

ELLENTON BUSINESS PARK
2408 US 301 N, Ellenton, FL 34222



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to lease a units at Ellenton Business Park. This busy center on US 301 in Ellenton, FL. has one unit currently available for lease, Unit 2416 A: 1,000 SF unit with one roll up door, electricity and a restroom.

Property is very visible and easily accessible on US 301 from Bradenton, Palmetto, Ellenton & Parrish.

PROPERTY SUMMARY

Lease Rate:	\$1,100.00 MG)
Available SF:	1000 SF
Building Size:	54,755 SF
Zoning:	LM
Market:	Bradenton-Sarasota-Venice
Submarket:	Ellenton



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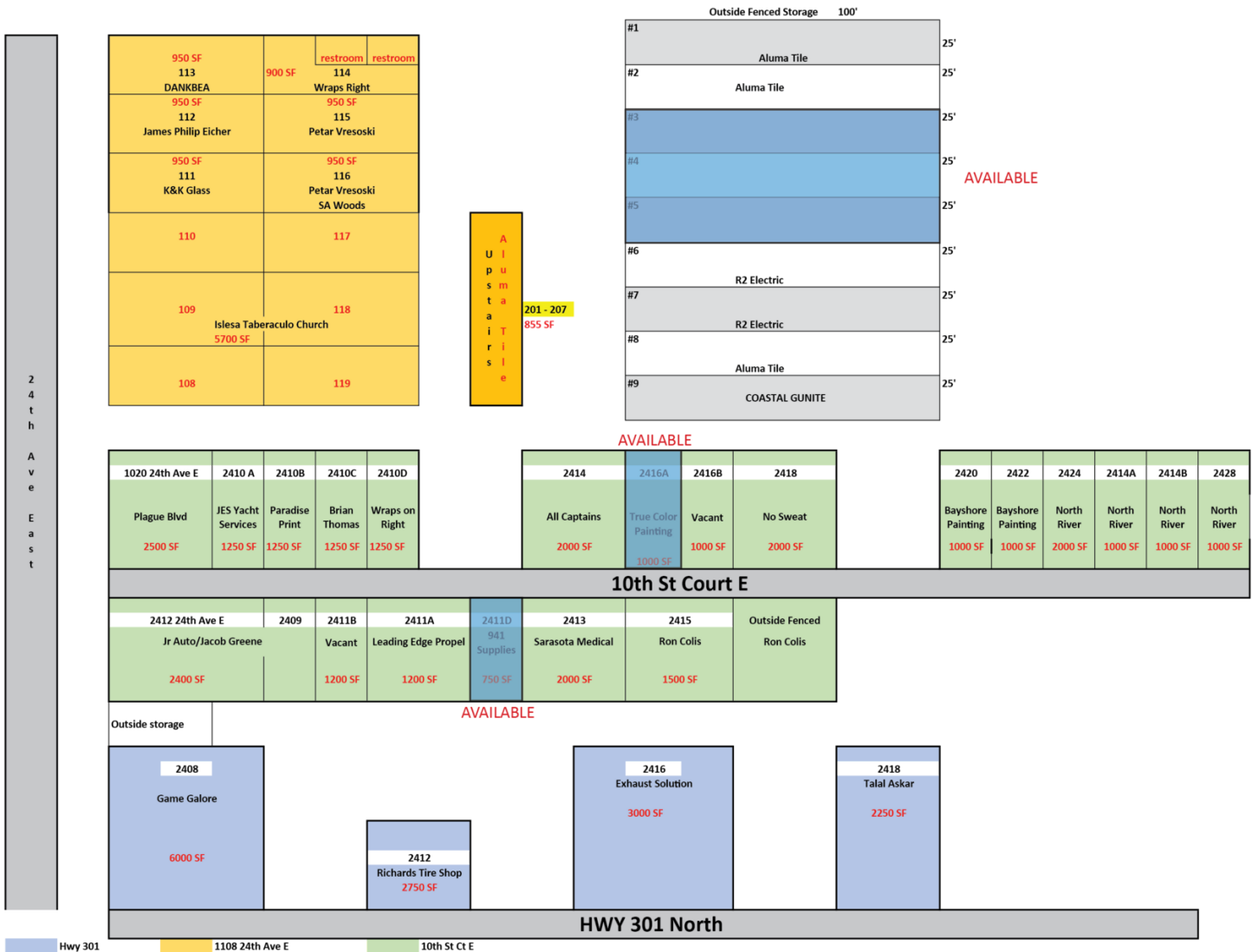
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SITE PLAN

