

Property Summary



PROPERTY DESCRIPTION

Introducing 506 Manatee Ave E, a prime investment opportunity for Office/Medical investors. This 1,370 SF building, constructed in 1946 and featuring 1 unit, is ideally suited for a range of professional and medical uses. With its T5 zoning, this property offers versatile and lucrative development potential in the thriving Bradenton area. Don't miss the chance to acquire this well-maintained building with timeless appeal and a strategic location. Ideal for those seeking to establish or expand their presence in the thriving Office/Medical market.

PROPERTY HIGHLIGHTS

- 1,370 SF building
- 1 unit
- Built in 1946
- Zoned T5
- Strategic Bradenton location

OFFERING SUMMARY

Sale Price:	\$356,000
Lease Rate:	\$2,500.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,370 SF
Lot Size:	5,672 SF
Building Size:	1,370 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	228	951	3,154
Total Population	615	2,537	7,810
Average HH Income	\$57,068	\$59,068	\$62,061

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Additional Photos

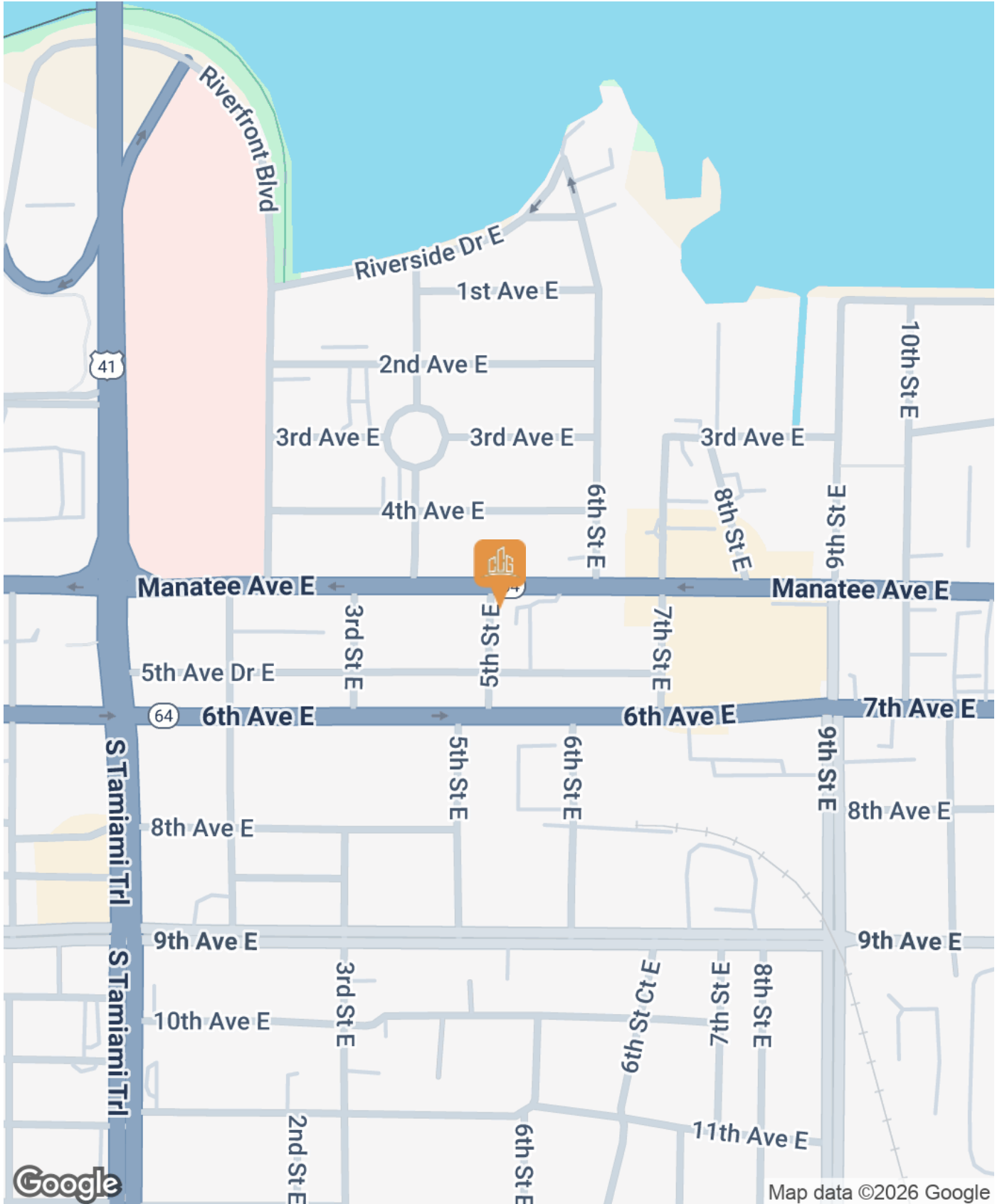


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Location Map



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,370 SF	Lease Rate:	\$2,500.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
506	Available	1,370 SF	Modified Gross	\$2,500.00 SF/yr	-

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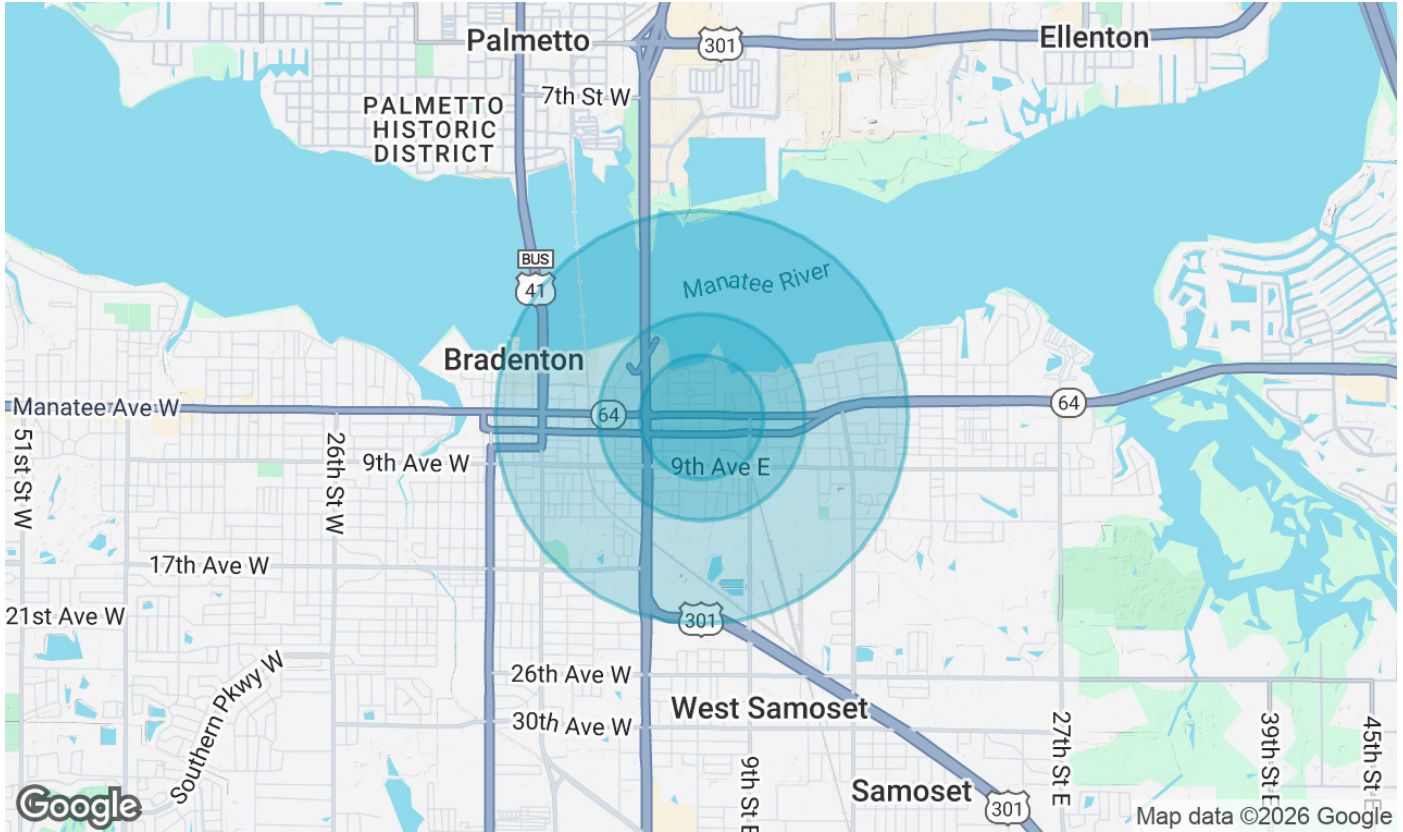
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	615	2,537	7,810
Average Age	36	37	39
Average Age (Male)	36	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	228	951	3,154
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$57,068	\$59,068	\$62,061
Average House Value	\$224,112	\$223,844	\$241,522

