



6012 31ST ST E

BRADENTON, FL 34203

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

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**MSC** | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



**PROPERTY DESCRIPTION**

23,040 +/- SF industrial building perfect for warehouse or manufacturing uses. Warehouse space is partially air conditioned and has three large fans to keep air circulating throughout the space along with 1200 amps of 480V electrical service, two 1-ton cranes, and one 5-ton crane servicing the space. Ceiling is 12'10 at eave and 18'10" at peak, and accessible by three overhead doors – (1) 16'x12'; (1) 10'x10'; and (1) 12'x12'. Potential for office warehouse combination with the 10,000 +/- sf office available for lease across the street.

**PROPERTY HIGHLIGHTS**

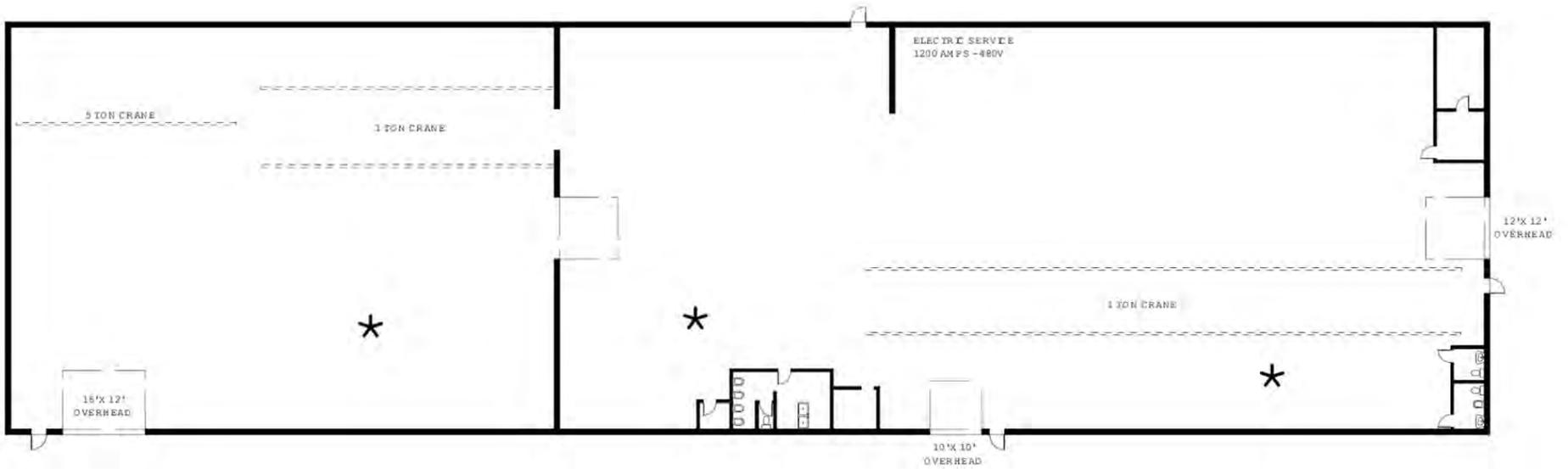
- 23,040 SF warehouse space
- Small air-conditioned office
- Heavy electric service, 1200 amps of 480v
- Three cranes: two 1-ton cranes and one 5-ton crane
- Partially air conditioned warehouse

