

PERIDIA OFFICE CONDO

5225 Office Park Blvd, Bradenton, FL 34203



PROPERTY SUMMARY

| | |
|-------------------|-----------|
| Sale Price: | \$429,000 |
| Building Size: | 1,560 SF |
| Zoning: | PD-O |
| Price / SF: | \$275.00 |
| Qrtly Condo Fees: | \$2,051 |



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to purchase a small office condo in Peridia Office Park. Efficiently designed with four offices, a conference room, break room plus a flexible open area, the end unit has natural light throughout creating an ideal work environment. Peridia Office Park is easily accessible from Lakewood Ranch via 44th Ave and Lockwood Ridge (45th St) while also close to SR 70, between US 301 & I-75. This location is perfect for office users looking for a location central to all that Manatee and Sarasota counties offer. Current Tenant has interest in renewing their lease, expiring 6/30/2026, and will entertain a market lease rate. Contact agent for showing, do not disturb current occupants.



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com

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REALESTATE
THE PLACE FOR SPACE

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

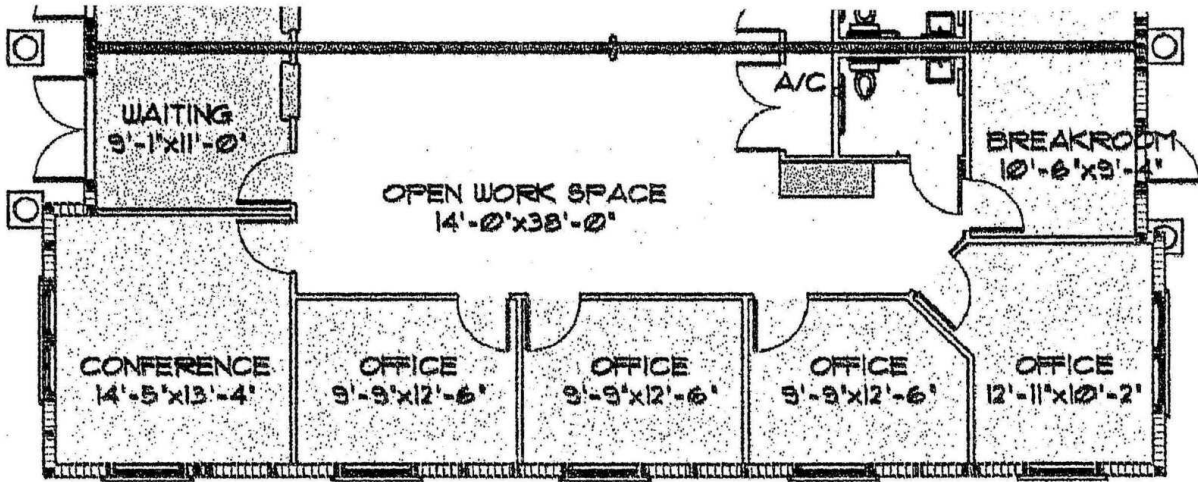
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

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ADDITIONAL PHOTOS

Peridia Office Condo

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LOCATION MAP

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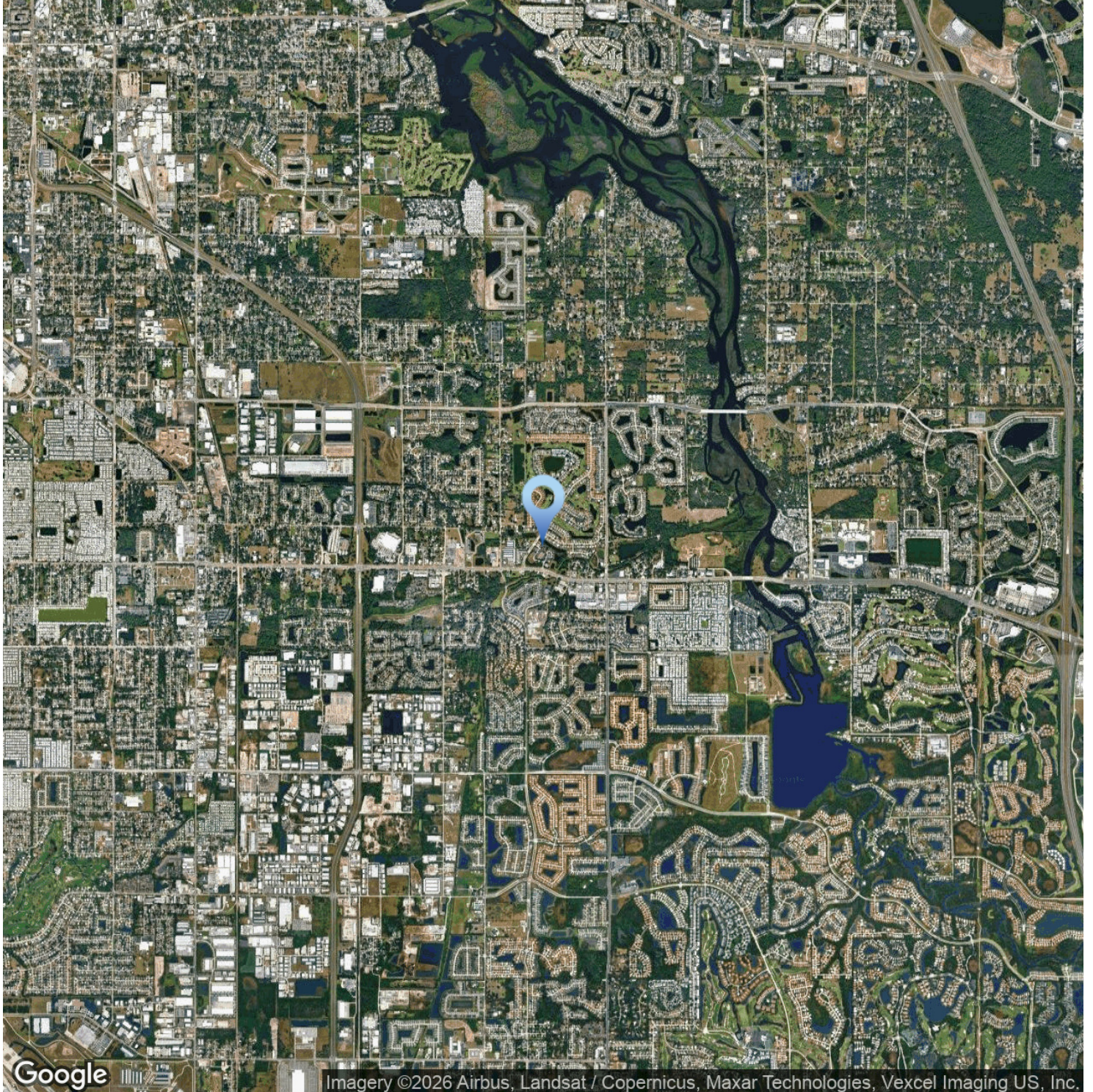
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AERIAL MAP

