



ADDRESS

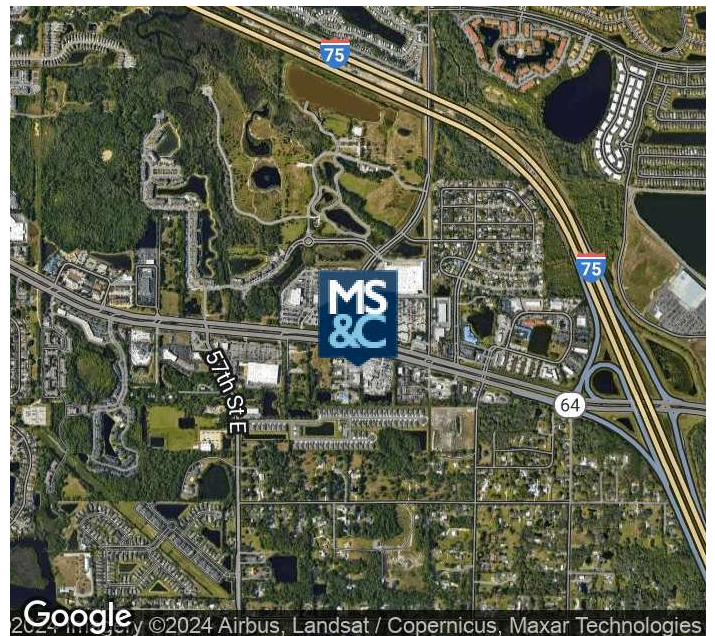
**715 60th Street Ct E
Bradenton, FL 34208**

PROPERTY FEATURES

- Large open office/showroom area
- Clearly defined shared warehouse space
- Located just off SR 64
- Adequate parking lot

	0.3 Miles	0.5 Miles	1 Mile
Total Households:	59	411	2,636
Total Population:	146	977	6,160
Average HH Income:	\$97,159	\$95,063	\$92,730

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



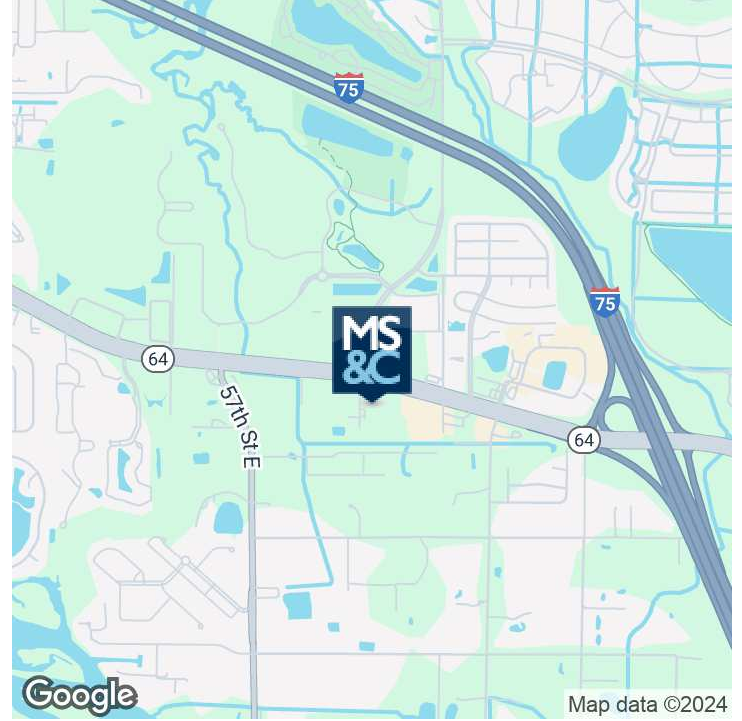
PRESENTED BY:

MELINDA GARRETT

Commercial Advisor

941.899.4842

MelindaGarrett@michaelsaunders.com



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	9,920 SF
Available SF:	4,000 SF
Lot Size:	43,907 SF
Year Built:	1984
Zoning:	GC
Submarket:	Bradenton-Sarasota