Ellenton Business Park

2408 US 301 N, Ellenton, FL 34222

Ellenton Business Park - Gorham 8-2023



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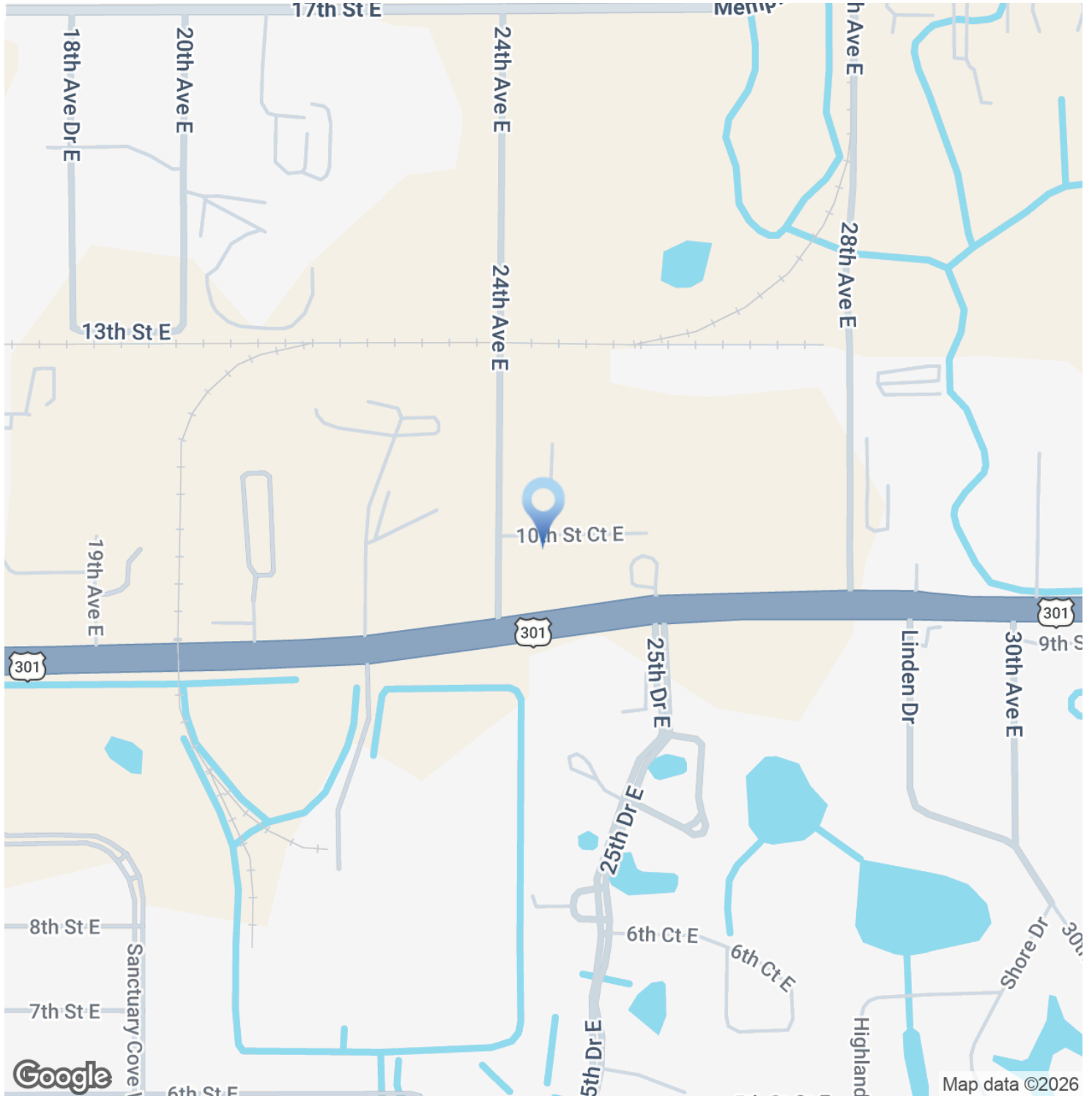
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LOCATION MAP