Peridia Office Condo

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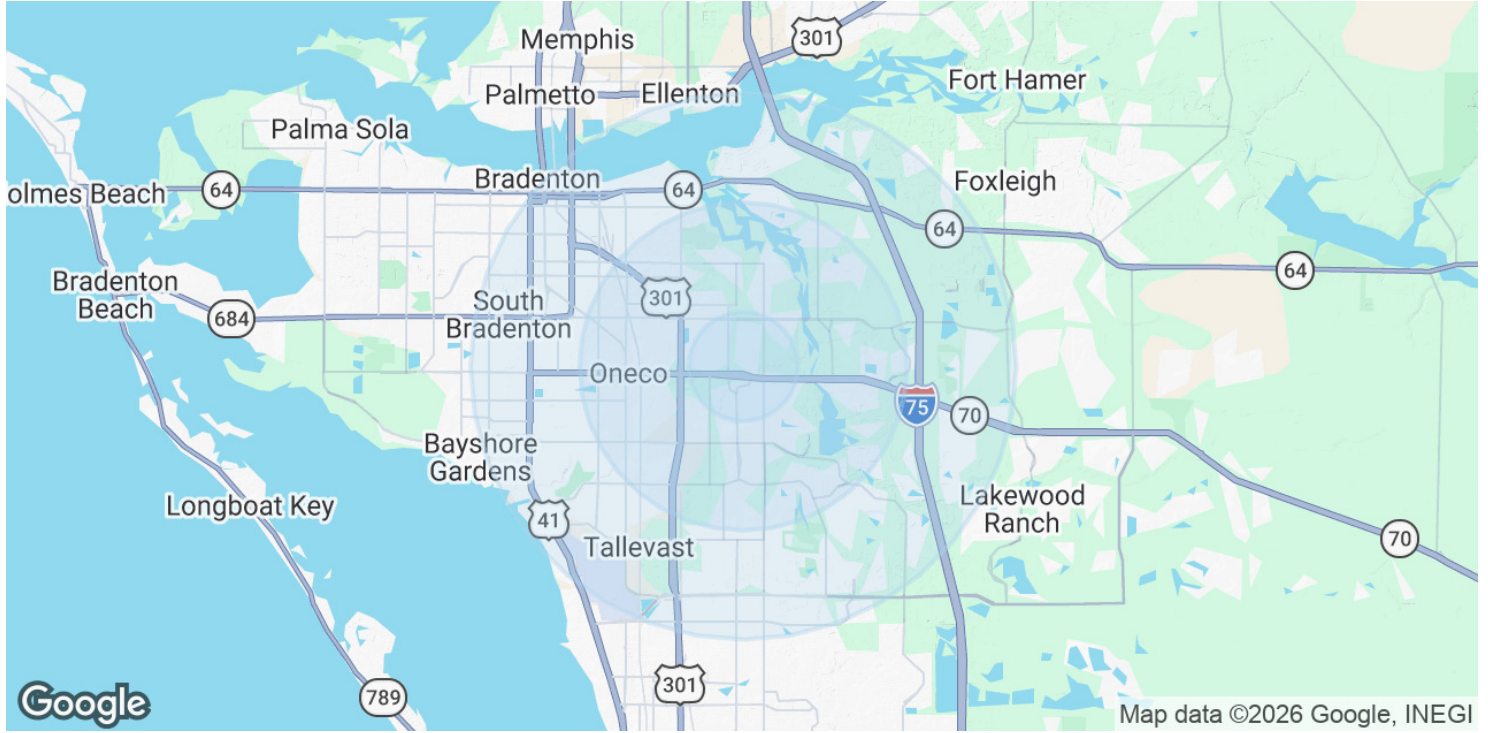


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,850 | 59,702 | 174,611 |
| Average Age | 51.2 | 48.0 | 46.4 |
| Average Age (Male) | 50.2 | 46.3 | 45.0 |
| Average Age (Female) | 52.4 | 49.3 | 47.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,777 | 23,906 | 71,916 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$101,250 | \$97,135 | \$89,955 |
| Average House Value | \$346,583 | \$318,841 | \$317,144 |

2023 American Community Survey (ACS)



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