



Commercial

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

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

**6908 Manatee Ave W
Bradenton, FL 34209**

PROPERTY FEATURES

- \$4.06 PSF CAM. All NNN expenses to be passed thru to tenant.

	1 Mile	3 Miles	5 Miles
Total Households:	2,940	20,901	49,340
Total Population:	6,473	46,854	113,450
Average HH Income:	\$64,958	\$67,409	\$59,335

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

941.957.3730

benjaminbakker@michaelsaunders.com



Commercial

6908 MANATEE AVE W RETAIL PROPERTY

6908 MANATEE AVE W, BRADENTON, FL



OFFERING SUMMARY

Available SF:

Lease Rate:

Lot Size:

Year Built:

Building Size:

Zoning:

Market:

Submarket:

Traffic Count:

N/A

2.09 Acres

1973

7,500 SF

GC

Bradenton - Sarasota

Tampa Bay

46,000

PROPERTY OVERVIEW

Freestanding Retail building in NW Bradenton

Incredibly rare retail space with frontage directly on Manatee Ave. west near 75th St. This has been a successful prior home to both Advance Auto Parts and Pet Supermarket. And located adjacent to a major Publix anchored shopping center. 7500 sq. ft. of almost totally open floor space gives you plenty of options for potential build-out. Flexible ownership. Space will be delivered in vanilla shell, broom clean condition. With 46,000 cars per day driving past, this is one high profile storefront that is set to go quickly!

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LEASE RATE

N/A

LOCATION INFORMATION

Building Name	6908 Manatee Ave w
Street Address	6908 Manatee Ave W
City, State, Zip	Bradenton, FL 34209
County/Township	Manatee/34S
Market	Bradenton - Sarasota
Submarket	Tampa Bay
Cross Streets	Manatee Ave W & 67th Street West
Range	17E
Section	30
Side Of Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275, I-75
Nearest Airport	Bradenton-Sarasota, Tampa International, St. Pete - Clearwater
Retail Clientele	General

BUILDING INFORMATION

Building Size	7,500 SF
Price / SF	-
Year Built	1973
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Average Floor Size	7,500 SF
Gross Leasable Area	7,500 SF
Load Factor	Yes
Construction Status	Existing
Condition	Good
Roof	Flat membrane
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	GC
Lot Size	2.09 Acres
APN#	3898700004
Submarket	Tampa Bay
Lot Frontage	240
Lot Depth	647
Traffic Count	46,000
MLS ID#	30189369

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	61
Parking Description	Surface parking in front and rear

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Central
Broadband	DSL
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	ADA Compliant
Plumbing Description	Manatee County Utilities

