

WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210
Phone: 941-727-2800 Fax 941-727-2900

Office Space For Lease



5517 21st Ave W, Bradenton FL

David Fletcher

Wagner Realty

3639 Cortez Rd. W. Suite 200

Bradenton, FL 34210

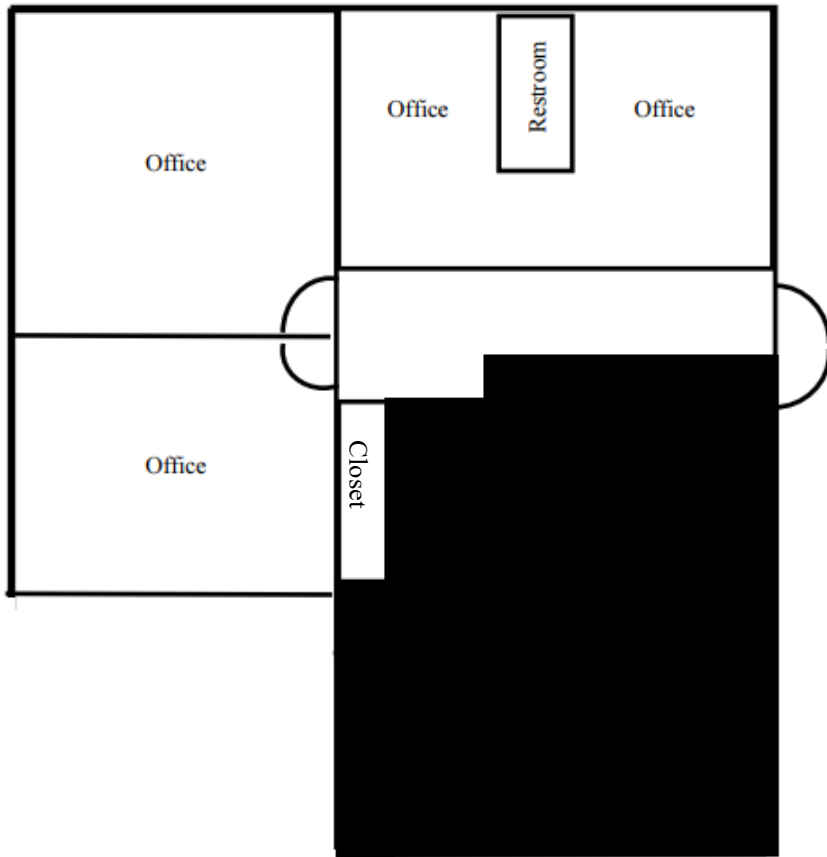
941-727-2800

Property Information

- **5517 21st Avenue W, Bradenton FL 34209**
- **Meticulously maintained office park**
- **Suite D—1,145 sq ft ±**
- **\$18.50 per sq. ft. plus \$1.87 per sq. ft. for real estate tax**
- **One block from Blake Hospital**
- **Good signage on 21st Ave**
- **Excellent parking**

