverfront

	1 Mile	3 Miles	5 Miles
Total Households:	4,096	33,267	71,006
Total Population:	10,101	82,554	173,576
Average HH Income:	\$62,800	\$53,480	\$51,556

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:

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Commercial

2424 EXECUTIVE CENTER OFFICE BUILDING

2424 MANATEE AVENUE WEST, BRADENTON, FL



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.99 Acres

Year Built: 1979

Building Size: 15,905 SF

Renovated: 2015

Zoning: BR_UV

Market: Tampa-St. Petersburg-
Clearwater

PROPERTY OVERVIEW

Located on the outskirts of downtown Bradenton near the riverfront, this exquisitely maintained office complex features direct frontage along a very busy Manatee Avenue leading into and out of the business district. Easy access, great visibility, newly renovated!

LOCATION OVERVIEW

2424 Manatee Ave. W. - 2 blocks east of 26th St., One block from Manatee Riverfront

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

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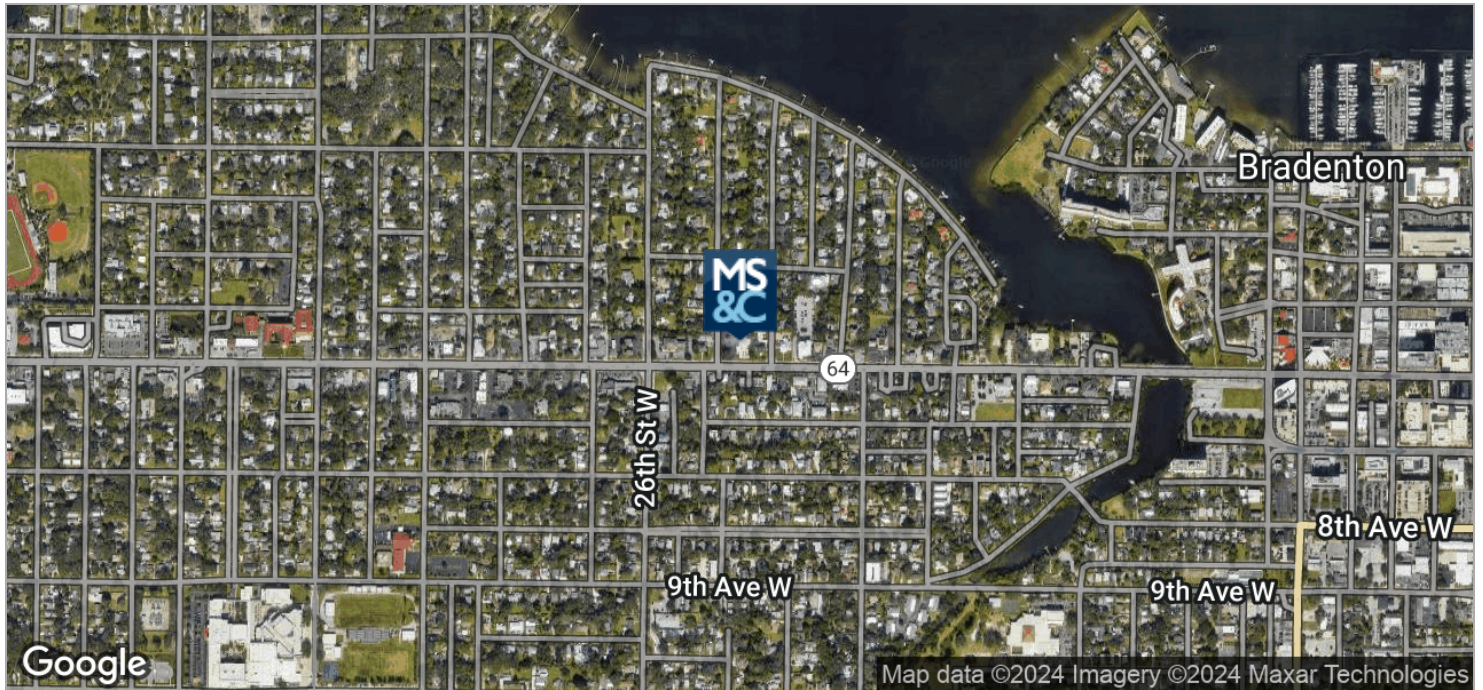
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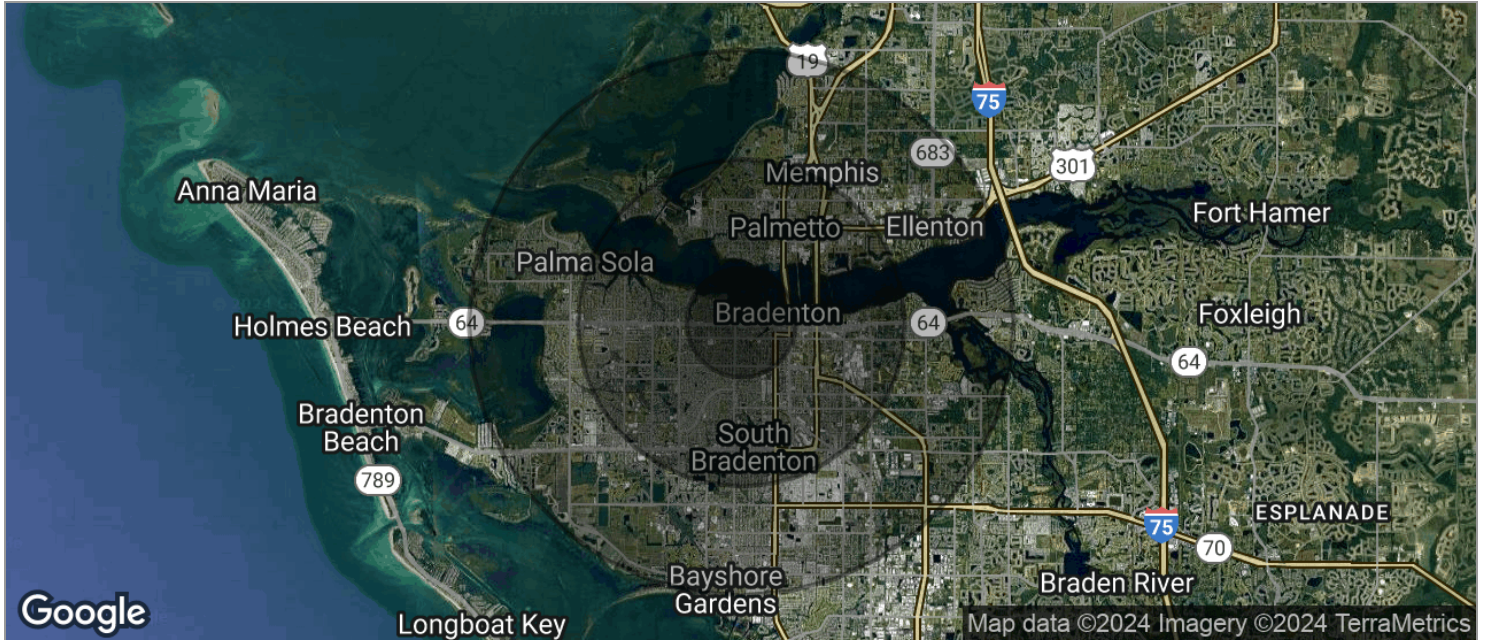
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,101	82,554	173,576
MEDIAN AGE	40.7	42.2	42.8
MEDIAN AGE (MALE)	39.1	40.8	41.3
MEDIAN AGE (FEMALE)	42.3	43.7	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,096	33,267	71,006
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$62,800	\$53,480	\$51,556
AVERAGE HOUSE VALUE	\$269,133	\$231,850	\$232,809

* 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 Saunders' "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