



1202 GARY AVENUE UNIT #9

ELLENTON, FL 34222

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Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sale Price	\$399,000
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LOCATION INFORMATION

Street Address	1202 Gary Avenue Unit #9
City, State, Zip	Ellenton, FL 34222
County	Manatee
Market	Tampa/St Petersburg
Sub-market	Ellenton
Cross-Streets	Just off the intersection of Gary Avenue and US-301.

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	LM (Light Manufacturing)
APN #	997000959

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BUILDING INFORMATION

Building Size	2,000 SF
Tenancy	Single
Number of Grade Level Doors	1
Ceiling Height	15 ft
Office Space	1,500 SF
Year Built	2007
Year Last Renovated	2020
Number of Buildings	1

PROPERTY DESCRIPTION

This $2,000 \pm$ SF flexshowroom offers a functional and inviting layout featuring approximately 1,500 SF of 3 private offices, open showroom area, two ADA-compliant restrooms, and a kitchenette. The property includes two separate HVAC units and a bonus $650 \pm$ SF of air-conditioned mezzanine (not included in the total square footage), ideal for additional workspace or storage. A roll-up overhead door provides easy loading and unloading access. The unit can also be reconfigured to accommodate additional warehouse space as needed.

The versatile property is well-suited for a variety of users—from professional offices to retail or service-based businesses.

COMPLETE HIGHLIGHTS

- $\pm 2,000$ SF flex office / showroom with warehouse component
- Located within a 13-unit, well-maintained industrial park
- Quiet, professional setting suitable for a variety of users
- Renovated interior with functional, inviting layout
- Low association dues
- Convenient access to major arterial roadways
- Ideal for owner-user or investor

ADDITIONAL PHOTOS



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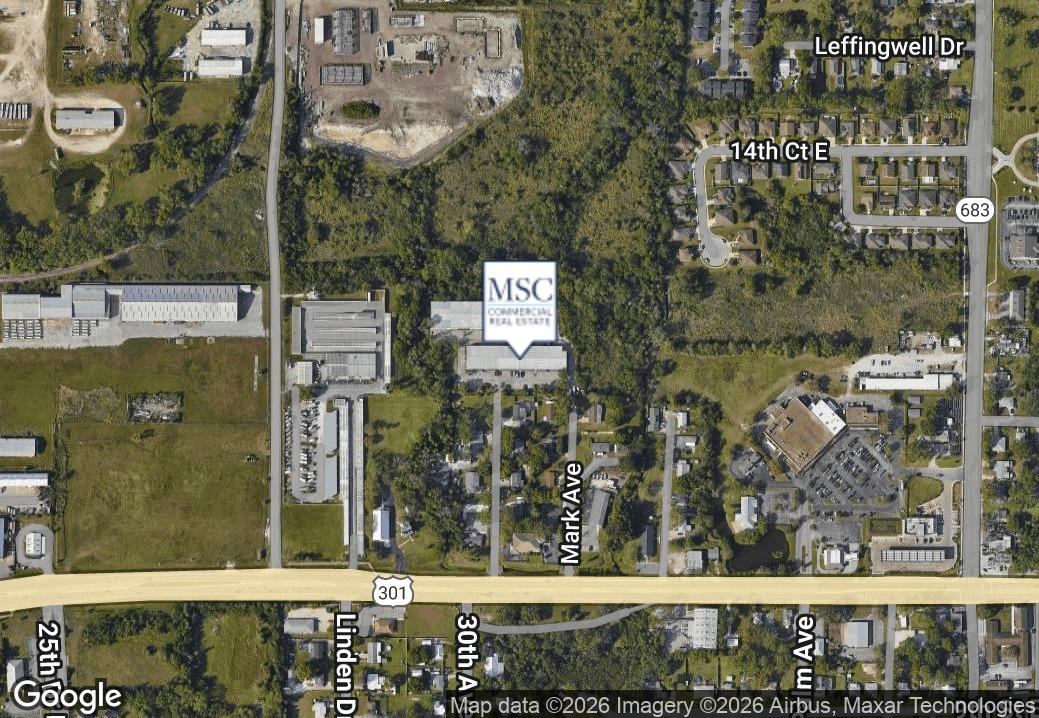
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ADDITIONAL PHOTOS



