

Blake Park - For Lease



LEASE OVERVIEW

AVAILABLE SF:

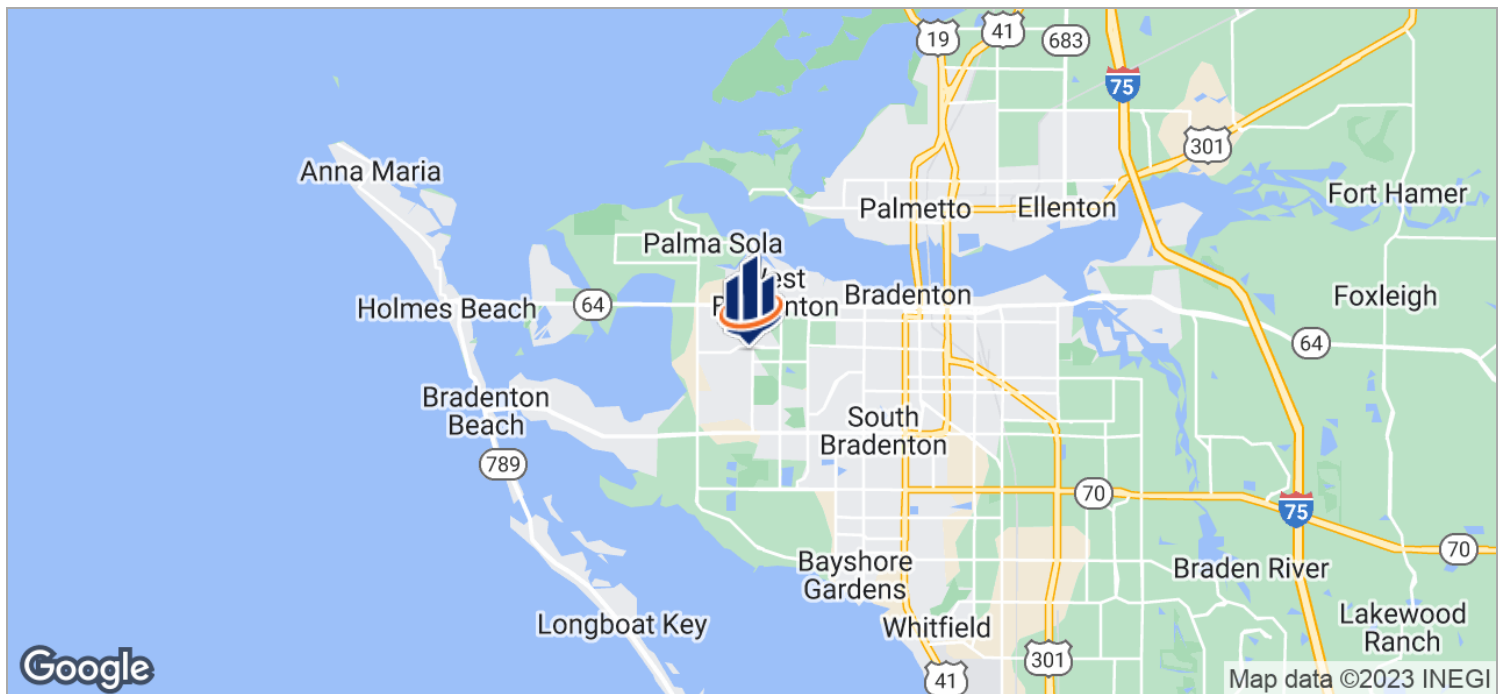
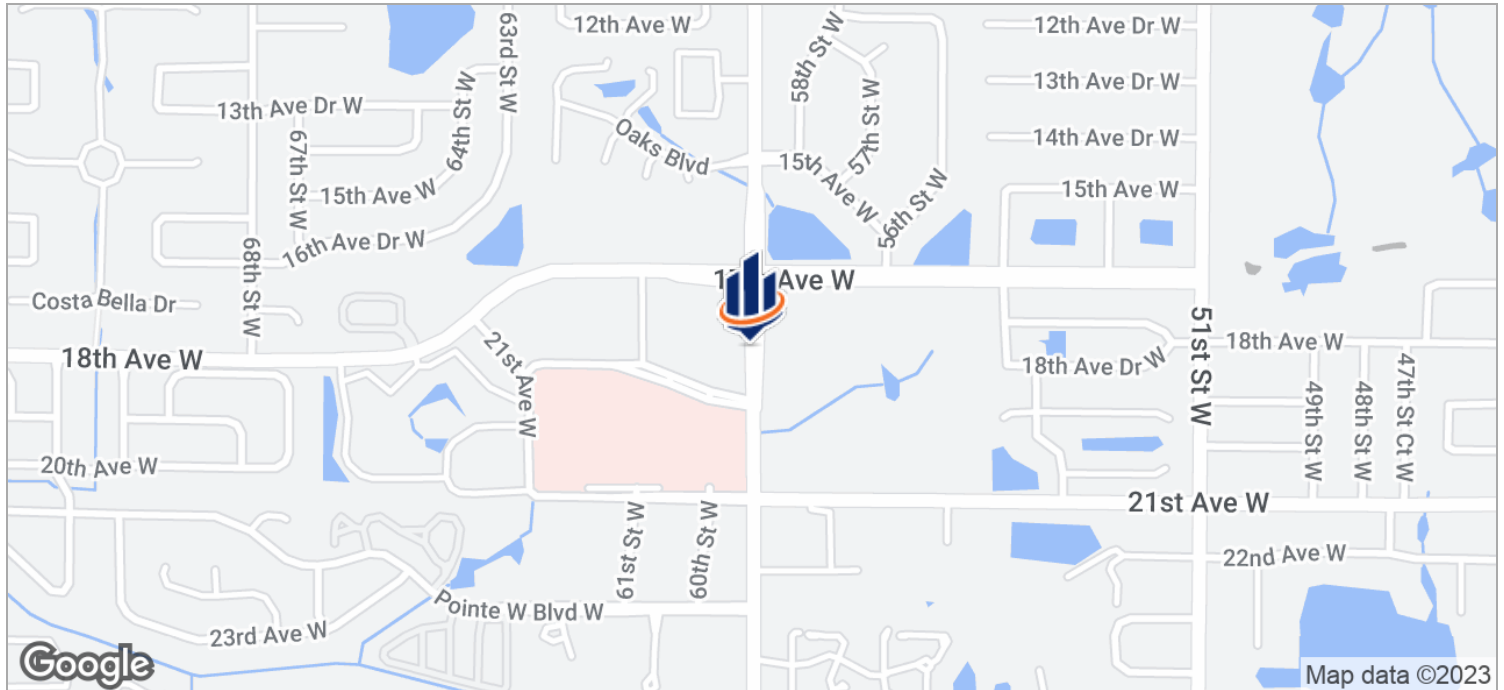
LEASE RATE: N/A

