



Commercial

## OFFICE PARK ON MANATEE AVENUE CLOSE TO I-75 OFFICE BUILDING

862 62ND STREET CIRCLE EAST, SUITE 103, BRADENTON, FL



### OFFERING SUMMARY

Available SF: 2,000 RSF

Lease Rate: Negotiable

Year Built: 2009

Zoning: GC

Market: North Port-Sarasota-  
Bradenton

### PROPERTY OVERVIEW

The 64 East Professional Center Park is less than a mile from I-75 and just set back off of Manatee Avenue. Signage on 64 East Professional Center Office Park LED sign offers visibility to Manatee Avenue traffic. This 42,600 +/- sq. ft. office park offers proximity to Lakewood Ranch, West Bradenton the I-75 corridor and all points north and south. Units ranging from 1,000 sq. ft. to 6,000 +/- sq. ft. facilitate flexibility and potential growth. Very efficient floor plan allows for private offices, open work area and reception.

### PROPERTY HIGHLIGHTS

- 42,600 +/- sq. ft. office park
- Proximity to Lakewood Ranch
- Signage on 64 East Professional Center Office Park LED sign offers visibility to Manatee Avenue traffic
- Units ranging from 1,000 SF to 6,000 +/- sq. ft.

Michael Saunders & Company®



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  
[susangoldstein@michaelsaunders.com](mailto:susangoldstein@michaelsaunders.com)



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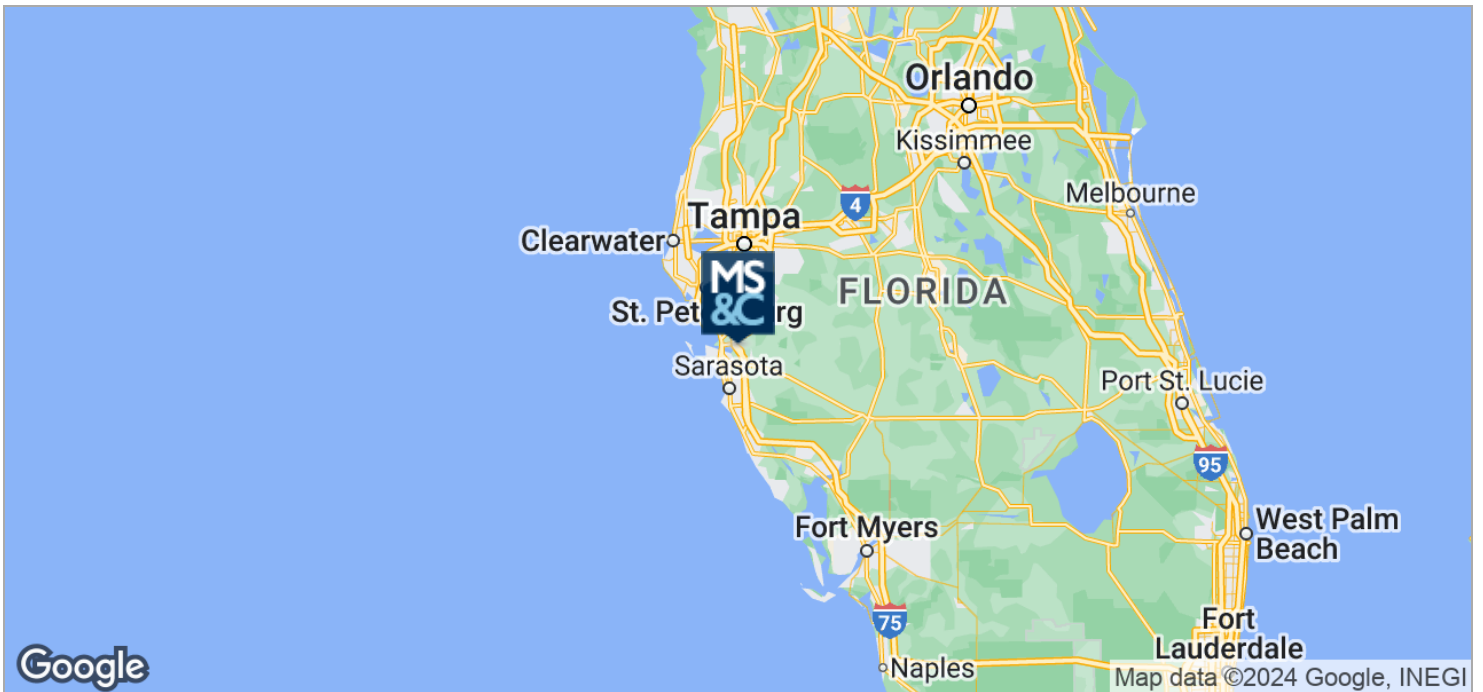




