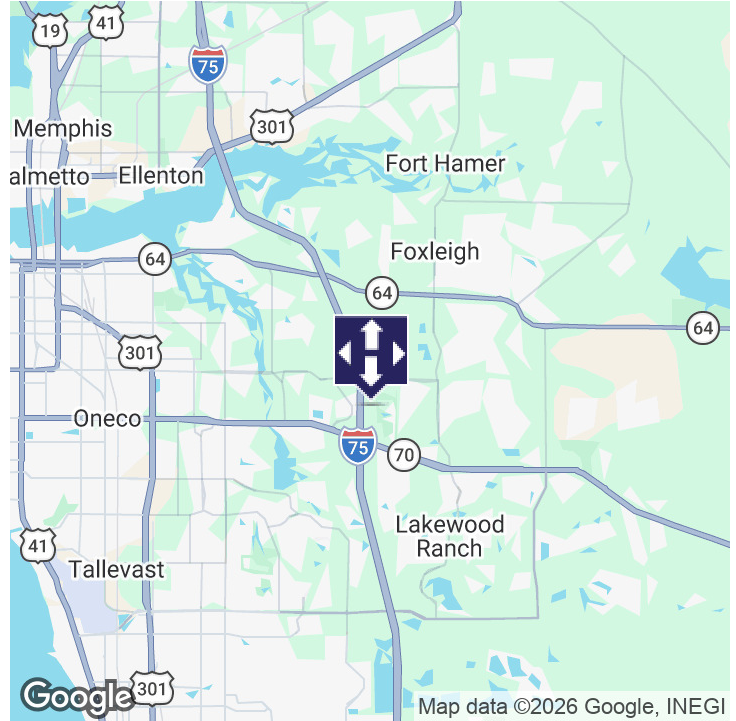


For Lease

5103 LENA ROAD #106

Bradenton, FL 34211



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Building Size:	
Available SF:	1,800 SF
Lot Size:	

PROPERTY OVERVIEW

With immediate access to I-75 and the SR-70 corridor. This highly functional 1800 SF unit features a combination of warehouse space, a dedicated office area, and **grade-level loading** (roll-up door). Ideal for e-commerce, light manufacturing, service operations, or secure storage serving Bradenton, Sarasota, and Lakewood Ranch. **Don't miss this opportunity in a high-demand industrial park!**

PROPERTY HIGHLIGHTS

- Less than 2 minutes to I-75, offering rapid transit to Tampa, St. Petersburg, and Fort Myers.
- Grade-level 14' overhead garage door for easy loading and unloading.
- Well-designed interior featuring air-conditioned office space and a clear-span warehouse area. Built with durable concrete walls, steel truss roofing, and a fully integrated fire sprinkler system.

