

5,500 SF FREE STANDING BUILDING IN DOWNTOWN BRADENTON CBD W/ FENCED OUTSIDE STORAGE 1734 5th St W, Bradenton, FL 34205



PROPERTY OVERVIEW

5,500 SF Free Standing building with abundance of parking or outside storage. Within close proximity to downtown Bradenton and Cortez Road & US41 retail hub.

- Prime location in Bradenton, FL
- High visibility and foot traffic
- Spacious interior with open layout
- Modern, updated building features
- Ample parking for tenants and customers
- Versatile space suitable for various businesses
- Close to major transportation routes
- Professional management and maintenance onsite

PROPERTY SUMMARY

Lease Rate:	\$12.95 SF/yr (NNN)
Available SF:	5,500 SF
Lot Size:	0.43 Acres
Year Built:	1976
Building Size:	5,500 SF
Zoning:	BR_T4-O



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ADDITIONAL PHOTOS

5,500 SF Free Standing Building in Downtown Bradenton

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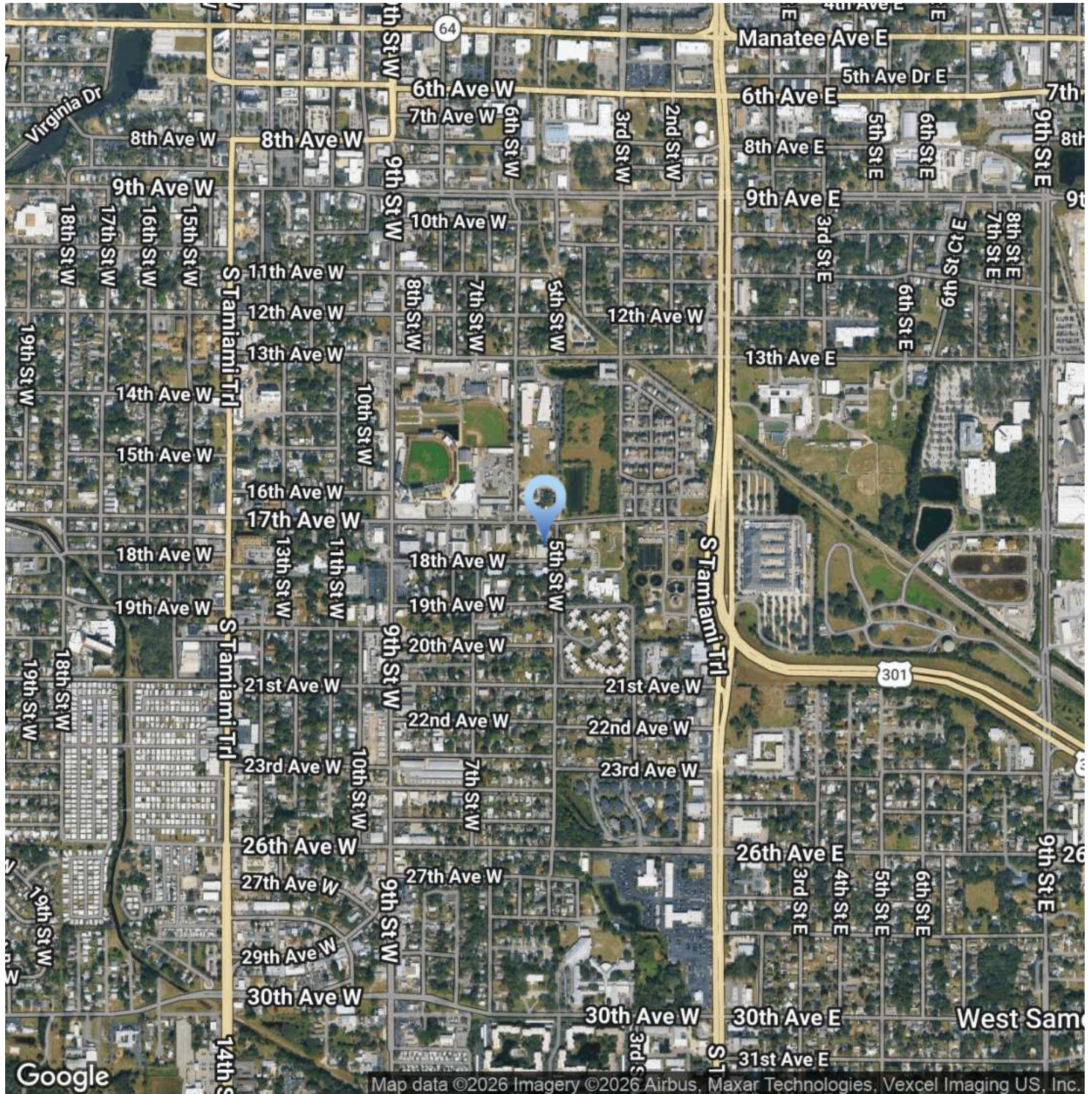
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AERIAL MAP

