



# 2027 MANATEE AVE W, SUITES 2 & 4

BRADENTON, FL 34205

## MELINDA GARRETT

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REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER

## PROPERTY DETAILS

Lease Rate	<b>\$23.00 SF/YR</b>
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### LOCATION INFORMATION

Street Address	2027 Manatee Ave W
City, State, Zip	Bradenton, FL 34205
County	Manatee
Market	Tampa /St. Petersburg
Sub-market	Bradenton

### BUILDING INFORMATION

Building Size	3,870 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1985
Year Last Renovated	2025
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Executive Suites
Zoning	BR_UV
Lot Size	13,323 SF
APN #	3413700000
Lot Depth	1,310 ft

### PARKING & TRANSPORTATION

Parking Type	Surface
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### UTILITIES & AMENITIES

Central HVAC	Yes
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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Move-in ready professional office suites featuring excellent curb appeal, strong visibility, and direct access along Manatee Avenue W. The property benefits from strong daily traffic counts of over 48,000 vehicles and is located just a half mile from Downtown Bradenton along one of the area's most desirable high-traffic corridors. Positioned in close proximity to a variety of restaurants, retail, and professional services, the location places tenants within the heart of one of Bradenton's most active commercial corridors.

### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Number of Units:	2
Available SF:	783 SF
Lot Size:	13,323 SF
Building Size:	3,870 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	349	1,069	4,226
Total Population	794	2,548	9,844
Average HH Income	\$69,339	\$78,315	\$78,015

SUITE 2



SUITE 4



## LEASE SPACES



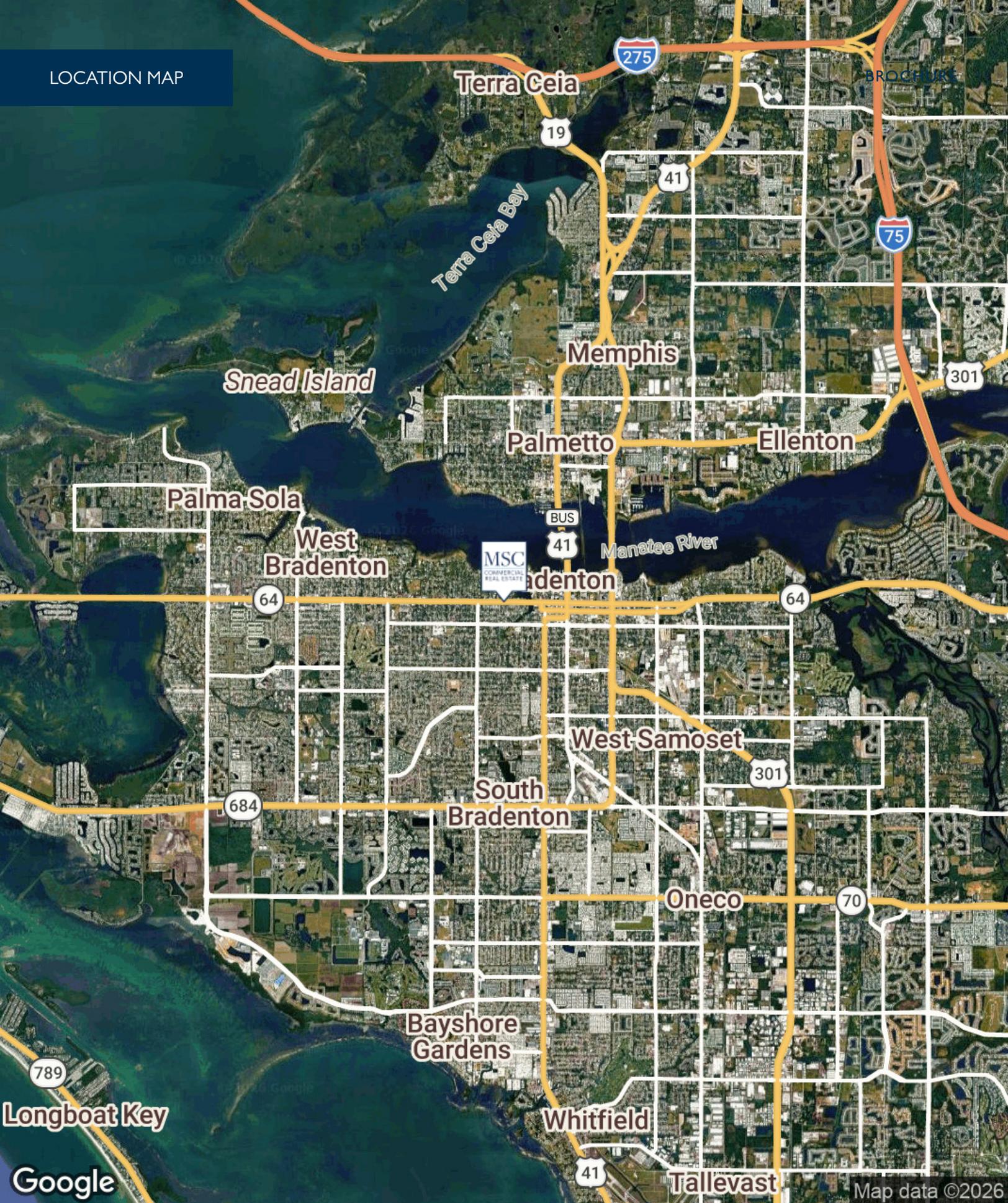
### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	783 SF	Lease Rate:	\$23.00 SF/yr

