

Professional Office or Medical Office Featuring European Architecture

Exceptional Exposure, Highly Visible Signage and Plentiful
Parking

1,828 SF Office - \$25 Per Square Foot
Reception and Waiting areas
Six (6) offices and Sound room
Kitchen- Breakroom and 3 Bathrooms



2001 Manatee Avenue, #104 Bradenton, FL 34208



PROPERTY IS MOVE-IN READY. CALL FOR APPOINTMENT



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PROPERTY SUMMARY



2001 Manatee Ave., #104 - Bradenton, FL 34208

County:	Manatee
Property Type:	Professional Offices Medical Offices
No. of Buildings:	1
No. of Stories:	1
No. of Keys/Rooms:	6-7
Total Space:	1,828 SF (MOL)
Year Built:	1971 Renovated 2025
Terms:	Modified Gross Three-Five Years
Price per square foot:	\$25

AREA DEMOGRAPHICS – Bradenton, FL

Total Population	59,634
Employment	45-50%
Median HH Income	\$76,1452
Median Age	47.8



PROPERTY DETAILS

Key Features:

- Move-In Ready
- Highly Visible End Cap
- Medical or General Office Use
- Ample Parking and Easy Access
- Located in a thriving commercial corridor with strong demographics and year-round demand

Ideal For:

- Six (6) Professional, Private Offices ideal for
- Medical or Dental
- Wellness Center or Spa
- Law Firm
- Insurance Company
- Real Estate Brokerage
- Service Type business with walk-in clients



Position your business for success in this highly visible end-cap commercial space featuring exceptional exposure and premium signage opportunities. Located within an elegant shopping center showcasing European-style architecture, this suite offers both curb appeal and a professional setting ideal for medical or office users. The 1,828 SF space is thoughtfully built out from its previous use as a hearing center and includes a specialized sound room, making it especially well-suited for medical, wellness, or professional office applications. The existing layout provides a functional, efficient flow. The floor plan is provided in the photos for review. Tenants will benefit from storefront and pylon signage, as well as excellent visibility and accessibility. Offered under a modified gross lease, the tenant is responsible for utilities, along with their pro rata share of property taxes and insurance. This is a rare opportunity to lease a beautifully designed, move-in-ready space in a thriving corridor surrounded by complementary medical and office uses.

PHOTOS



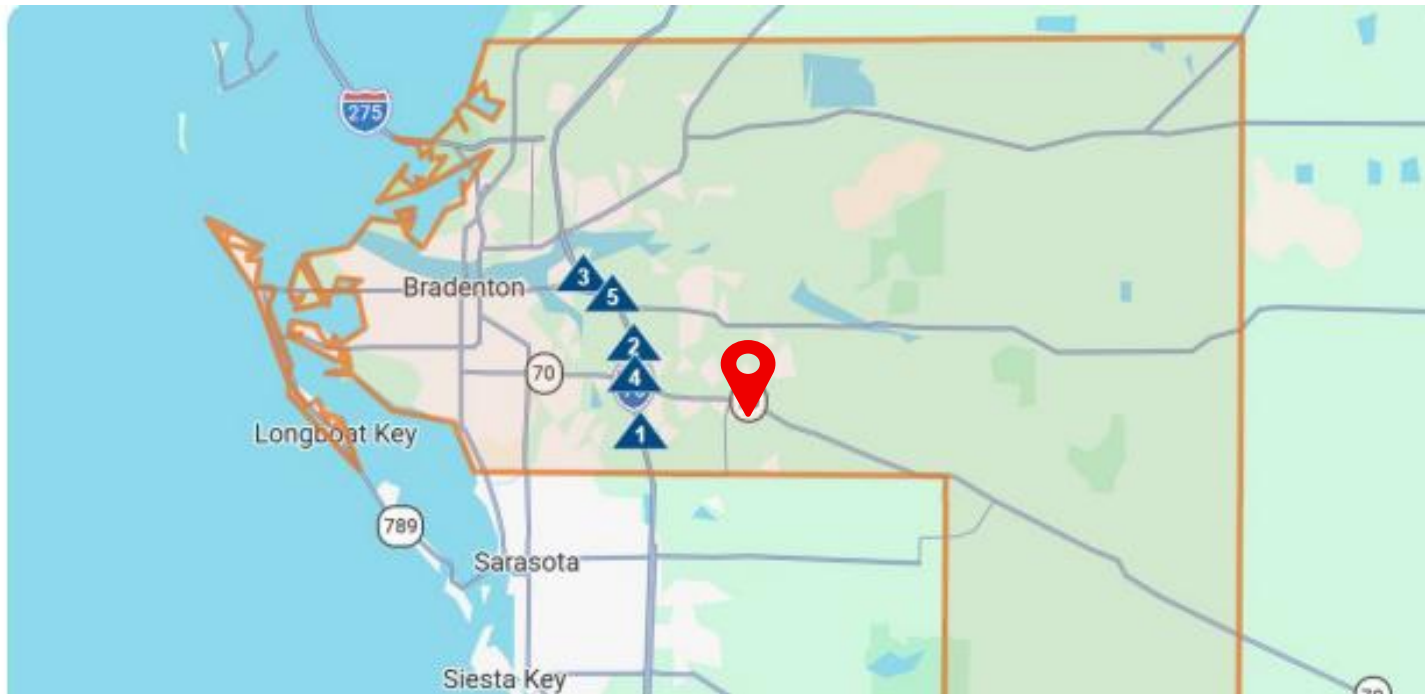
FLOOR PLAN



TOTAL: 1828 Sq. Ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

TRAFFIC COUNT



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

1 138,745

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	14,000	AADT
2021	▲	140,000	AADT
2020	▲	131,500	AADT
2019	▲	134,500	AADT
2018	▲	130,500	AADT

2 131,892

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	133,000	AADT
2021	▲	130,000	AADT
2020	▲	124,500	AADT
2019	▲	127,500	AADT
2018	▲	123,500	AADT

3 120,511

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	120,500	AADT
2021	▲	120,500	AADT
2020	▲	104,000	AADT
2019	▲	120,000	AADT
2018	▲	120,000	AADT

4 115,356

Trooper Jd Young Brg
2025 Est. daily traffic counts

Cross: Sr70 Fr I75 Sb
Cross Dir: S
Distance: 0.12 miles

Historical counts

Year	▲	Count	Type
2005	▲	102,500	AADT
2001	▲	79,000	AADT
1999	▲	78,000	AADT
1998	▲	66,500	AADT
1997	▲	64,500	AADT

5 108,604

Trooper Jd Young Brg
2025 Est. daily traffic counts

Cross: Sr64 Fr I75 Sb
Cross Dir: W
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2005	▲	96,500	AADT
2001	▲	76,000	AADT
1999	▲	76,500	AADT
1998	▲	64,000	AADT
1997	▲	58,500	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

CONTACT



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and to schedule a
private tour, contact:

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