5,500 SF Free Standing Building in Downtown Bradenton

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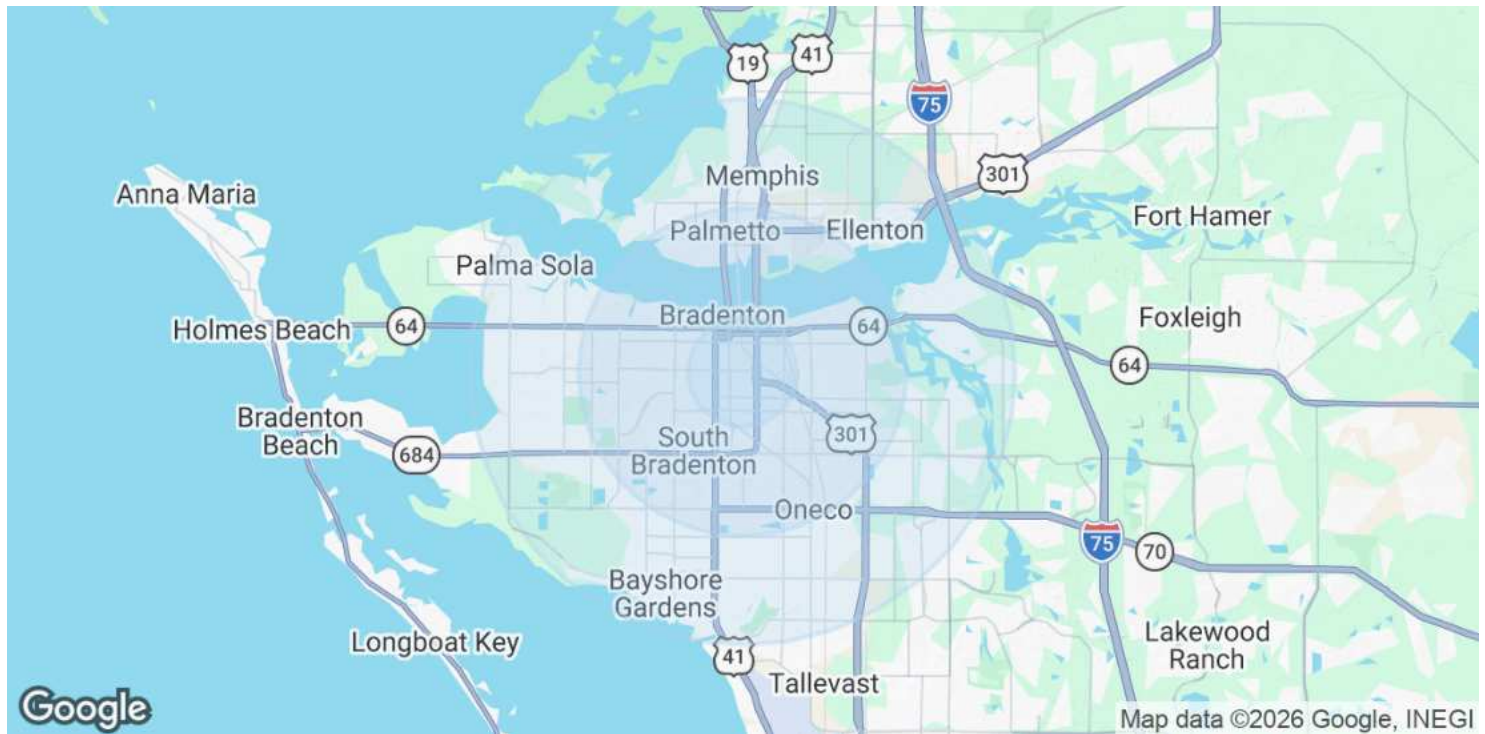
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DEMOGRAPHICS MAP & REPORT

5,500 SF Free Standing Building in Downtown Bradenton

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,061	100,557	219,913
Average Age	40	44	45
Average Age (Male)	39	43	44
Average Age (Female)	41	45	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,722	41,597	92,791
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$54,324	\$66,544	\$76,991
Average House Value	\$196,376	\$237,501	\$303,749

2020 American Community Survey (ACS)



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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