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

Suite D-Floor Plan



Not to scale—for illustration purposes only

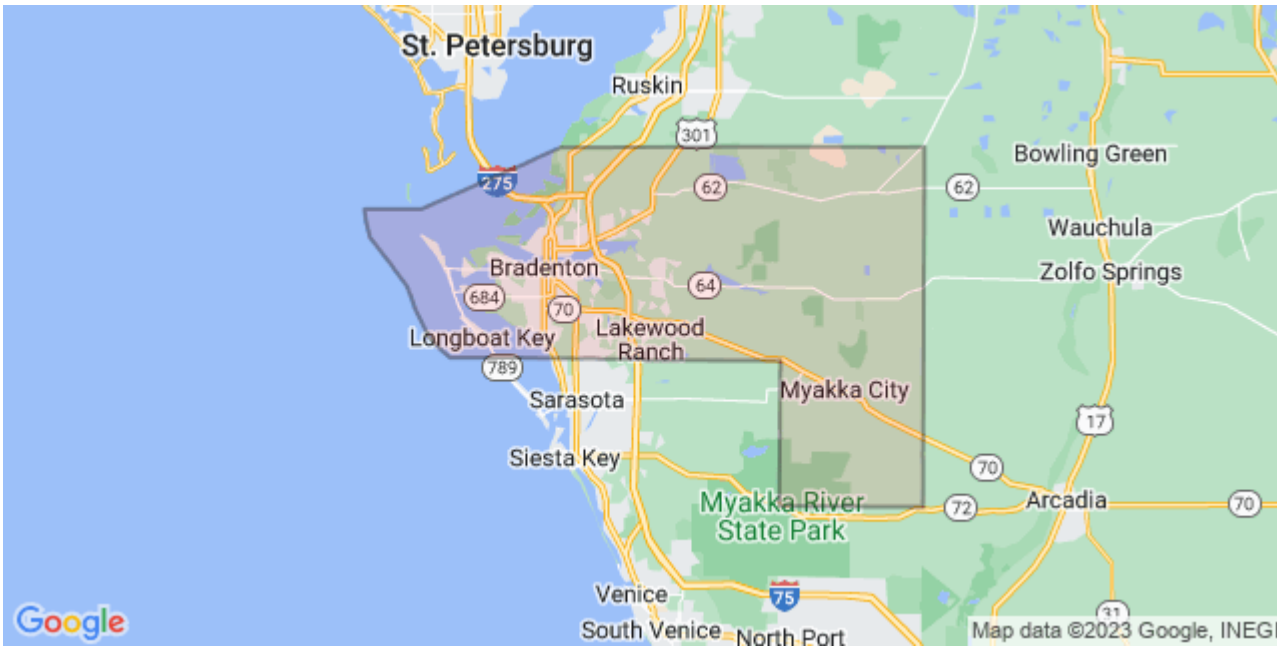
EXTERIOR PHOTOS



Demographics

Demographics, Labor/Workforce, and Consumer Expenditures

Manatee County, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

378,611	6.56%	52.8	\$56,403
Population	Projected Growth	Median Age	Household Income

Population

2023 Projection	403,435
2018 Estimate	378,611
2015 Estimate	360,955
2010 Census	322,833
2000 Census	264,002
Growth 2018-2023	6.56%
Growth 2015-2018	4.89%
Growth 2010-2015	11.81%
Growth 2000-2010	22.28%

Population (Male)

2023 Projection	192,611
2018 Estimate	180,380
2015 Estimate	171,872
2010 Census	156,115
Growth 2018-2023	6.78%
Growth 2015-2018	4.95%
Growth 2010-2015	10.09%

Population (Female)

2023 Projection	210,824
2018 Estimate	198,231
2015 Estimate	189,083
2010 Census	166,718
Growth 2018-2023	6.35%
Growth 2015-2018	4.84%
Growth 2010-2015	13.41%

Population by Age (2018 Estimate)

Age 0 to 5	28,255	Age 0 to 5	7%
Age 5 to 10	24,317	Age 5 to 10	6%
Age 10 to 15	22,946	Age 10 to 15	6%
Age 15 to 20	21,684	Age 15 to 20	6%
Age 20 to 25	20,527	Age 20 to 25	5%
Age 25 to 30	19,470	Age 25 to 30	5%
Age 30 to 35	18,321	Age 30 to 35	5%
Age 35 to 40	17,590	Age 35 to 40	5%
Age 40 to 45	17,919	Age 40 to 45	5%
Age 45 to 50	19,261	Age 45 to 50	5%
Age 50 to 55	20,485	Age 50 to 55	5%
Age 55 to 60	21,242	Age 55 to 60	6%
Age 60 to 65	21,199	Age 60 to 65	6%
Age 65 and over	105,395	Age 65 and over	28%
Total Population	378,611		
Median Age	52.8		

Median Age (Male)