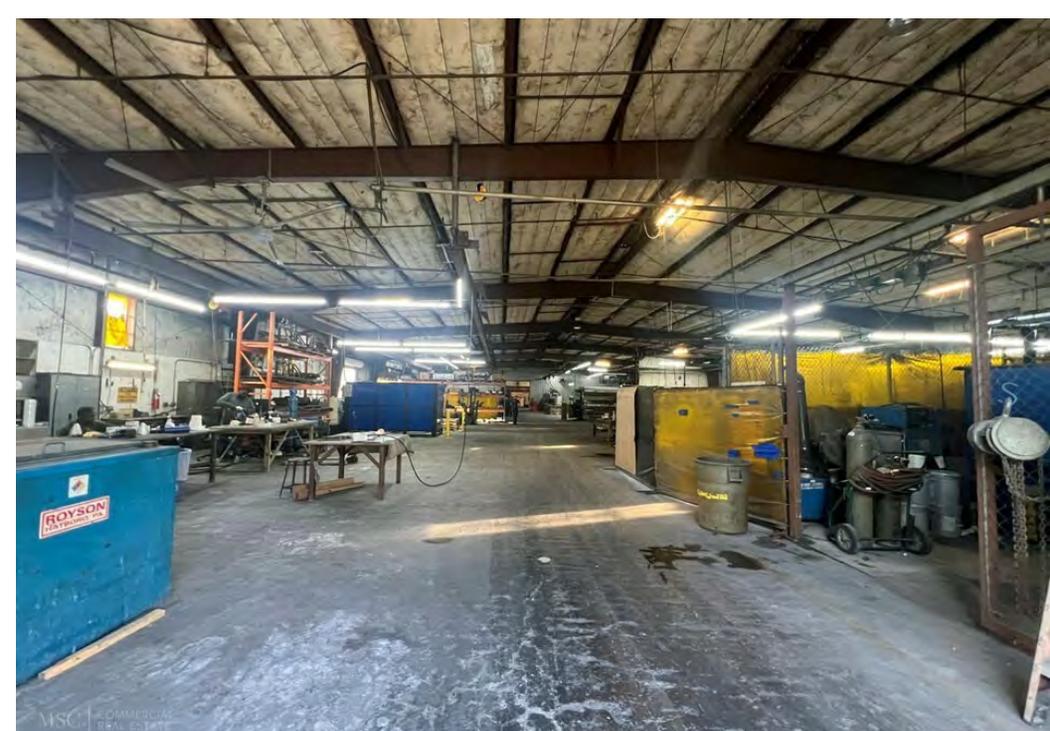
**OFFERING SUMMARY**

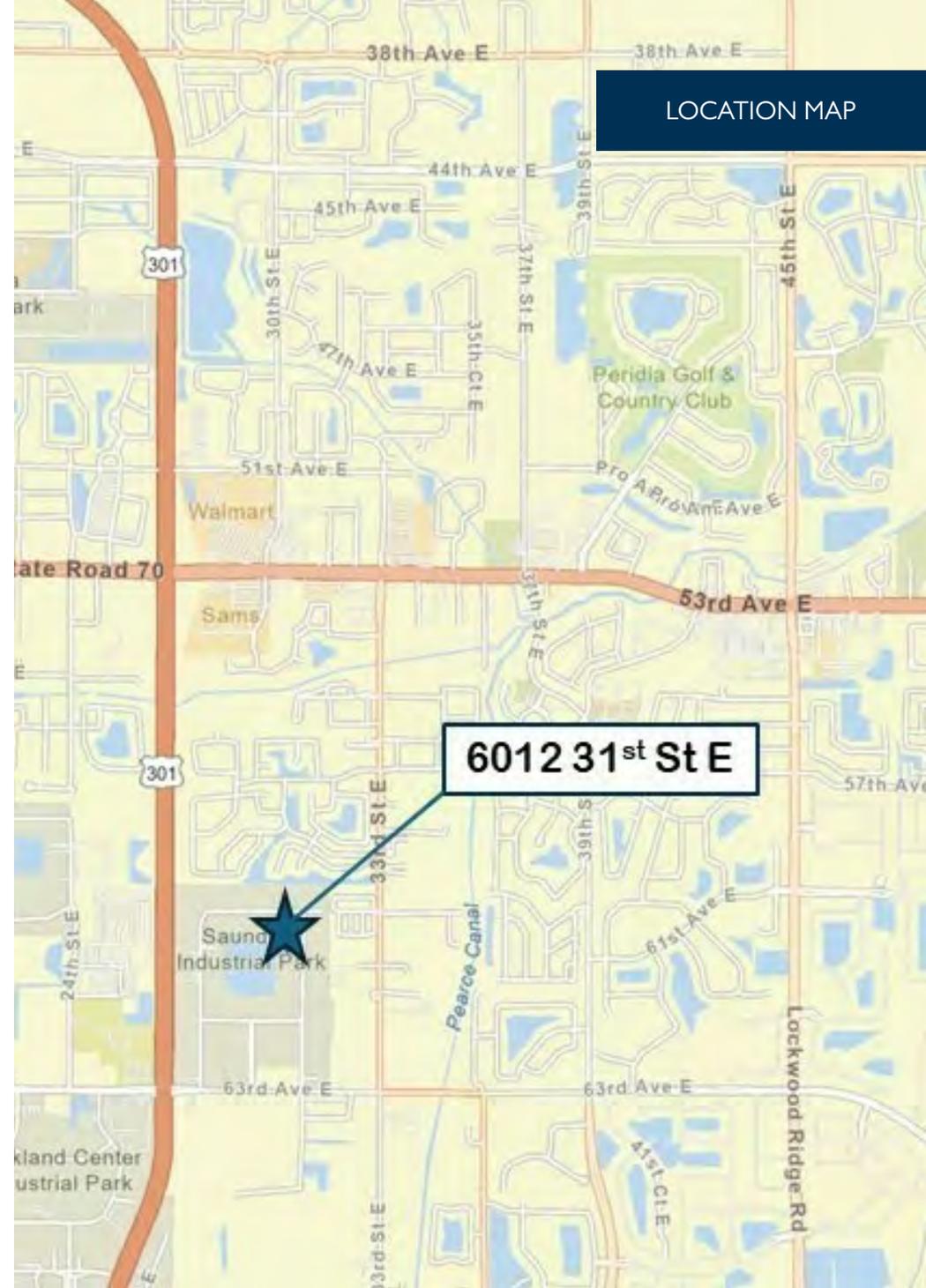
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	65,226 SF
Available SF:	23,040 SF
Parking:	16 Spaces
Zoning:	LM