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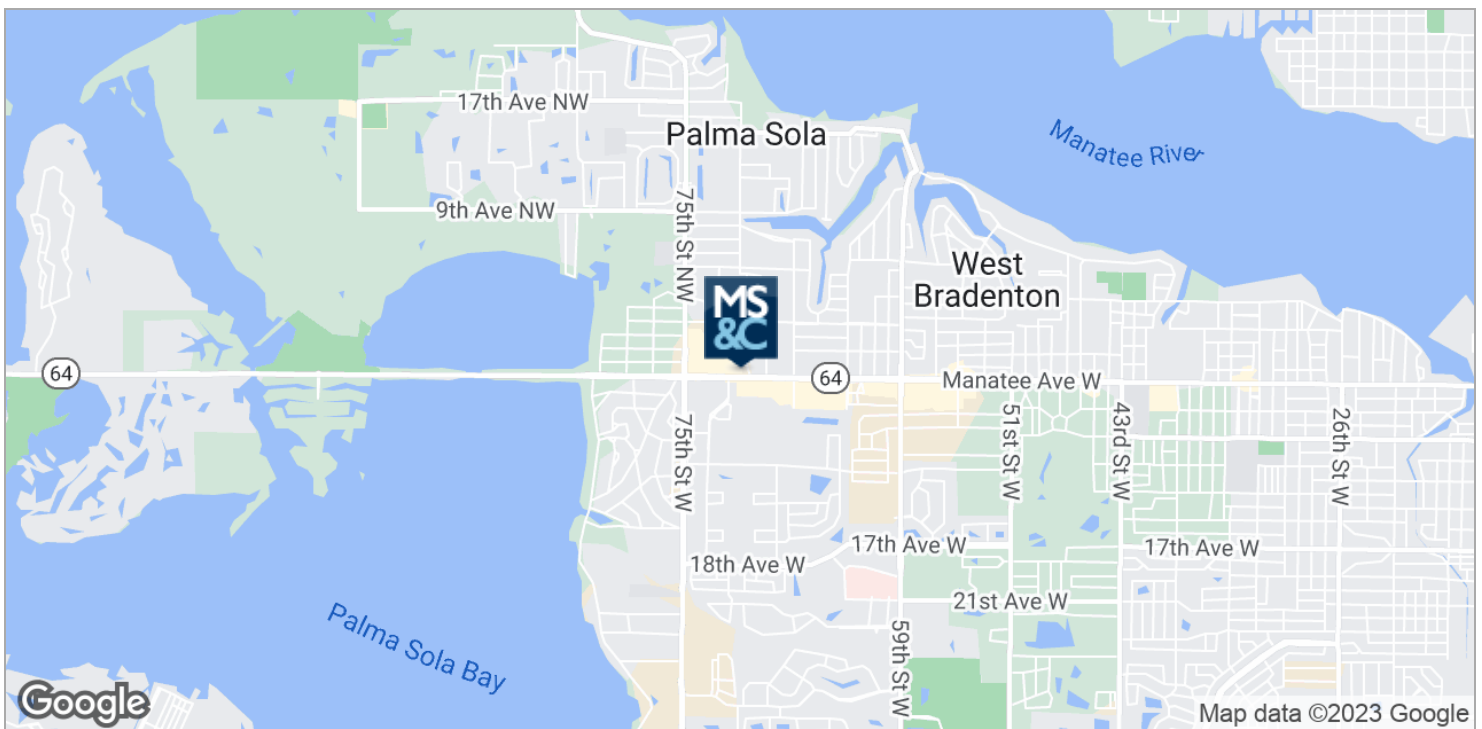
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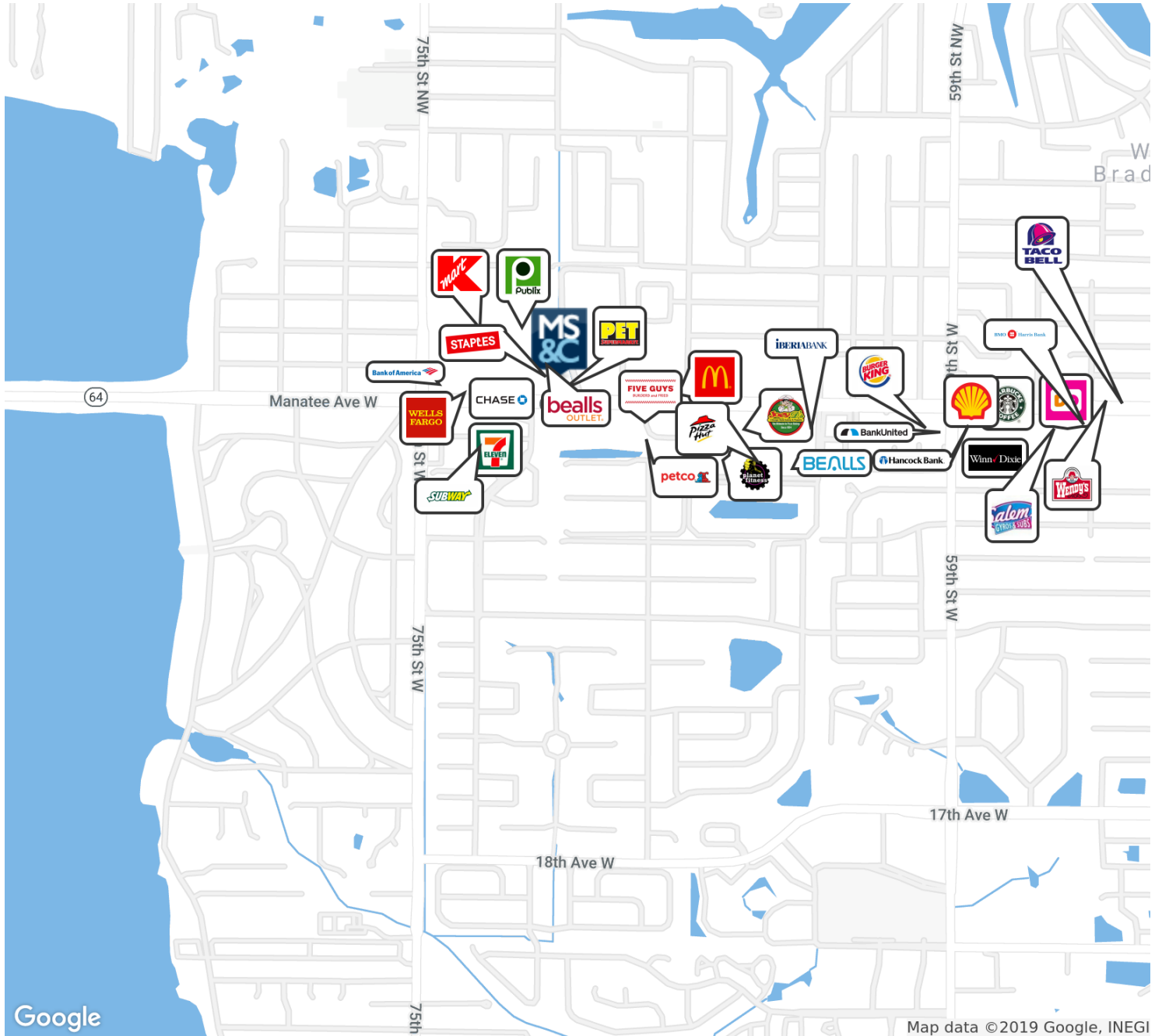
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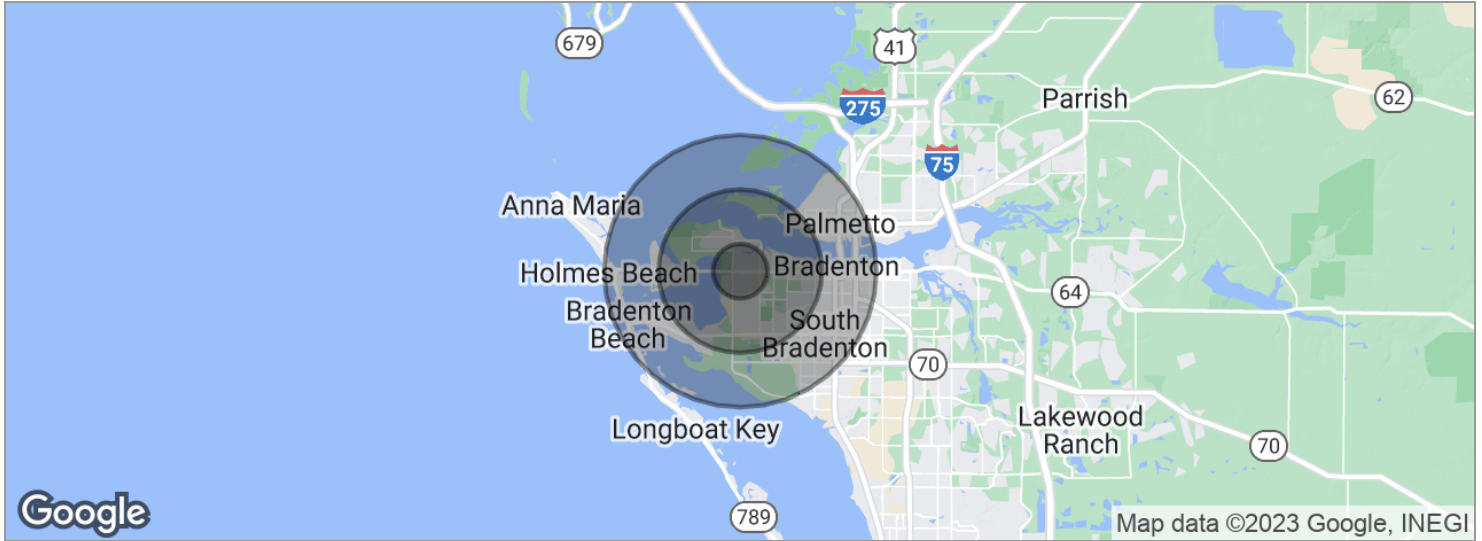
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,473	46,854	113,450
Median age	61.4	51.5	46.5
Median age (Male)	59.3	49.9	44.9
Median age (Female)	62.1	52.7	47.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,940	20,901	49,340
# of persons per HH	2.2	2.2	2.3
Average HH income	\$64,958	\$67,409	\$59,335
Average house value	\$336,998	\$288,720	\$261,985

* 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 Saunder's "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