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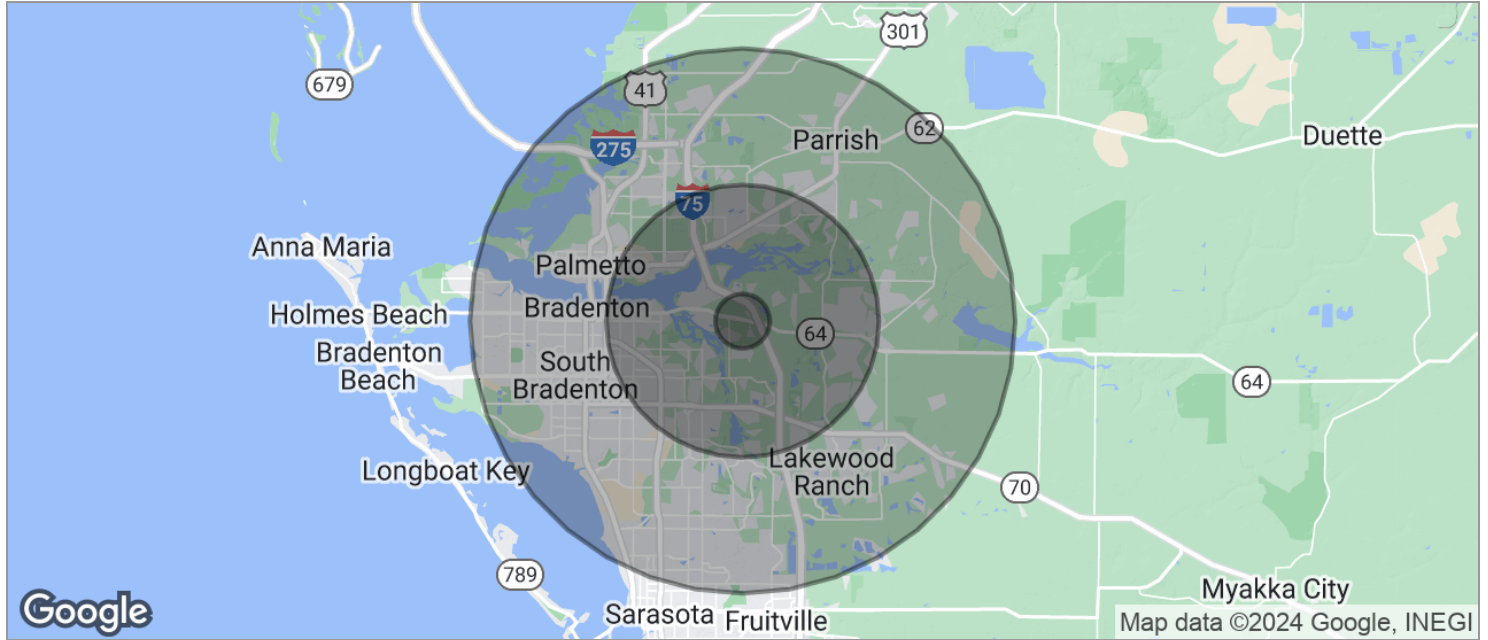
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### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,394	88,647	339,710
MEDIAN AGE	46.4	43.2	44.2
MEDIAN AGE (MALE)	47.2	42.8	43.6
MEDIAN AGE (FEMALE)	46.4	44.7	45.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,430	34,553	139,282
# OF PERSONS PER HH	2.4	2.6	2.4
AVERAGE HH INCOME	\$72,554	\$66,926	\$62,233
AVERAGE HOUSE VALUE	\$369,359	\$260,895	\$274,625

\* Demographic data derived from 2020 ACS - US Census

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