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,411	31,568	81,839
Total Population	5,968	74,567	192,043
Average HH Income	\$83,888	\$82,912	\$81,593





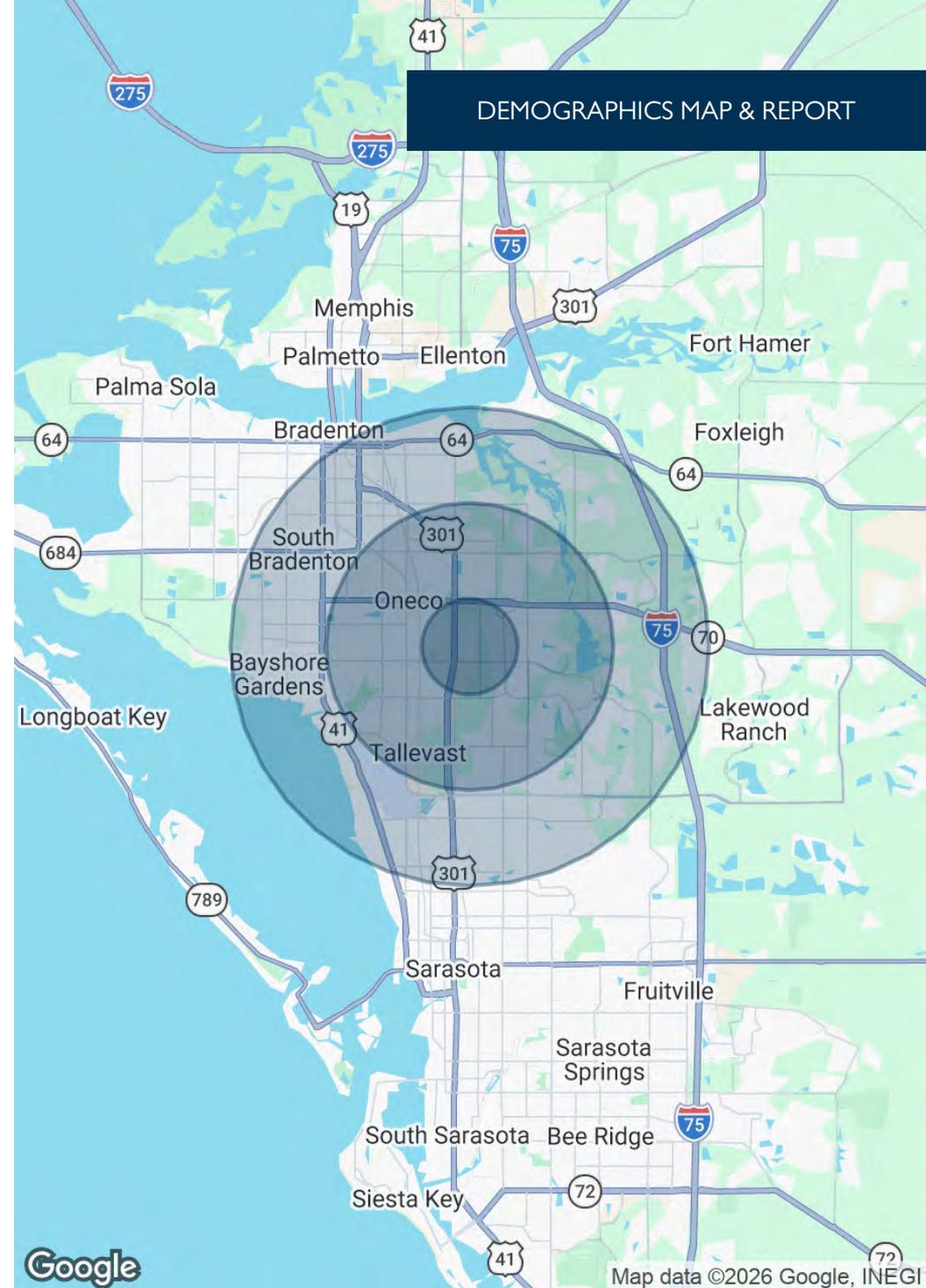


LOCATION MAP

DEMOGRAPHICS MAP & REPORT

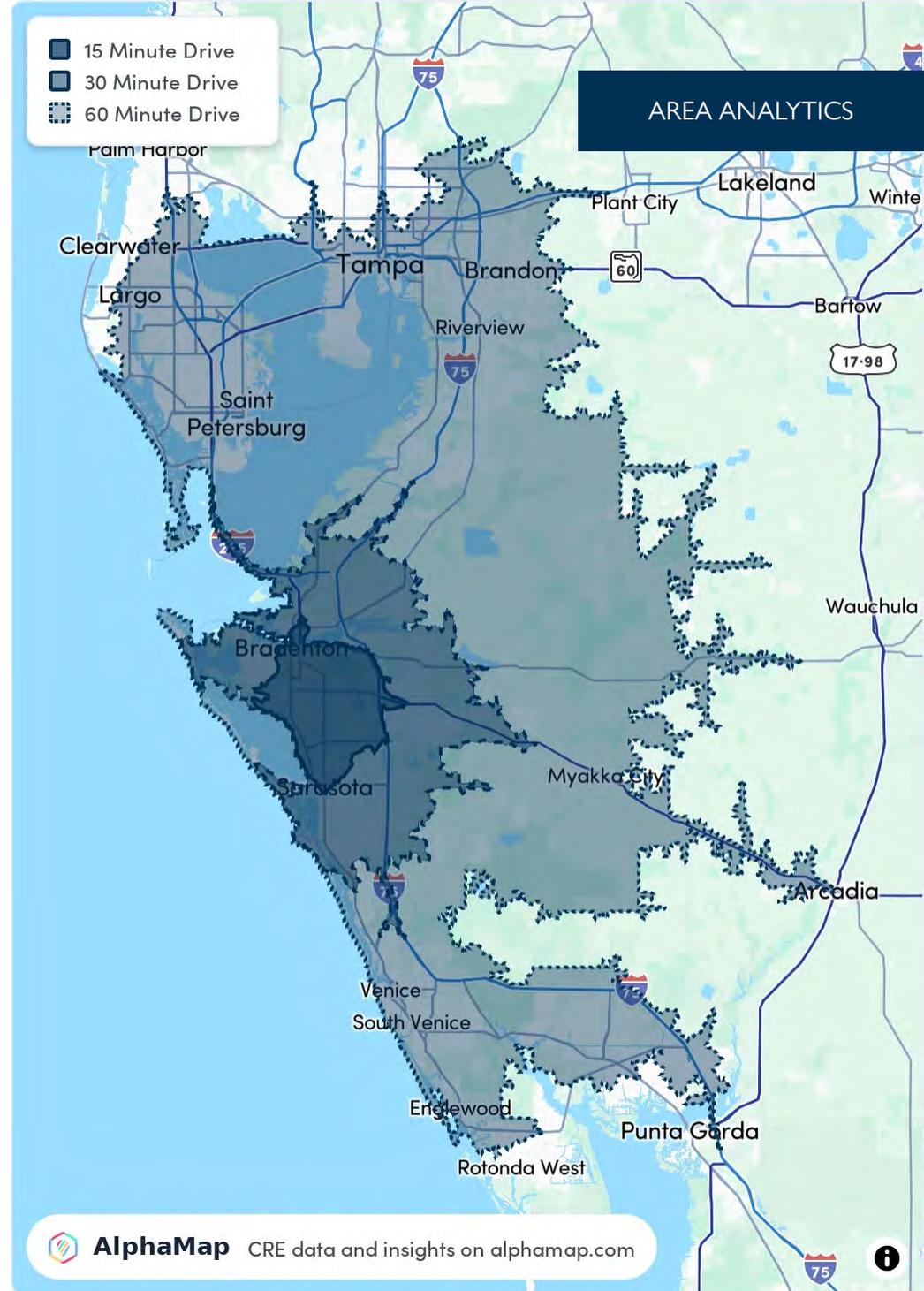
<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,968	74,567	192,043
Average Age	47	47	46
Average Age (Male)	46	46	45
Average Age (Female)	48	48	47
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,411	31,568	81,839
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$83,888	\$82,912	\$81,593
Average House Value	\$352,894	\$295,004	\$316,959

