



TURNKEY OFFICE/MEDICAL NEXT TO BLAKE MEDICAL HOSPITAL

5715 21ST AVE W
BRADENTON, FLORIDA 34209

PROPERTY HIGHLIGHTS

- Fully built-out ±3,095 SF medical office
- Located next to HCA Florida Blake Hospital
- Four exam rooms and one lab
- Four private offices and six restrooms
- Large waiting area and reception/check-in area
- Billing office, data/phone room, and breakroom
- Two covered parking spaces with a private entrance



For More Information

ADAM DOAK

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CLASS A MEDICAL OFFICE NEXT TO BLAKE HOSPITAL



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	3,095 SF
Number of Units:	4
Price / SF:	\$355.41
Zoning:	P

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5715 21st Ave W, Bradenton, FL

Property Type: Medical / Professional Office

Available Size: $\pm$ 3,095 SF

Located within Oak Park Medical and Professional Center, this fully built-out medical office offers approximately $\pm$ 3,095 SF in a highly convenient location next to HCA Florida Blake Hospital. The turnkey layout is designed to support an efficient medical practice, with four exam rooms, a lab, multiple private offices, and a spacious patient reception and waiting area.

The suite also includes six restrooms, including private restrooms within three of the four offices, as well as a billing office, data and phone room, and breakroom with a kitchen area. Two covered parking spaces with a private entrance provide added convenience for physicians or staff.

