



Commercial

1605 MAIN STREET
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



CONNECT BRADENTON BUILDING

1201 6th Avenue West
Bradenton, FL 34205

PROPERTY FEATURES

•

	1 Mile	3 Miles	5 Miles
Total Households:	4,312	33,121	72,873
Total Population:	11,382	84,059	180,086
Average HH Income:	\$48,679	\$49,890	\$51,131

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

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benjaminbakker@michaelsaunders.com



Commercial

COMPLETELY RENOVATED OFFICE IN THE HEART OF DOWNTOWN BRADENTON! OFFICE BUILDING

1201 6TH AVENUE WEST, BRADENTON, FL



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 1.647 Acres

Year Built: 1967

Building Size: 50,000 SF

Renovated: 2001

Zoning: T5 - Urban

Market: Bradenton - Sarasota

PROPERTY OVERVIEW

Located just blocks from the beautiful Manatee river in the heart of beautiful downtown Bradenton. This building features a 7500 sq. ft. suite that is nearly a full floor. Owner plans to completely gut and remodel the space to the custom desire of the incoming tenant. This high profile office location is within walking distance of everything the bustling downtown district has to offer!

Center of downtown Bradenton. Corner of eastbound Manatee Ave. and 12th St.

LOCATION OVERVIEW

Located on the corner of Manatee Ave. W. and 12th St. W. in the center of downtown Bradenton