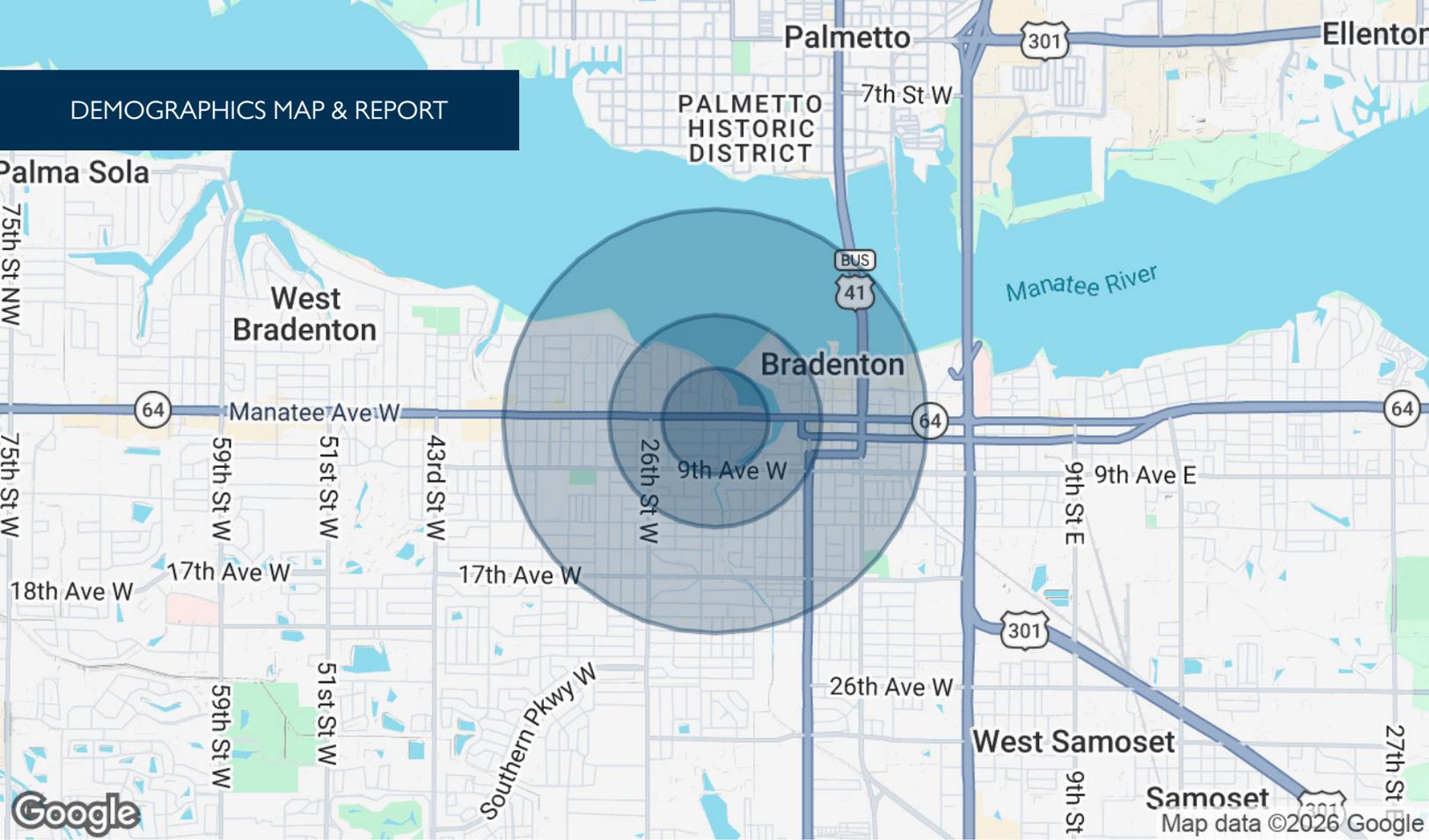
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2	Available	783 SF	Modified Gross	\$23.00 SF/yr	This move-in ready professional office suite offers ±783 SF, featuring 4 private offices, an open office/work area, 2 half baths, private entrances, and abundant natural light.
Unit 4	Available	783 SF	Modified Gross	\$23.00 SF/yr	This move-in ready professional office suite offers ±783 SF, featuring 3 private offices, an open office/cubicle area, 2 half baths, private entrance, and abundant natural light.

