



Commercial

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

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

**1625 Manatee Ave. E.
Bradenton, FL 34208**

PROPERTY FEATURES

- Great Visibility
- High Traffic counts
- Extremely well kept
- Great parking
- Minutes from I-75 or 301 corridor

	1 Mile	3 Miles	5 Miles
Total Households:	2,252	23,350	65,922
Total Population:	6,216	64,284	168,081
Average HH Income:	\$39,762	\$45,541	\$50,647

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

**FREESTANDING INVESTMENT OR RENTAL FLEX SPACE ON MANATEE AVE!
OFFICE BUILDING**

1625 MANATEE AVE. E., BRADENTON, FL



OFFERING SUMMARY

Sale Price:	\$689,000
Price / SF:	\$137.80
Cap Rate:	6.0%
NOI:	\$40,666
Lot Size:	0.47 Acres
Year Built:	1998
Building Size:	5,000 SF
Zoning:	Urban Commercial Corridor
Market:	North Port-Sarasota- Bradenton
Submarket:	Tampa Bay
Traffic Count:	40,000

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1625 MANATEE AVE. E., BRADENTON, FL



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TCN
WORLDWIDE
REAL ESTATE SERVICES
Licensed Real Estate Broker

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1625 MANATEE AVE. E., BRADENTON, FL

INVESTMENT OVERVIEW

2015 TAX YEAR

Price	\$689,000
Price per SF	\$137.80
CAP Rate	6.0%
Cash-on-Cash Return (yr 1)	5.43 %
Total Return (yr 1)	\$37,443
Debt Coverage Ratio	12.62

OPERATING DATA

2015 TAX YEAR

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$49,300
Operating Expenses	-
Net Operating Income	\$40,666
Pre-Tax Cash Flow	\$37,443

FINANCING DATA

2015 TAX YEAR

Down Payment	\$689,000
Loan Amount	-
Debt Service	\$3,223
Debt Service Monthly	\$268
Principal Reduction (yr 1)	-

