

FOR SALE

BITE SIZE 1031 EXCHANGE PROPERTY

4502 CORTEZ RD W, BRADENTON, FL 34210

TWO NATIONAL TENANTS IN PLACE



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Address: 4502 Cortez Rd W, Bradenton, FL 34210

Building Size: 1,870 SF

Property Highlights:

1,870 square foot office condo within the BMO Building. Two powerhouse tenants Edward Jones and Man Power. Zero maintenance or responsibility for the landlord. Building has an association and all NNN expenses are passed thru to tenants.

- **Municipality:** Bradenton, Florida
- Asking price \$575,000
- Annual Income 36,336
- Edward Jones have been in this location since 2014
- No roof, structure or HVAC responsibilities for landlord
- Reserves are in place with no deferred maintenance
- Full diligence vault ready
- **Traffic Counts:** 29,170



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MARKET AERIAL



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DEMOGRAPHICS



POPULATION

	2 miles	5 miles	10 miles
2000	44,545	158,557	280,501
2020	50,263	174,708	345,835
2024	52,530	188,956	382,502
2029	61,138	220,995	447,868

HOUSEHOLDS

	5 miles (2024)	5 miles (2029)
< \$25K	16,562	19,332
\$25K - 50K	22,583	26,154
\$50K - 75K	14,430	16,434
\$75K - 100K	9,501	10,808
\$100K - 125K	6,603	7,827
\$125K - 150K	3,239	3,881
\$150K - 200K	3,799	4,669
\$200K+	3,353	4,027



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