

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

Diane Lawson

941.780.6136
FL #581055
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



Additional Photos

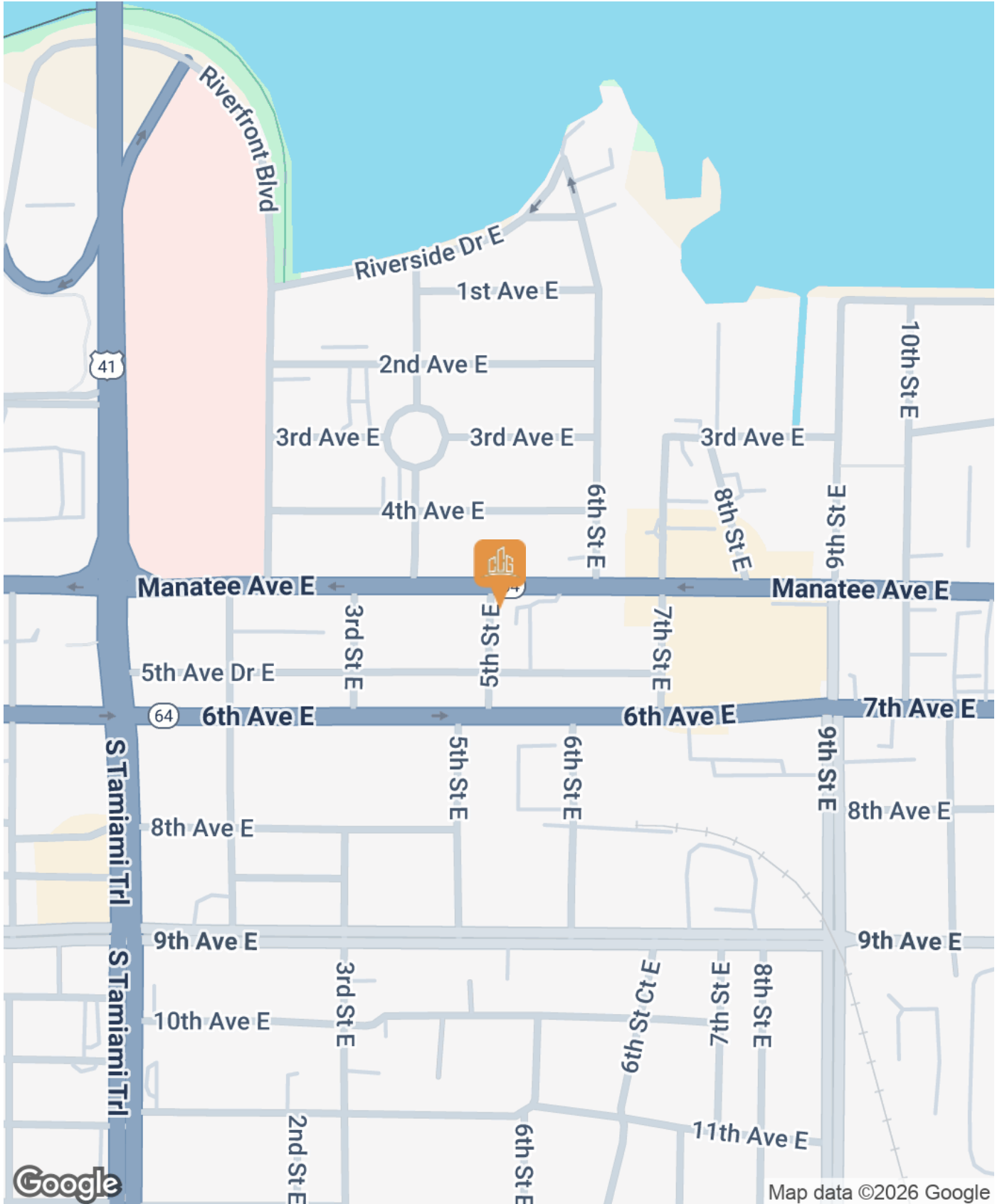


Diane Lawson
941.780.6136
FL #581055
diane.lawson@corecommercial.us

Ryan Edwards
847.800.2282
ryan.edwards@corecommercial.us