2010 Census	44.2
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Median Age (Female)

2010 Census	47
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High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

High School Graduate (or GED)	79,921	High School Graduate (or GED)	46%
Some College, No Degree	58,526	Some College, No Degree	33%
Associate or Bachelor's Degree	16,133	Associate or Bachelor's Degree	9%
Master's Degree	12,858	Master's Degree	7%
Professional School Degree	5,360	Professional School Degree	3%
Doctorate Degree	2,553	Doctorate Degree	1%
Total High School Graduates Age 25+	175,351		

Population Age 5+ by Language at Home (2010 Census)

Only English	251,888	Only English	84%
Spanish or Spanish Creole	33,095	Spanish or Spanish Creole	11%
Other	15,098	Other	5%
Total Population Age 5+	300,081		

Households

2023 Projection	164,813
2018 Estimate	156,393
2015 Estimate	150,243
2010 Census	135,729
Growth 2018-2023	5.38%
Growth 2015-2018	4.09%
Growth 2010-2015	10.69%

Average Household Size

2023 Projection	2.41
2018 Estimate	2.39
2015 Estimate	2.37
2010 Census	2.34
Growth 2018-2023	0.84%
Growth 2015-2018	0.84%
Growth 2010-2015	1.28%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Family Households	102,982	Family Households	66%
Married-couple family	78,636	Married-couple family	50%
With own children under 18 years	23,918	With own children under 18 years	15%
No own children under 18 years	54,718	No own children under 18 years	35%
Male Householder: no wife present	6,755	Male Householder: no wife present	4%
With own children under 18 years	3,439	With own children under 18 years	2%
No own children under 18 years	3,316	No own children under 18 years	2%
Female Householder: no husband present	17,591	Female Householder: no husband present	11%
With own children under 18 years	9,832	With own children under 18 years	6%
No own children under 18 years	7,759	No own children under 18 years	5%
Nonfamily Households	53,411	Nonfamily Households	34%
1 Person households	43,118	1 Person households	28%
2+ Unrelated people	10,293	2+ Unrelated people	7%
Total Households	156,393		

Households by Household Income (2018 Estimate)

Less than \$25,000	37,229
\$25,000 to \$49,999	43,140
\$50,000 to \$74,999	29,220
\$75,000 to \$99,999	18,441
\$100,000 to \$124,999	11,069
\$125,000 to \$149,999	6,235
\$150,000 to \$199,999	5,607
\$200,000 or more	5,452
Total Households	156,393
Average Household Income	\$63,890
Median Household Income	\$56,403

Less than \$25,000	24%
\$25,000 to \$49,999	28%
\$50,000 to \$74,999	19%
\$75,000 to \$99,999	12%
\$100,000 to \$124,999	7%
\$125,000 to \$149,999	4%
\$150,000 to \$199,999	4%
\$200,000 or more	3%

Households by Household Income (2023 Projection)

Less than \$25,000	39,375
\$25,000 to \$49,999	45,575
\$50,000 to \$74,999	30,725
\$75,000 to \$99,999	19,465
\$100,000 to \$124,999	11,617
\$125,000 to \$149,999	6,559
\$150,000 to \$199,999	5,876
\$200,000 or more	5,621
Total Households	164,813
Average Household Income	\$63,650
Median Household Income	\$57,345

Less than \$25,000	24%
\$25,000 to \$49,999	28%
\$50,000 to \$74,999	19%
\$75,000 to \$99,999	12%
\$100,000 to \$124,999	7%
\$125,000 to \$149,999	4%
\$150,000 to \$199,999	4%
\$200,000 or more	3%

Per Capita Income

2018 Estimate	\$26,391
2015 Estimate	\$26,806
Growth 2015-2018	-1.55%

Unemployment Rate

2010 Census	8.9%
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Population Age 16+ By Employment Status (2010 Census)

Labor Force	148,710
Civilian, Employed	135,533
Civilian, Unemployed	13,177
Not in Labor Force	110,986
Total Population Age 16+	259,696