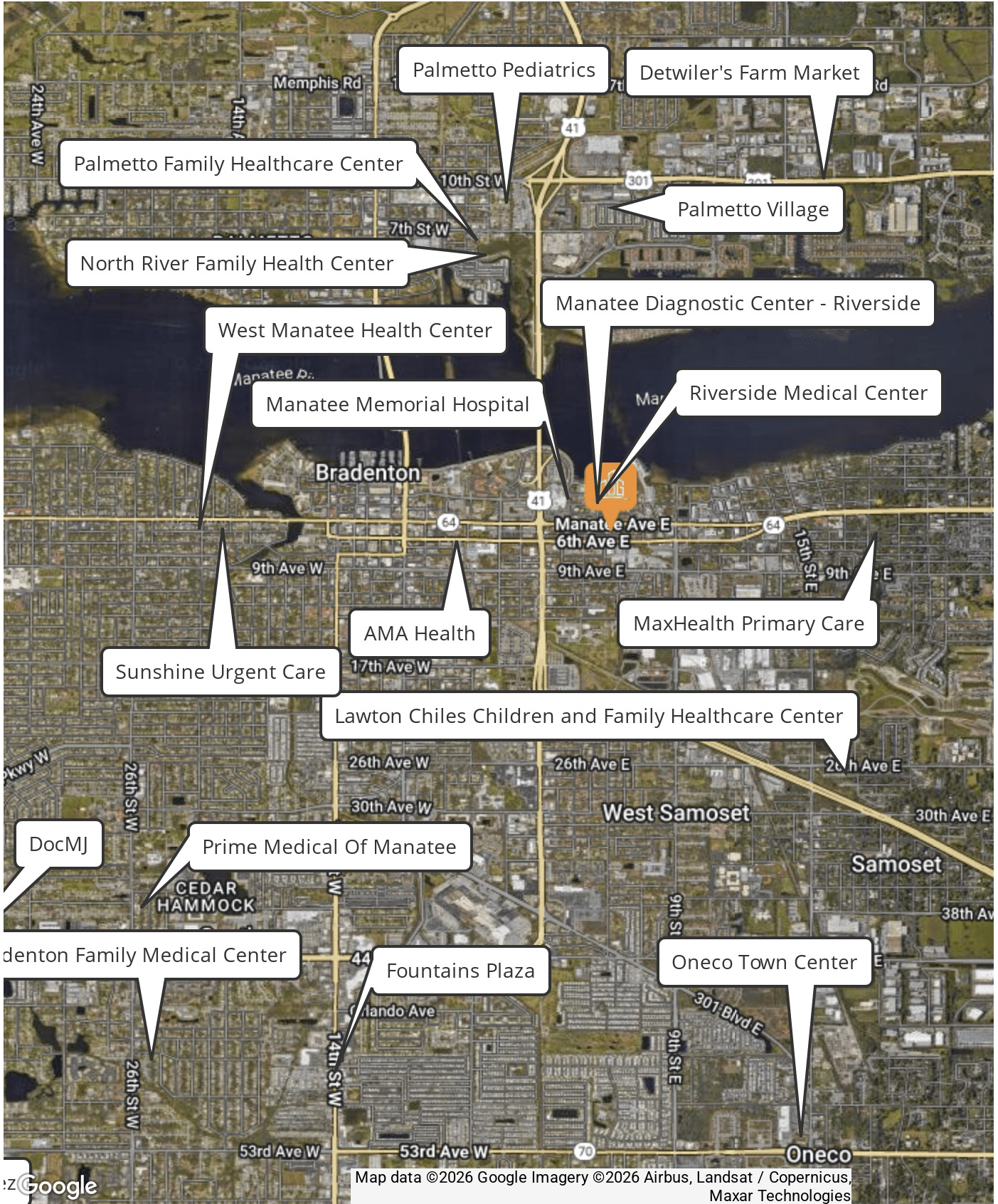
Demographics data derived from AlphaMap

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Retailer Map



Google

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