Location Map



Diane Lawson
941.780.6136
FL #581055
diane.lawson@corecommercial.us

Ryan Edwards
847.800.2282
ryan.edwards@corecommercial.us



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	-

Diane Lawson

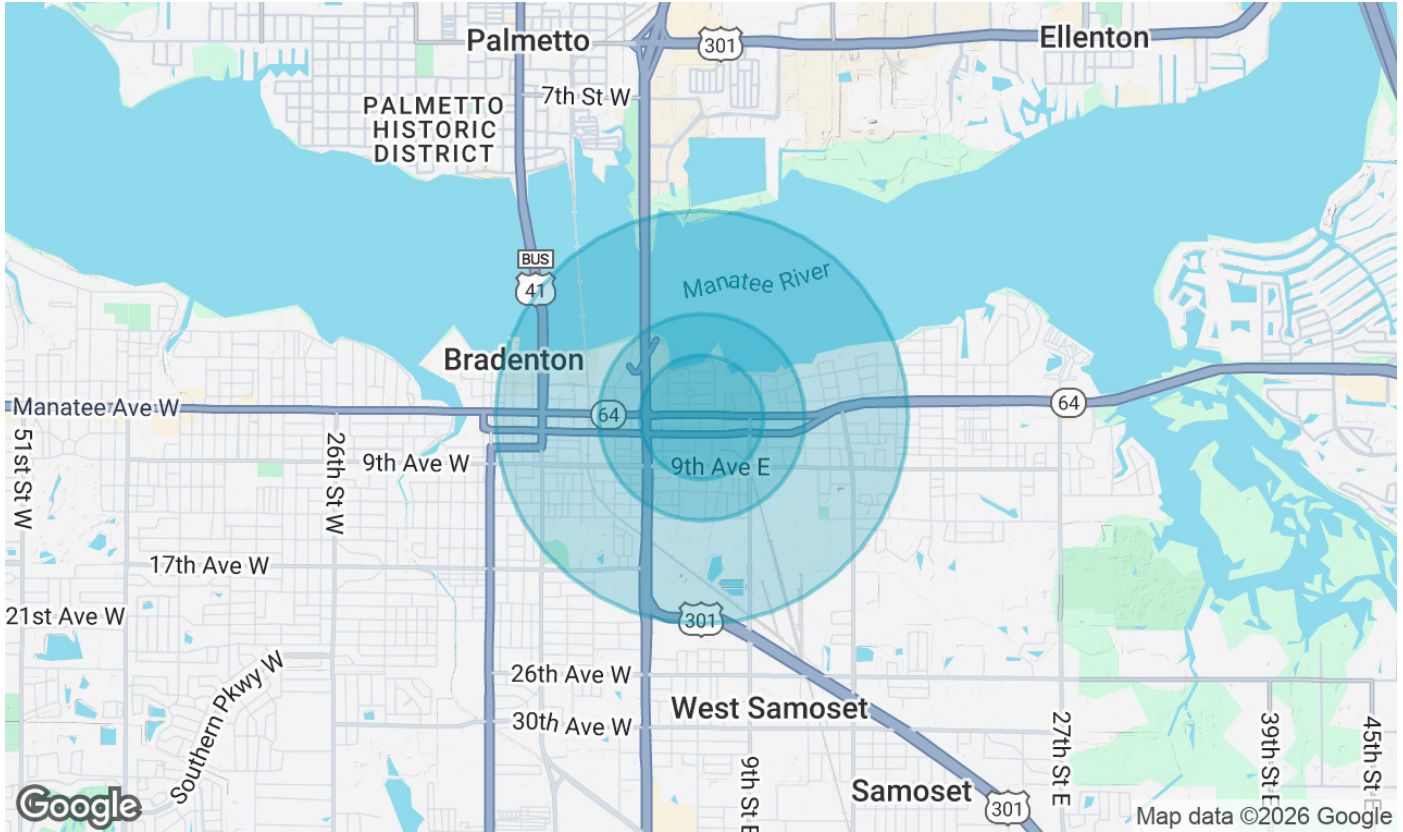
941.780.6136
FL #581055
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us



