



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

PRIME MAIN STREET LEASE OPPORTUNITY



416-420 12th St W - Urban Core (T5)

Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

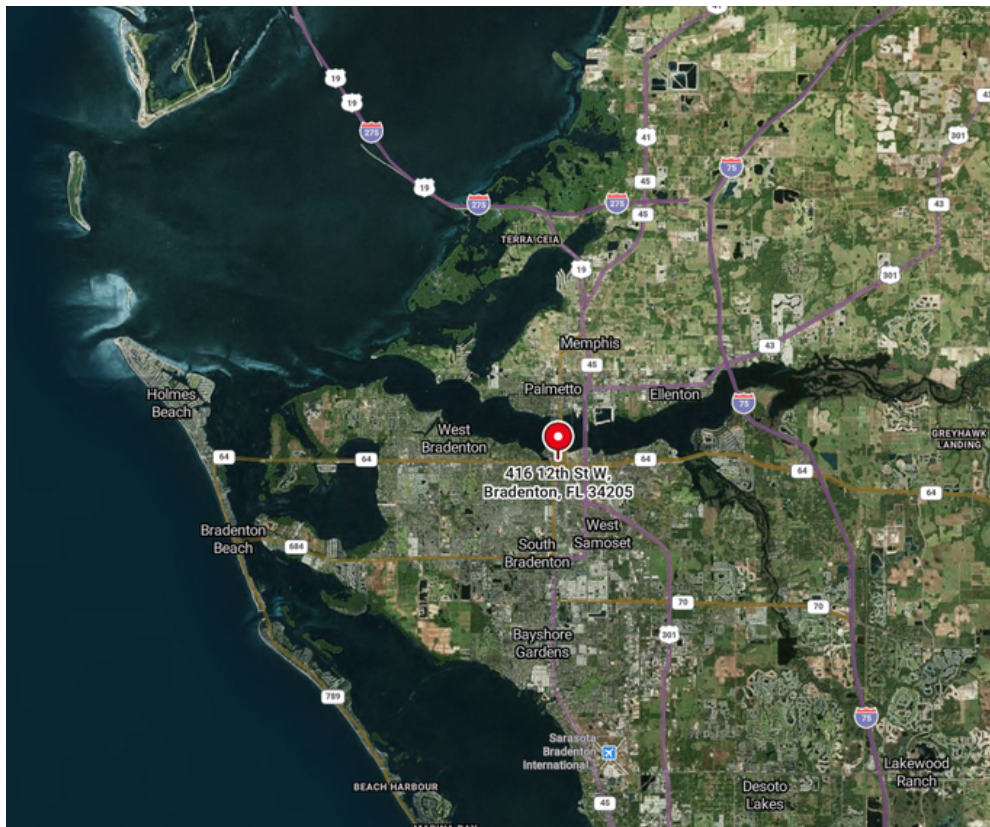
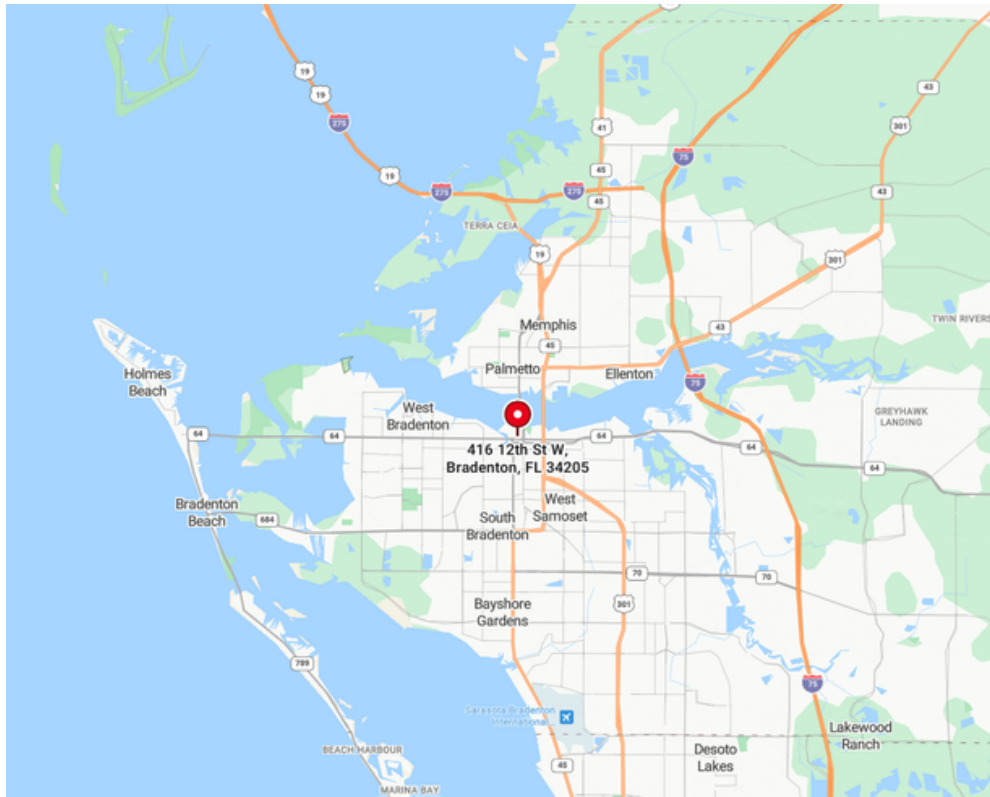
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Lease Highlights

- \$30.00/SF Net Lease
- Prime Main Street – Downtown Bradenton Location
- Shell Space – Ready for Tenant Build-Out
- Two Adjoining Buildings -- Lease One or Both
- Tenant Improvement Allowance May Be Considered Based on Tenant Creditworthiness, Lease Terms & Proposed Use
- Ideal for Restaurant, Retail or Commercial Use
- High Ceilings & Historic Downtown Character
- Excellent Visibility & Pedestrian Exposure
- Surrounded by Restaurants, Bars, Retail & Local Businesses
- Minutes from the Bradenton Riverwalk
- Easy Access to Downtown Amenities & Public Parking
- Zoned T5 – Urban Core
- Uses Subject to Zoning and Applicable Approvals

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

Map & Aerial



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Aerials



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Photos



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210