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AERIAL MAP

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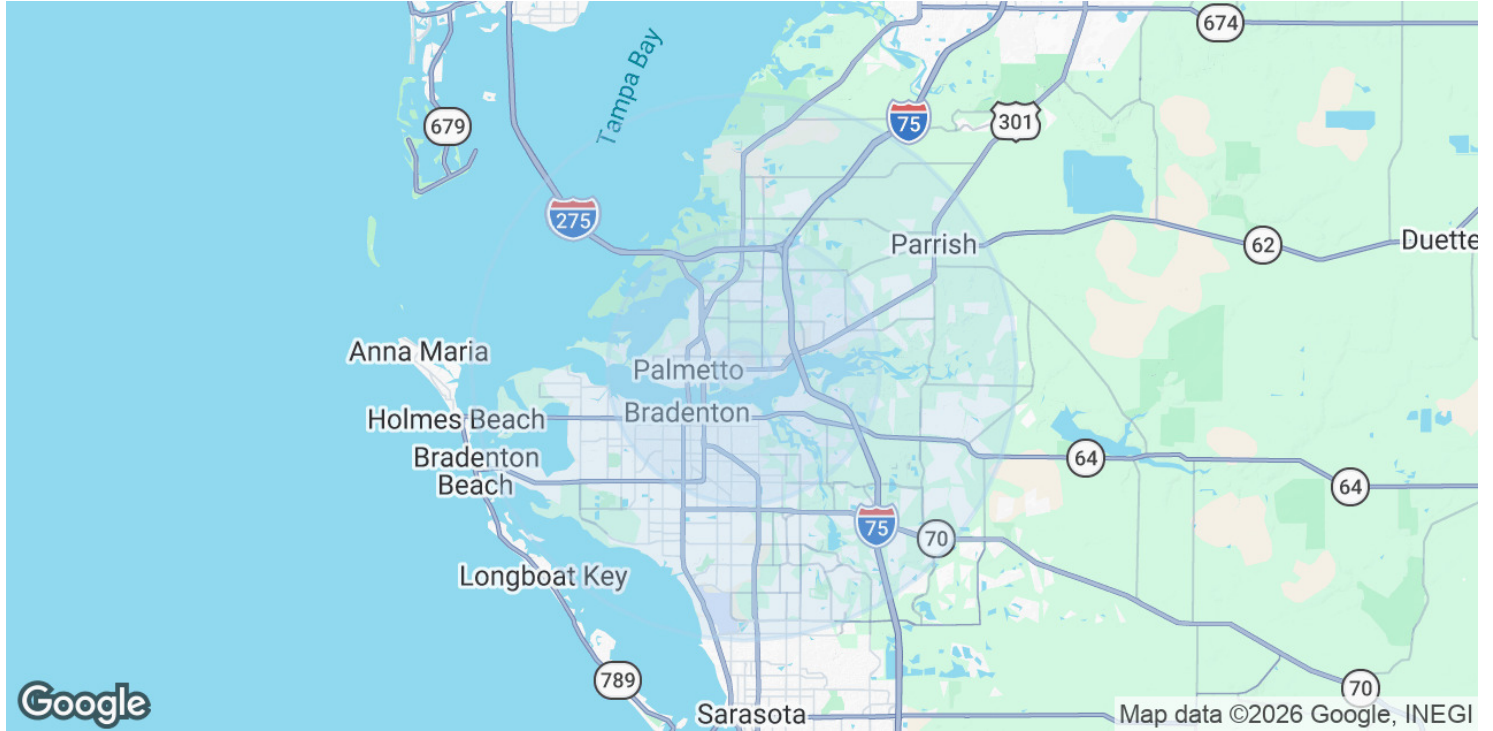
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DEMOGRAPHICS MAP & REPORT

Ellenton Business Park

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,656	125,810	311,900
Average Age	38.9	41.6	44.6
Average Age (Male)	36.7	40.4	43.8
Average Age (Female)	41.8	43.3	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,321	48,956	128,857
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$45,036	\$52,432	\$60,387
Average House Value		\$218,517	\$248,787

2020 American Community Survey (ACS)



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