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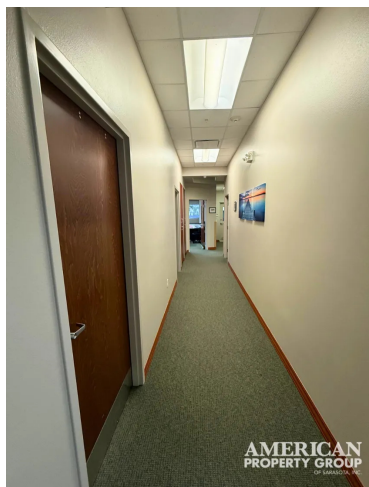
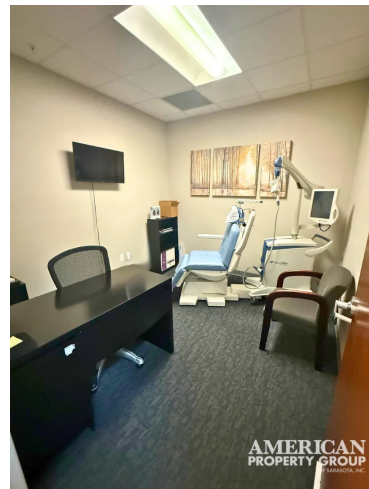
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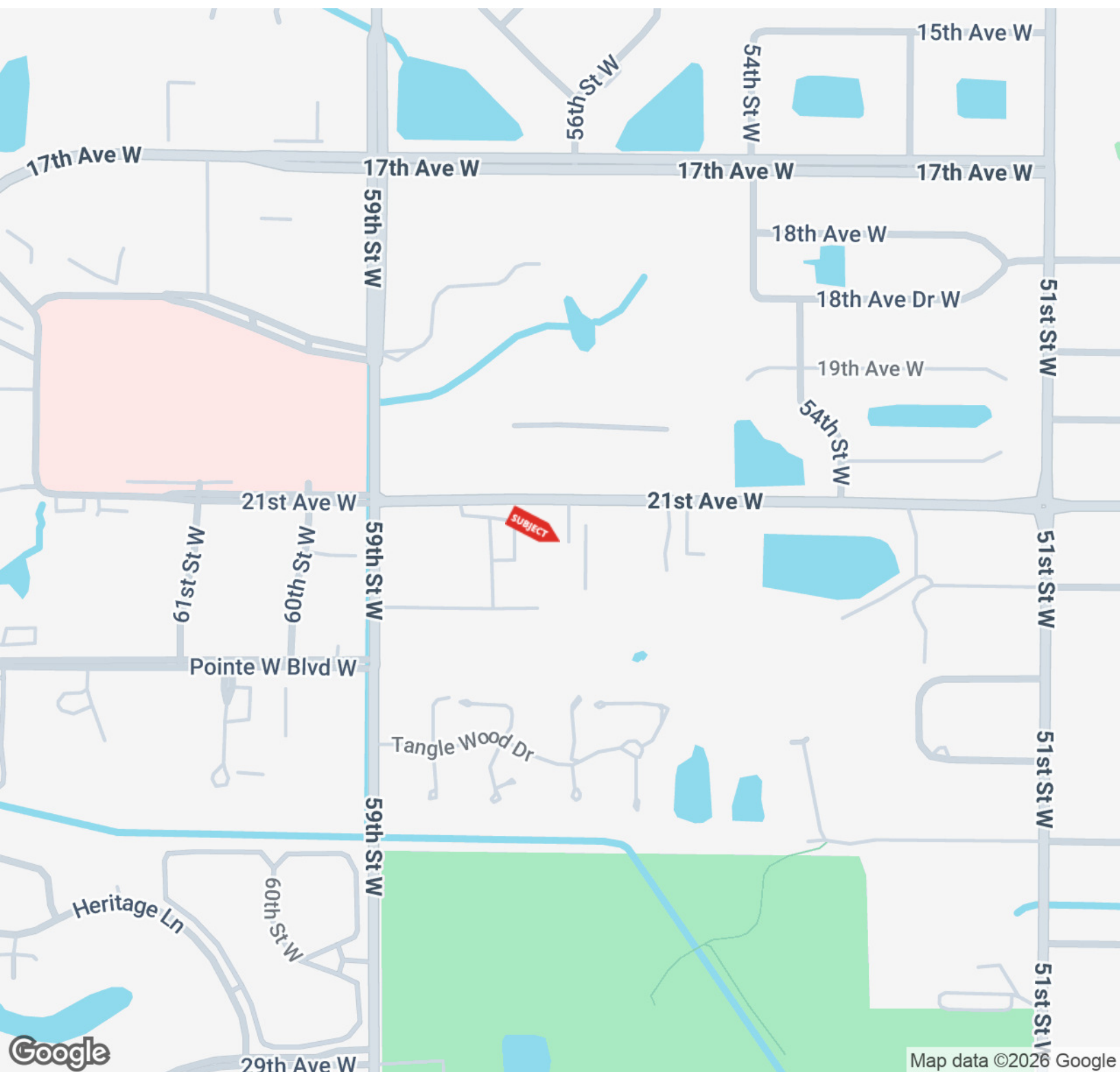
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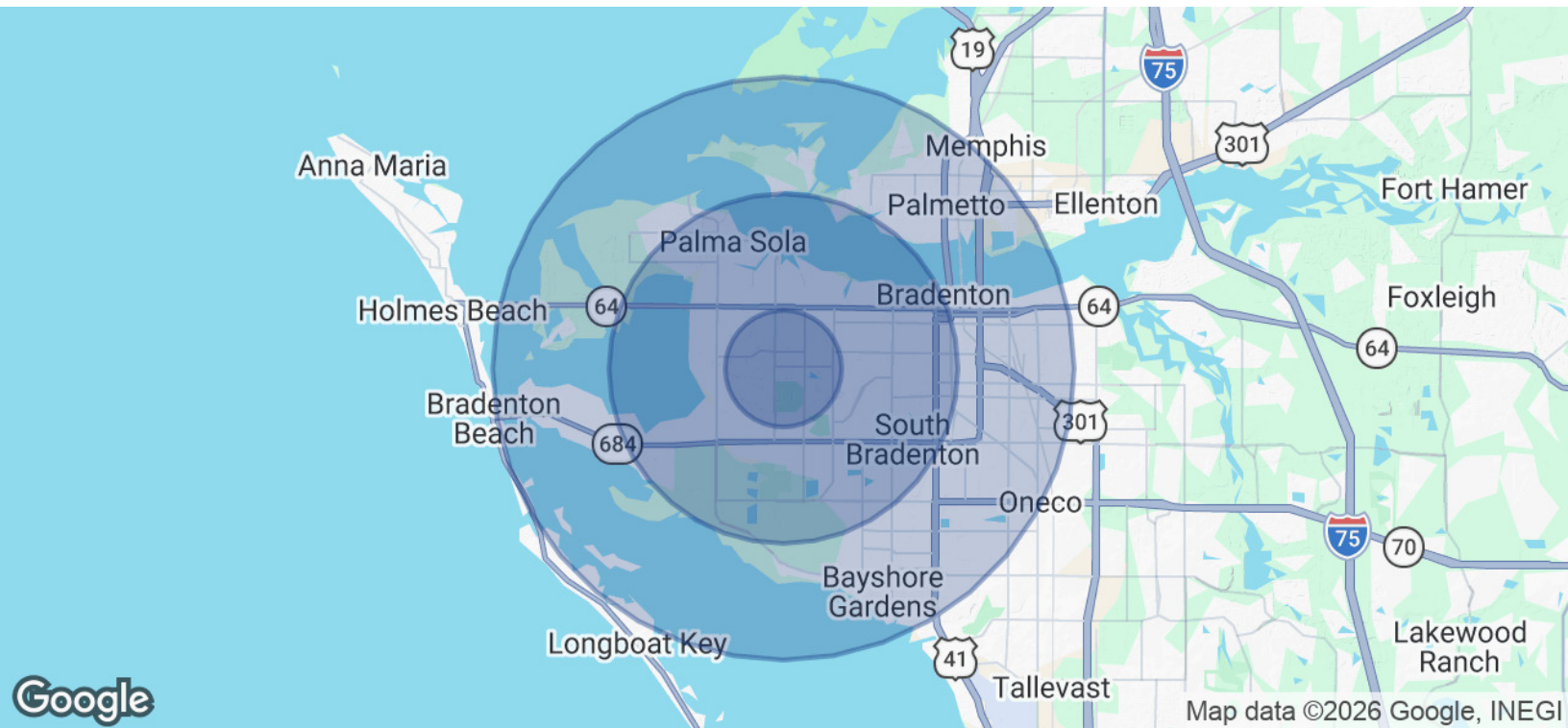


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,602	70,864	144,561
Average Age	58.6	46.9	46.1
Average Age (Male)	56.5	44.9	44.4
Average Age (Female)	59.6	48.3	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,984	31,015	62,696
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$60,156	\$60,883	\$55,710
Average House Value	\$239,298	\$259,221	\$230,471

2020 American Community Survey (ACS)

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