JOE C. HEMBREE, CCIM

941.951.1776

jchembree@hembreeco.com



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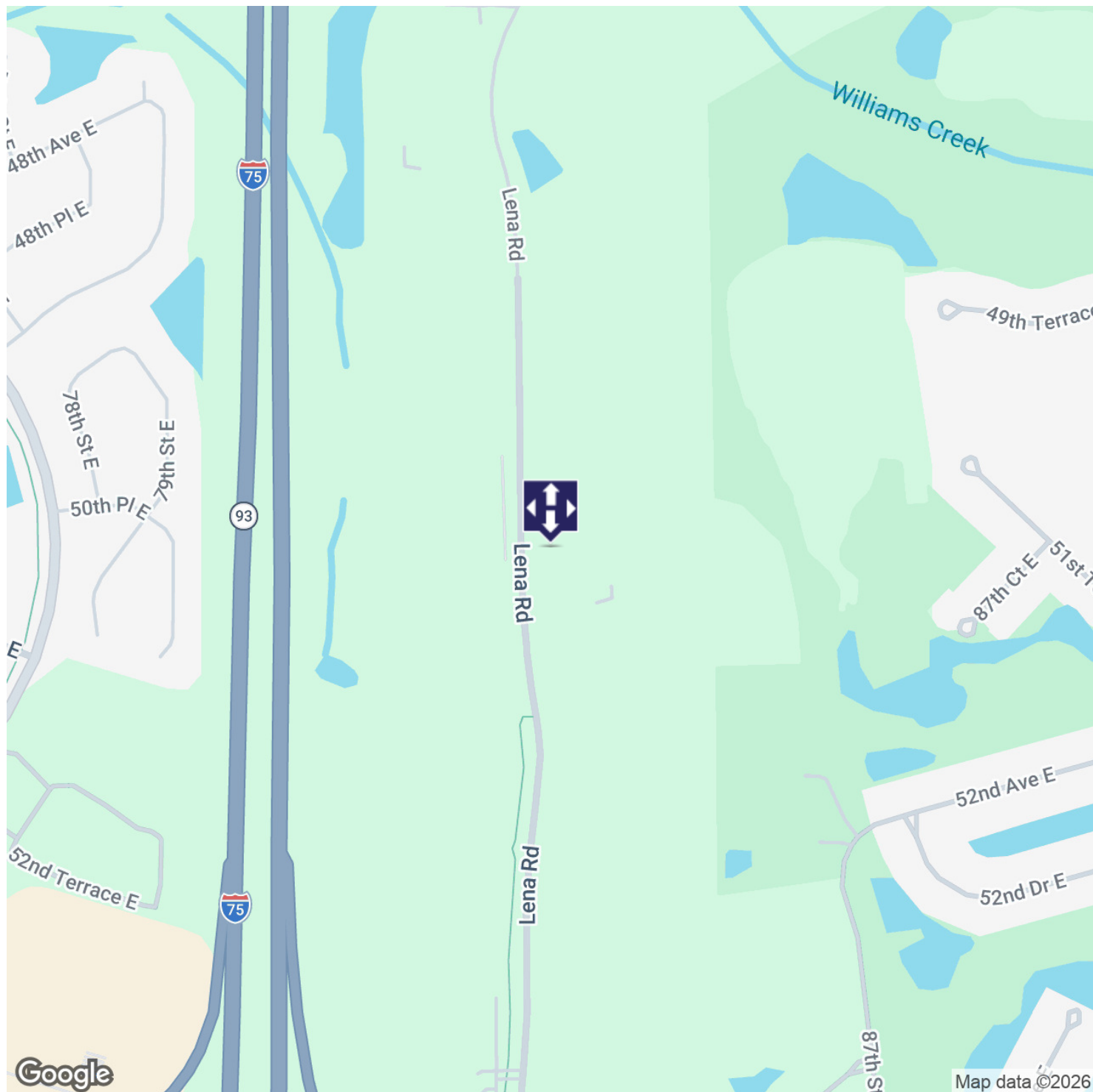
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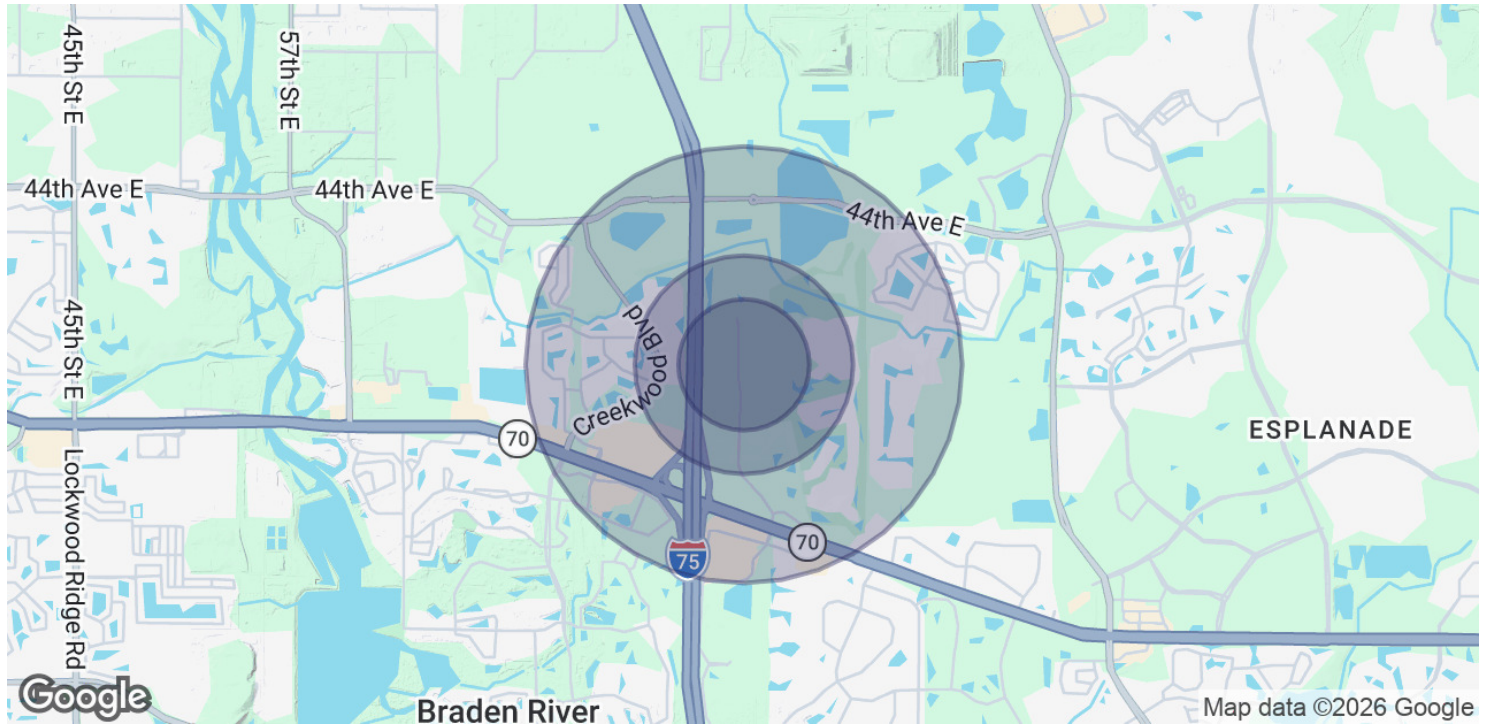
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	163	609	3,190
Average Age	61.4	57.0	54.5
Average Age (Male)	60.3	56.3	53.4
Average Age (Female)	61.4	56.9	55.2

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	231	1,250
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$164,561	\$141,854	\$137,274
Average House Value	\$520,274	\$463,571	\$438,844

2023 American Community Survey (ACS)

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