Labor Force	57%
Civilian, Employed	52%
Civilian, Unemployed	5%
Not in Labor Force	43%

Employed Civilian Population Age 16+ by Industry (2010 Census)

Agriculture, forestry, fishing and hunting, mining and construction	14,387	Agriculture, forestry, fishing and hunting, mining and construction	11%
Manufacturing	11,182	Manufacturing	9%
Wholesale & retail trade	23,389	Wholesale & retail trade	18%
Transportation and warehousing, and utilities	5,454	Transportation and warehousing, and utilities	4%
Information	2,393	Information	2%
Finance, insurance, real estate and rental and leasing	10,480	Finance, insurance, real estate and rental and leasing	8%
Professional, scientific, and technical services	7,340	Professional, scientific, and technical services	6%
Educational, health and social services	27,296	Educational, health and social services	21%
Arts, entertainment, recreation, accommodation and food services	12,877	Arts, entertainment, recreation, accommodation and food services	10%
Other services (except public administration)	6,840	Other services (except public administration)	5%
Public Administration	6,090	Public Administration	5%
Total Employed Civilian Population Age 16+	127,728		





Employed Civilian Population Age 16+ by Occupation (2010 Census)

Management, Professional, and Related occupations	43,555	Management, Professional, and Related occupations	32%
Management, Business, and Financial Operations Occupations	19,295	Management, Business, and Financial Operations Occupations	14%
Professional and Related Occupations	24,260	Professional and Related Occupations	18%
Service Occupations	24,390	Service Occupations	18%
Healthcare support occupations	3,247	Healthcare support occupations	2%
Protective service occupations	2,637	Protective service occupations	2%
Food preparation and serving related occupations	7,669	Food preparation and serving related occupations	6%
Building and grounds cleaning and maintenance occupations	7,122	Building and grounds cleaning and maintenance occupations	5%
Personal care and service occupations	3,715	Personal care and service occupations	3%
Sales and Office Occupations	38,639	Sales and Office Occupations	29%
Sales and related occupations	19,063	Sales and related occupations	14%
Office and administrative support occupations	19,576	Office and administrative support occupations	14%
Farming, fishing, and forestry occupations	1,572	Farming, fishing, and forestry occupations	1%
Construction, Extraction, and Maintenance Occupations	13,639	Construction, Extraction, and Maintenance Occupations	10%
Production, Transportation, and Material Moving Occupations	13,738	Production, Transportation, and Material Moving Occupations	10%
Total Employed Civilian Population Age 16+	135,533		





Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+ 132,191

Housing Units by Tenure (2018 Estimate)

Vacant Housing Units	45,695	Vacant Housing Units		23%
Occupied Housing Units	156,393	Occupied Housing Units		77%
Owner-Occupied	111,608	Owner-Occupied		55%
Renter-Occupied	44,785	Renter-Occupied		22%
Total Housing Units	202,088			

Owner occupied Housing Units by Housing Value (2010 Census)

Less than \$50,000	10,118	Less than \$50,000		10%
\$50,000 to \$99,999	11,365	\$50,000 to \$99,999		12%
\$100,000 to \$149,999	10,848	\$100,000 to \$149,999		11%
\$150,000 to \$199,999	12,792	\$150,000 to \$199,999		13%
\$200,000 to \$249,999	12,446	\$200,000 to \$249,999		13%
\$250,000 to \$299,999	8,774	\$250,000 to \$299,999		9%
\$300,000 to \$399,999	12,475	\$300,000 to \$399,999		13%
\$400,000 to \$499,999	6,690	\$400,000 to \$499,999		7%
\$500,000 to \$749,999	6,744	\$500,000 to \$749,999		7%
\$750,000 to \$1,000,000	2,462	\$750,000 to \$1,000,000		3%
\$1,000,000 or more	2,503	\$1,000,000 or more		3%
Total Owner occupied Housing Units	97,217			
Median Housing Value	\$214,000			