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

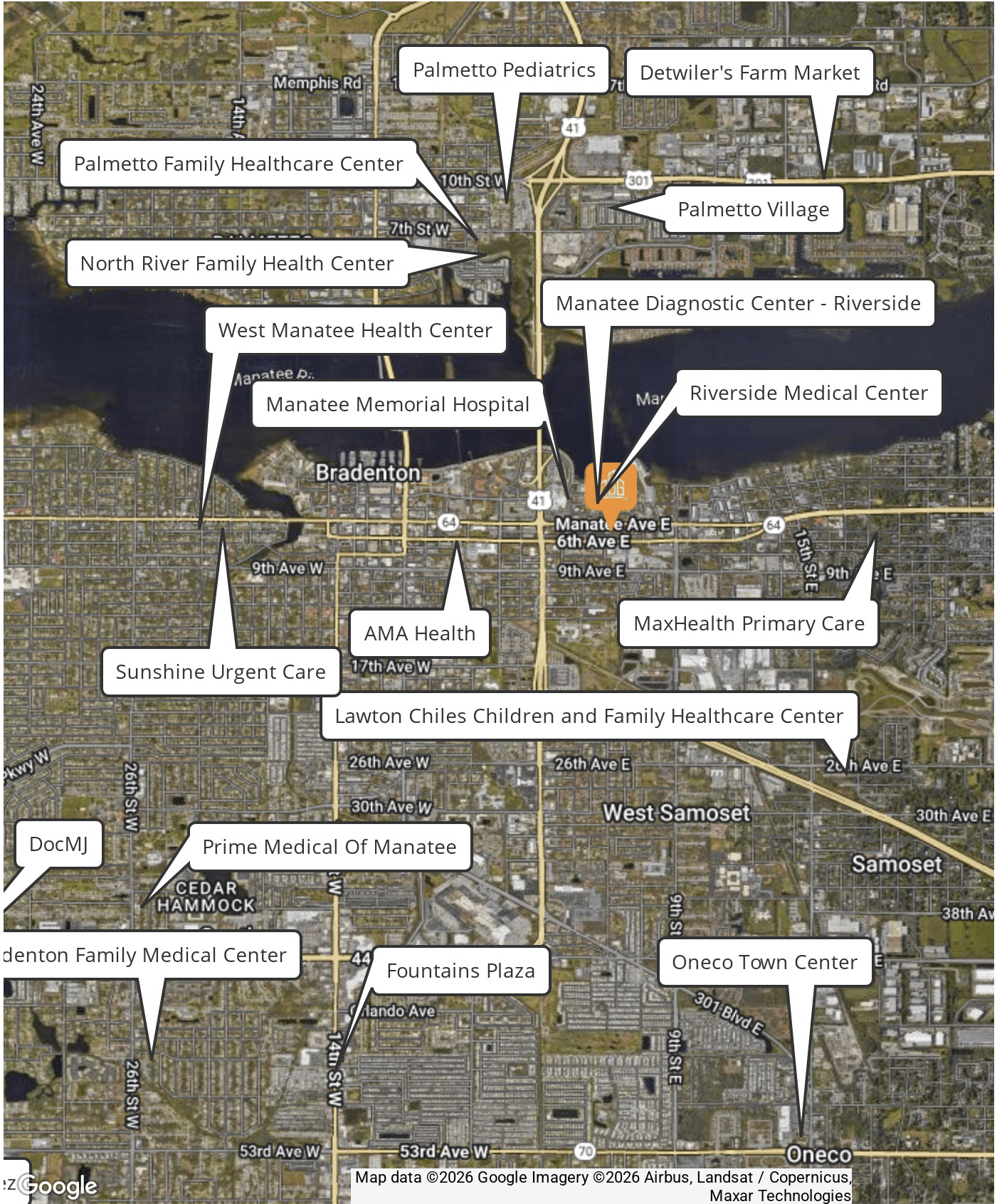
Demographics data derived from AlphaMap

Diane Lawson
 941.780.6136
 FL #581055
 diane.lawson@corecommercial.us

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us



Retailer Map



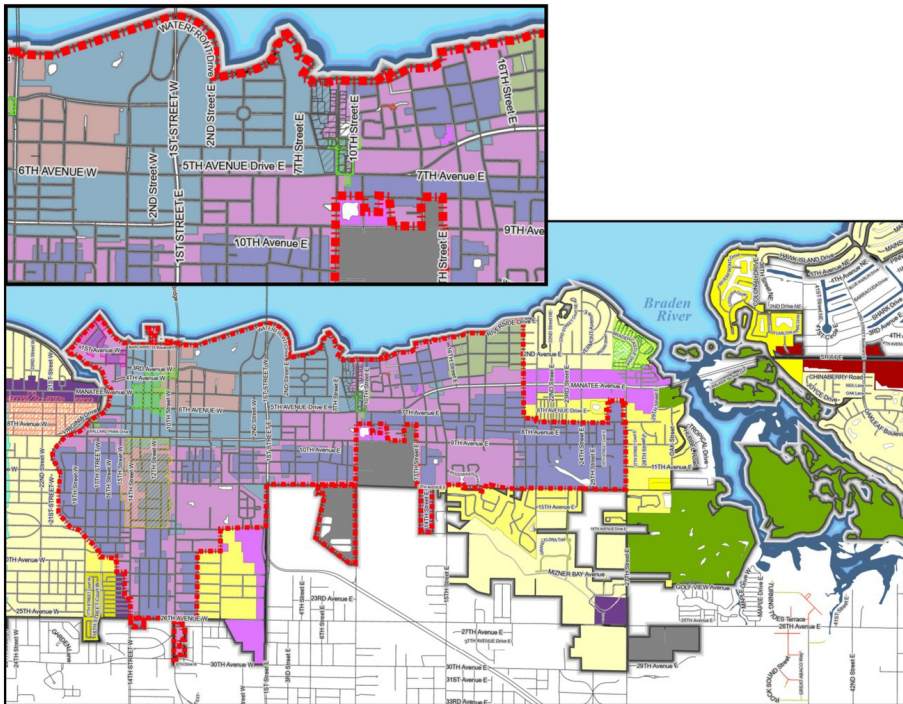
Diane Lawson
 941.780.6136
 FL #581055
 diane.lawson@corecommercial.us

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us



Zoning Map

CITY OF BRADENTON - GENERAL URBAN OPEN (T5-0) ZONING



T-5 GENERAL URBAN OPEN

The T-5 Urban Center zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rm)
- Business Training School
- Cafe/Sidewalk Cafe <20 st*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Religious Assembly
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Dtchd
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- Auto Sales/Rental
- Automotive Specialty
- Boarding House
- Cemetary
- Childcare Center*
- College
- Conference Center
- Convention Center
- Cultural
- Drive-Through Facility
- Educational
- Electric Substation
- Exhibition Center
- Hospital
- Ice Plant
- Indoor Amusement Ctr
- Laboratory Facility
- Light Industrial Facility
- Lounge