PROPERTY OVERVIEW

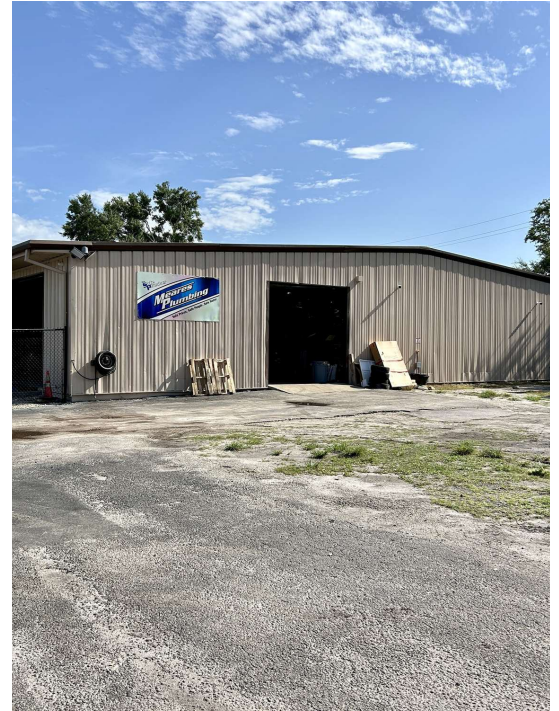
This 4,000 SF versatile space is equally divided between office and warehouse areas. The space includes a large open office/showroom area perfect for administrative or operational functions, along with a clearly defined shared warehouse area for storage or logistics needs.

The space is equipped with both a dock door and an overhead door, ensuring smooth access for shipments and deliveries.

Currently tenant-occupied, this space will be delivered vacant, upon tenant vacating.

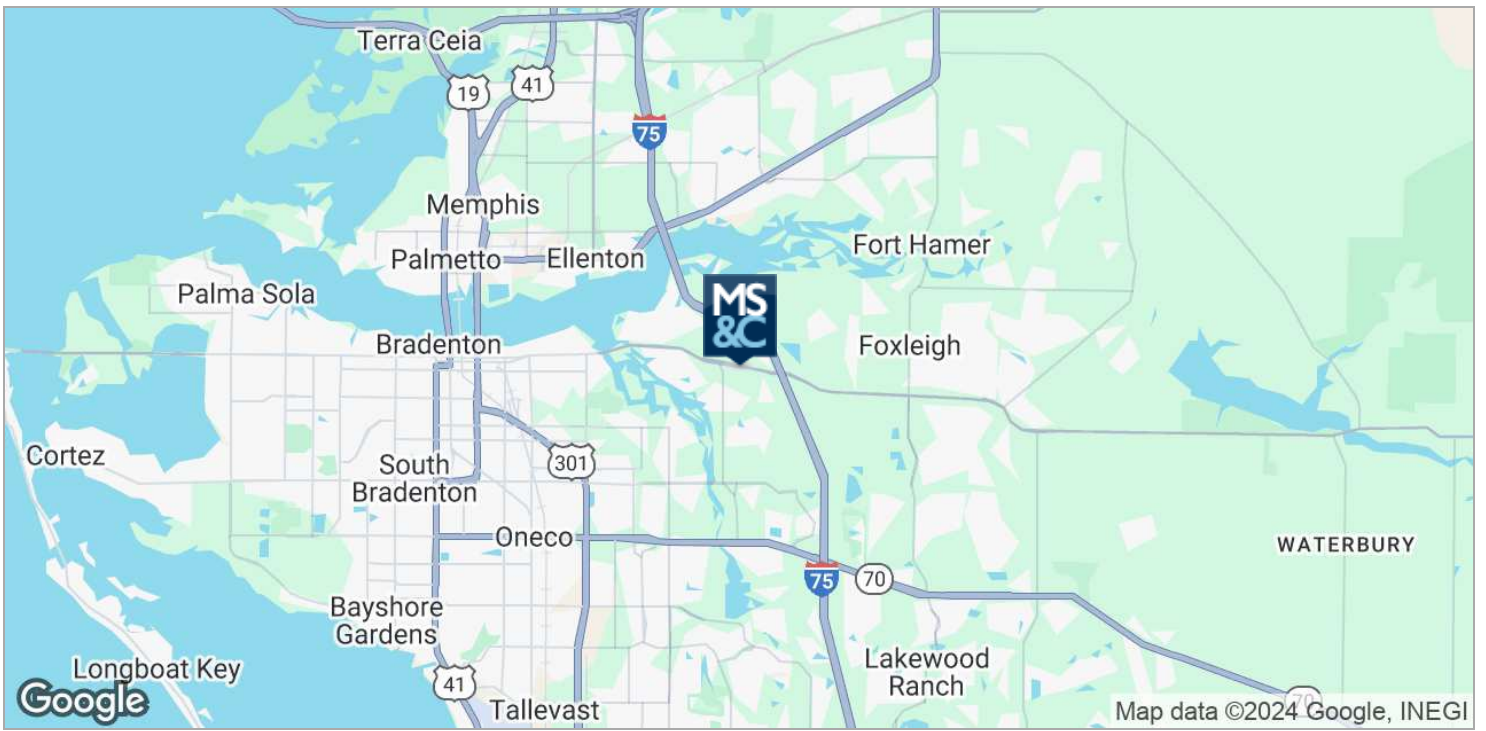
PROPERTY HIGHLIGHTS

- Large open office/showroom area
- Clearly defined shared warehouse space
- Located just off SR 64
- Adequate parking lot