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

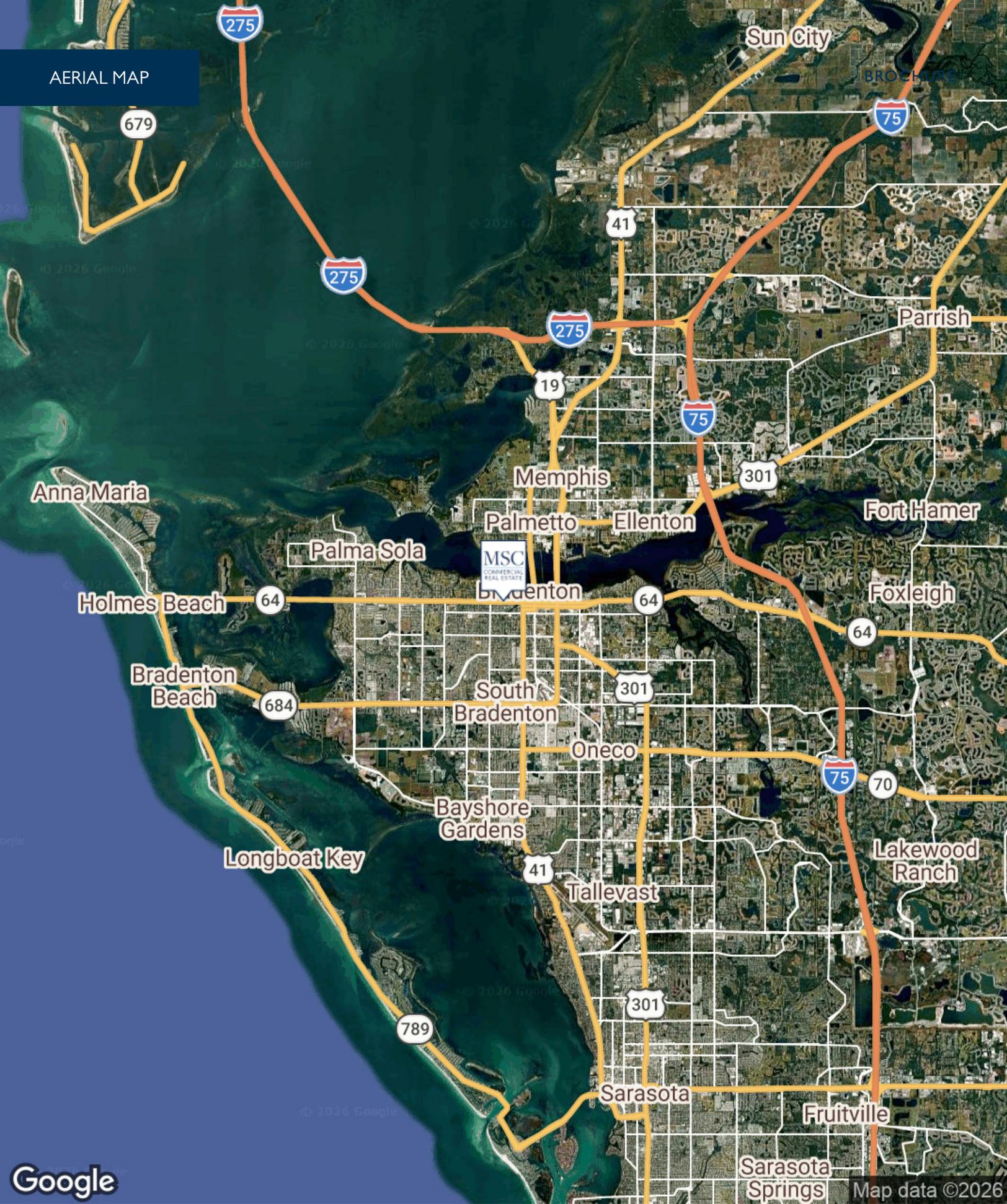


<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	794	2,548	9,844
Average Age	40.1	46.3	46.6
Average Age (Male)	35.5	44.2	44.3
Average Age (Female)	46.6	48.7	48.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	349	1,069	4,226
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$69,339	\$78,315	\$78,015
Average House Value	\$294,035	\$271,139	\$256,361

2023 American Community Survey (ACS)

AERIAL MAP

BROCHURE



Google

Map data ©2026

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REAL ESTATE



**MELINDA GARRETT**

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**PROFESSIONAL BACKGROUND**

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

**MEMBERSHIPS**

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA, 2025

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

**MSC Commercial**  
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## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.