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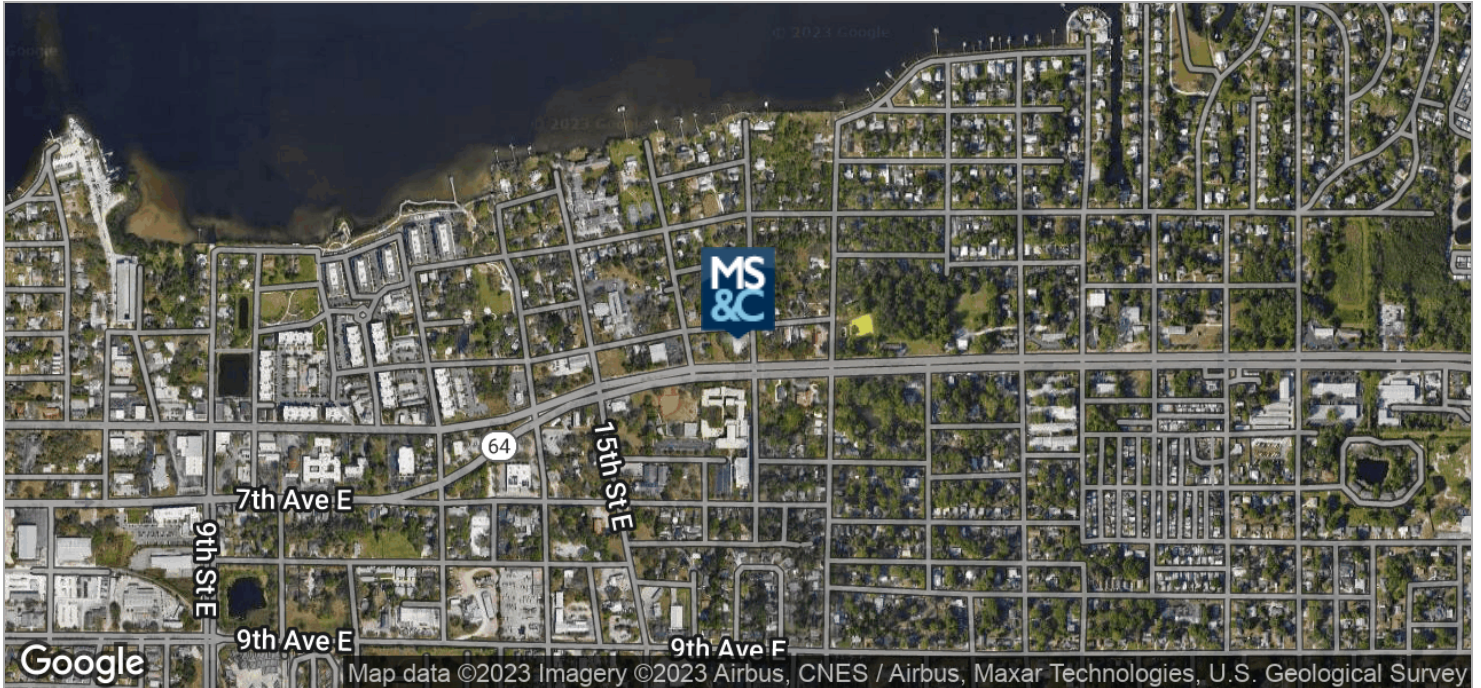
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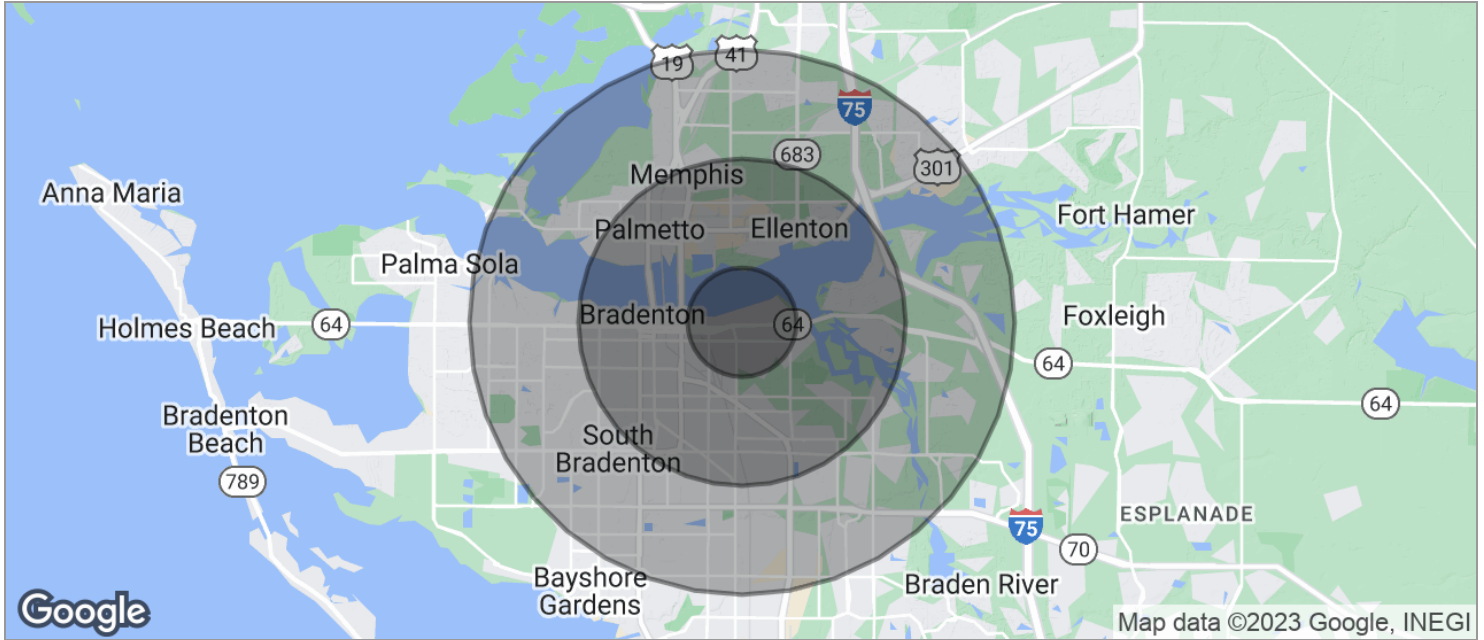
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,216	64,284	168,081
MEDIAN AGE	33.2	36.9	40.5
MEDIAN AGE (MALE)	32.4	35.1	39.5
MEDIAN AGE (FEMALE)	35.5	39.5	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,252	23,350	65,922
# OF PERSONS PER HH	2.8	2.8	2.5
AVERAGE HH INCOME	\$39,762	\$45,541	\$50,647
AVERAGE HOUSE VALUE		\$237,588	\$237,981

* Demographic data derived from 2020 ACS - US Census