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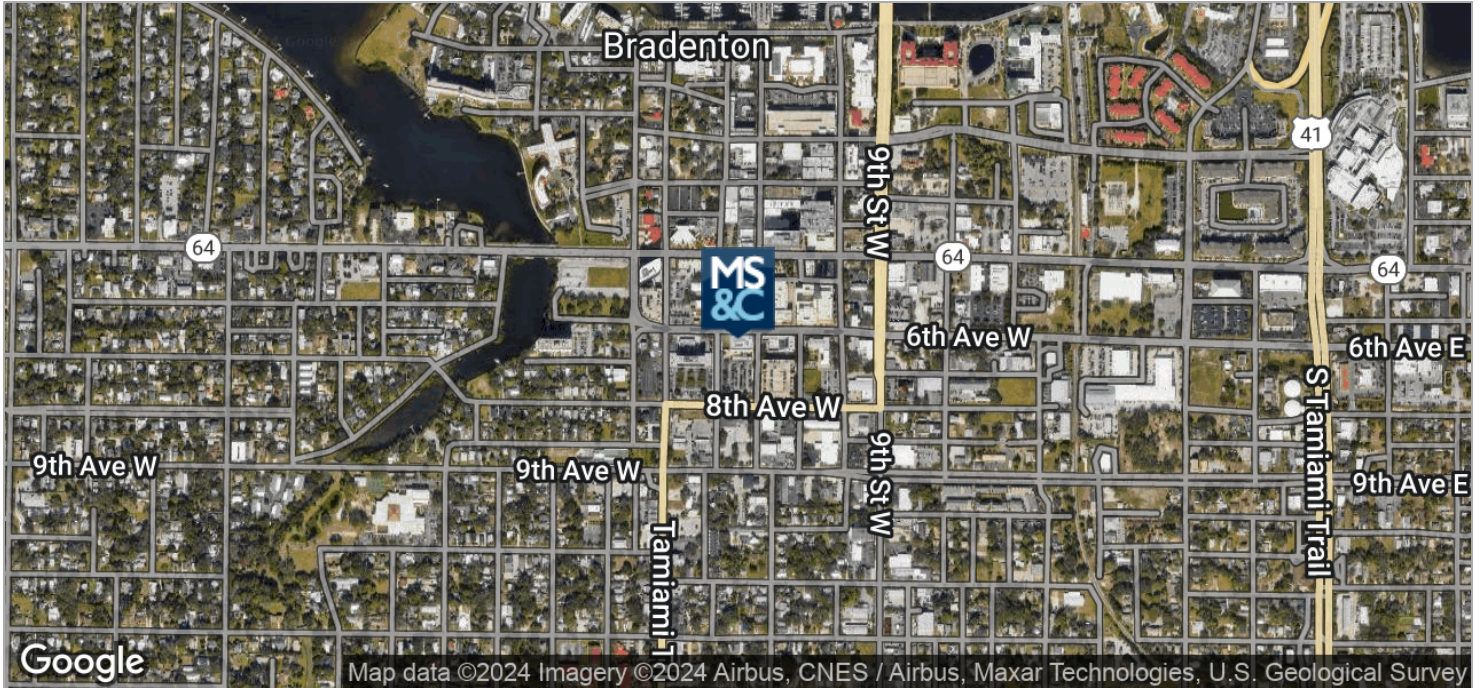
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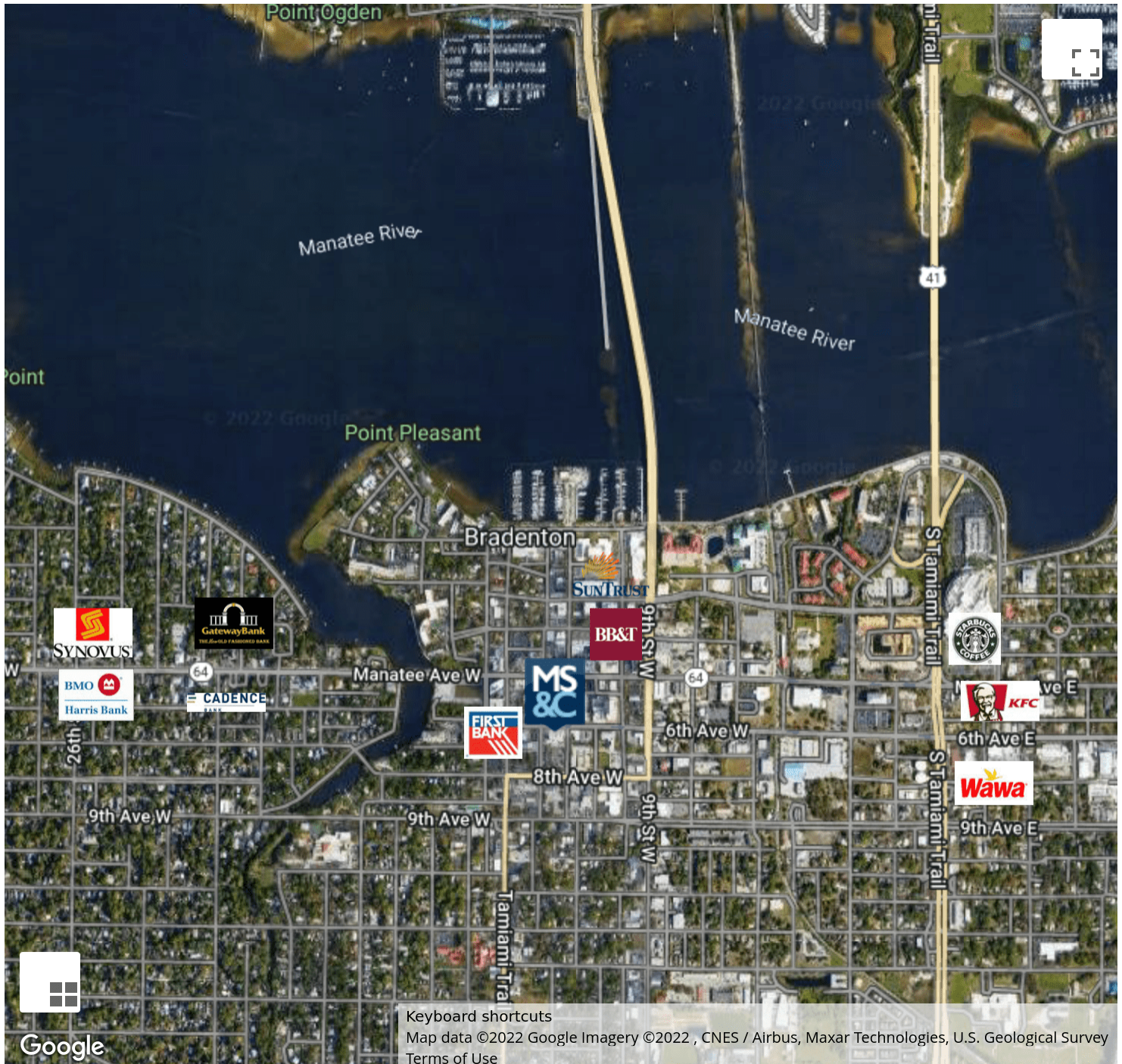
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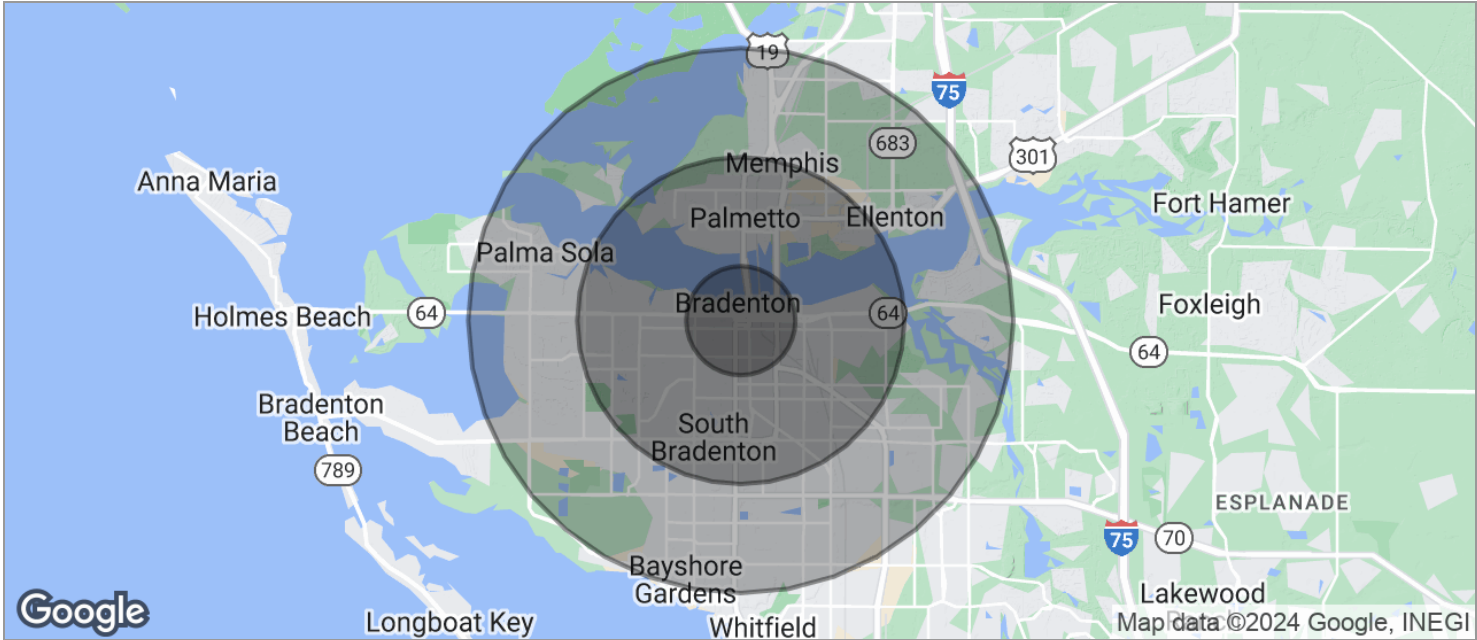
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,382	84,059	180,086
MEDIAN AGE	39.1	40.1	42.2
MEDIAN AGE (MALE)	36.7	38.7	40.9
MEDIAN AGE (FEMALE)	39.8	41.9	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,312	33,121	72,873
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$48,679	\$49,890	\$51,131
AVERAGE HOUSE VALUE	\$203,245	\$213,463	\$235,288

* Demographic data derived from 2020 ACS - US Census

BENJAMIN BAKKER

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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