Demographics data derived from AlphaMap



POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	223,427	616,004	1,987,573
Average Age	46	48	46
Average Age (Male)	45	47	45
Average Age (Female)	47	49	47
HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	95,409	267,776	850,707
Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,466	\$102,854	\$106,157
Average House Value	\$311,488	\$440,245	\$430,217
Per Capita Income	\$34,550	\$44,719	\$46,155

Map and demographics data derived from AlphaMap





## Susan H. Goldstein LLC, CCIM, MBA

Senior Commercial Advisor

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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation

MBA, Columbia University Business School

BA, Duke University

### MEMBERSHIPS & AFFILIATIONS

*The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota & Manatee,*  
2019 President, Board Member

*Lakewood Ranch Business Alliance Governmental Affairs Committee,*  
Chair and Executive Committee

*Columbia University Alumni Club,*

Past President

*Realtor Association of Sarasota & Manatee,*

Past Public Policy Chair, Attorney/Realtor Committee Chair

*The Sarasota and Manatee County Economic Development Corporation,*

Real Estate Office Oversight Committee

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.



## ROBERTA KOLTON CERA

Senior Commercial Advisor

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### PROFESSIONAL BACKGROUND

In 2002, Roberta graduated from Barry University in Miami Shores, Florida with a Bachelor of Arts Degree in Photography, and returned to Sarasota to be closer to her family and the community in which she grew up.

Coming from a real estate family, it was only natural that she follow in her parents' footsteps, so in 2004 Roberta began working with her father, Bob Kolton, in Michael Saunders & Company's Commercial Division. She was excited to be part of the Kolton Team and took the time to learn all she could from her father's 35+ years of experience in the Industrial/Commercial Real Estate market.

Even now, after Bob's retirement, Roberta carries on her father's legacy of specialization in Industrial and commercial intensive properties. Her product knowledge, attention to detail, and problem solving skills, help Roberta to provide the best possible service and experience to her clients.

In 2014, Roberta was voted as CID's Realtor of the Year.

### EDUCATION

Barry University - Miami Shores, Florida  
Bachelor of Arts Degree in Photography

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