PROPERTY DESCRIPTION

Blake Park sits directly next to Blake Hospital and is in the heart of NorthWest Bradenton's Medical Community. This Business park houses several well established medical practices as well as professional office spaces. Currently Blake Park only has a few available suites which range from 1,200 square feet to a max contiguous of 6,500 square feet. Blake Parks location in NW Bradenton is premier with fabulous signage availability on the monument sign directly on 59th Street. The parking ratio for employees and patients is fantastic and easy to access. Parking lot is wide open and easy to navigate!

- * DIRECTLY NEXT TO BLAKE HOSPITAL
- * EXCELLENT DRIVE-BY VISIBILITY WITHIN A PREMIER MEDICAL COMMUNITY
- * ONLY A FEW SUITES REMAIN
- * PARKING RATIO IS SUPERB FOR BOTH STAFF AND PATIENT PARKING
- * NNN FEES ARE ONLY \$3.77 PER SQ.FT.

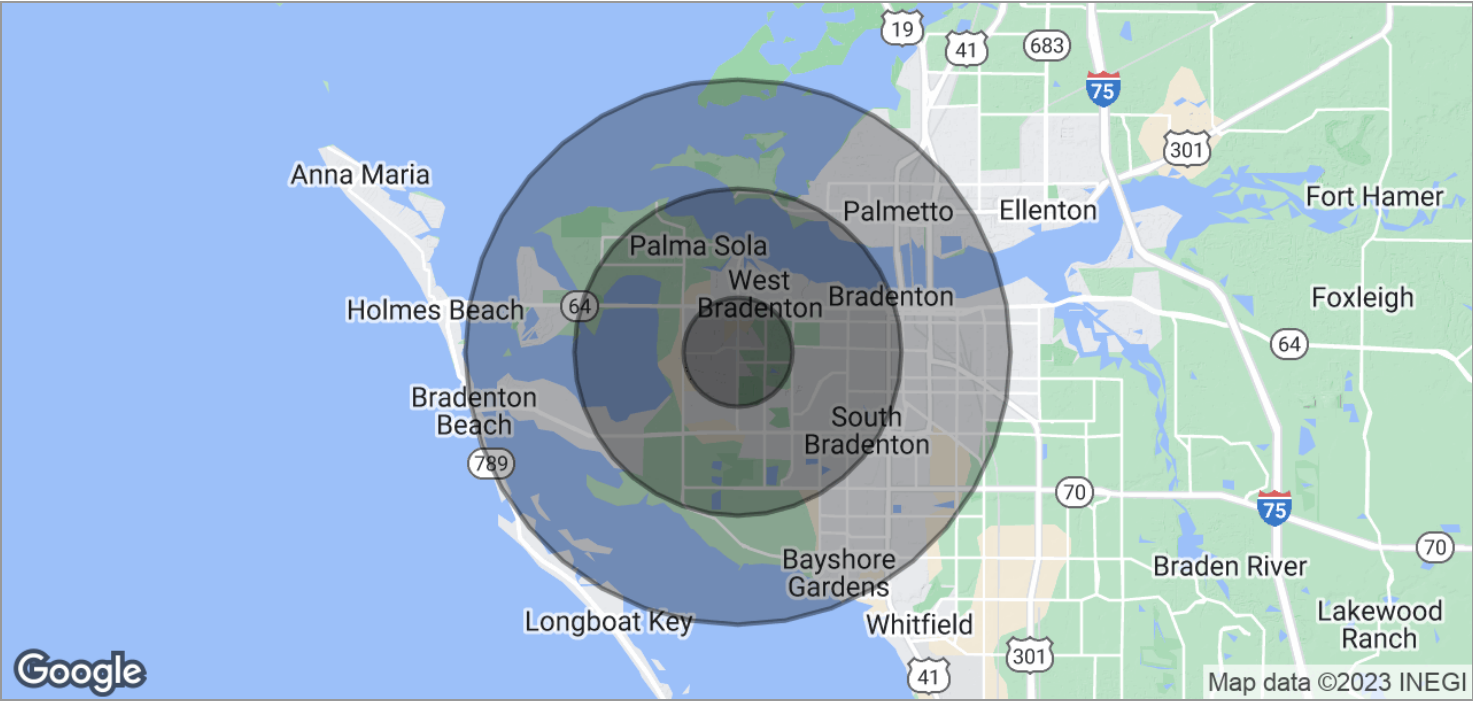
Location Maps



Additional Photos



Demographics Map

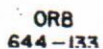


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,457	66,565	138,671
MEDIAN AGE	60.1	47.8	46.2
MEDIAN AGE [MALE]	58.2	45.8	44.5
MEDIAN AGE [FEMALE]	61.0	49.1	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,897	29,241	60,142
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$60,414	\$62,515	\$56,189
AVERAGE HOUSE VALUE	\$251,946	\$263,751	\$236,377

**CITY OF BRADENTON
MANATEE COUNTY, FLORIDA**

17th AVENUE WEST



Advisor Bio



Angela Varga

Senior Investment Advisor
SVN | Commercial Advisory Group

Angela has been working as a Senior Investment Advisor since 2005. Her areas of expertise primarily include Medical, Professional Office, and Retail Sales as well as Leasing and Site Acquisition. Angela has been in the Manatee community for over 20 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish and Sarasota Areas.

Previous to her direct real estate sales experience, Angela was a Sales Director with Playground, a Real Estate subsidiary of Intrawest. Her primary objectives were to sell real estate, market & advertise resort destinations, manage a sales team & staff, and work directly as the liaison with the developers of each project and her corporate company, Intrawest.

Angela has been a licensed Florida Real Estate Agent since 2001 and has more than twenty years experience in the Sales, Marketing, and Management. Current memberships include, Manatee & Sarasota Economic Development Council Office Vacancy Committee, Manatee & Sarasota Young Business Professionals, and she is involved with Manatee's Downtown Redevelopment Plan.

Angela is the mother of two beautiful children Austin & Ava and is the wife of Dr. Andrew Varga, D.M.D.

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