**715 60TH STREET CT E
INDUSTRIAL PROPERTY**

715 60TH STREET CT E, BRADENTON, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

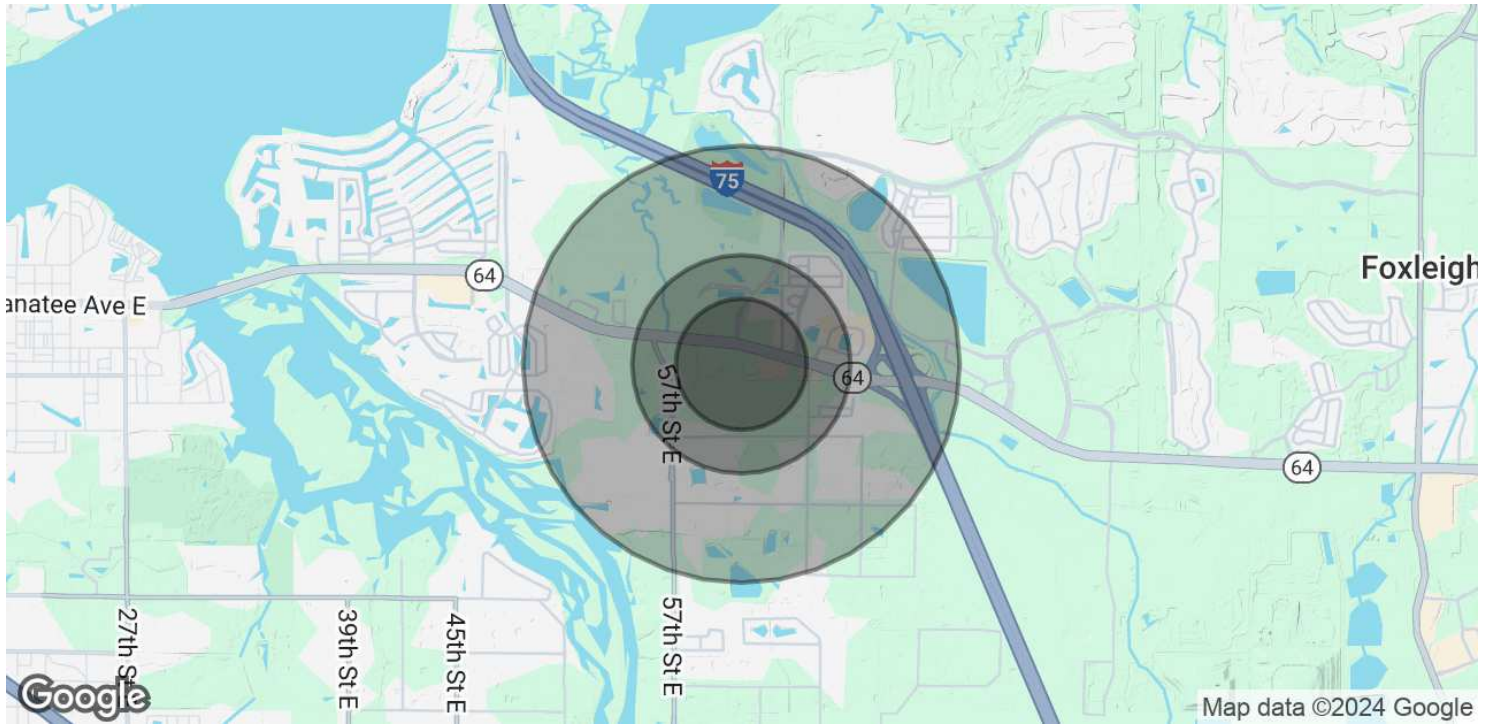
PRESENTED BY:

Melinda Garrett

Commercial Advisor

941.899.4842

MelindaGarrett@michaelsaunders.com



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	146	977	6,160
Average Age	41	39	40
Average Age (Male)	40	39	39
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	59	411	2,636
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$97,159	\$95,063	\$92,730
Average House Value	\$406,868	\$377,197	\$397,139

Demographics data derived from AlphaMap

MELINDA GARRETT

Commercial Advisor



1605 Main Street , Suite 500
Sarasota, FL 34236
T 941.899.4842
C 941.899.4842
MelindaGarrett@michaelsaunders.com

PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.