- Marina
- Outdoor Amusement Facility
- Passenger Terminal
- Pushcart
- Schools, Public & Private*
- Service Station/Repair
- Special Events
- Sports Stadium
- Warehouse
- Wireless Transmitter

DEVELOPMENT STANDARDS

- Setbacks - Principal Building:
 - Front Principal: 0 ft min, 8 ft max
 - Front Secondary: 0 ft min, 8 ft max
 - Side: 0 ft min, 24 ft max
 - Rear: 3 ft min or 15 ft from alley centerline
 - Lot Width: 18 ft min
 - Lot Coverage: 80% max
 - Building Height:
 - Principal Building: 5 stories max, 2 min (max ht based on bonuses: 12 stories)*
- Outbuilding: 2 stories max
- Parking:
- Residential: 1.0 space/dwelling unit
- Lodging: 0.5 space/guest unit
- Office: 1.0 space/500 sq ft of floor area
- Retail: 1.0 space/500 sq ft of floor area (*see FBC page 4.31 for more info)

Information was gathered from the City of Bradenton website.

LEGEND

FORM-BASED CODE

- Form-Based Code Area
- T3 (Sub-Urban)
- T4-O (General Urban Open)
- T4-R (General Urban Restricted)
- T4-S (Single Family)
- T5 (Urban Center)
- T6 (Urban Core)



DIANE LAWSON, CCIM RYAN EDWARDS

Diane Lawson
 941.780.6136
 FL #581055
 diane.lawson@corecommercial.us

Ryan Edwards
 847.800.2282
 ryan.edwards@corecommercial.us