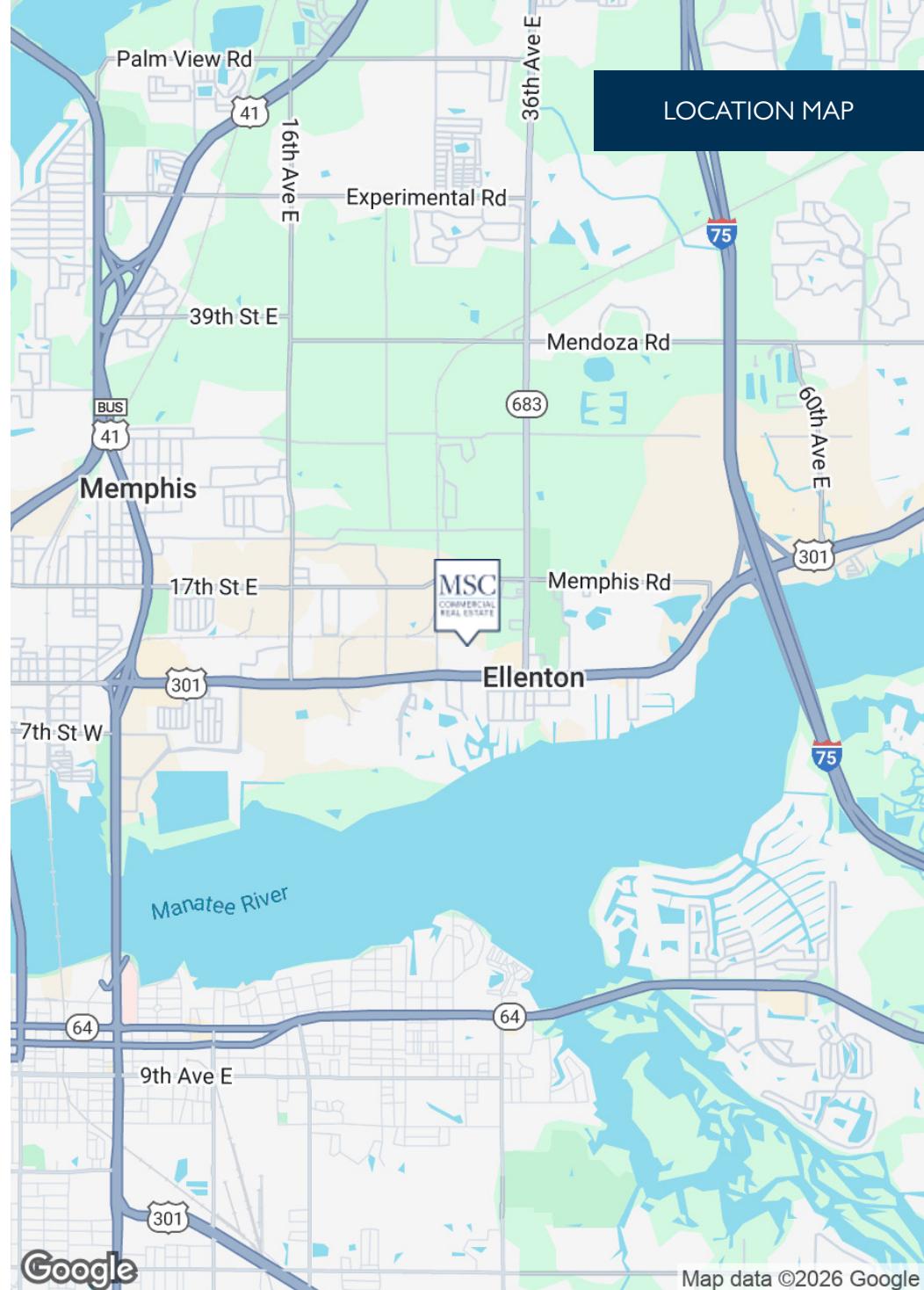


Google

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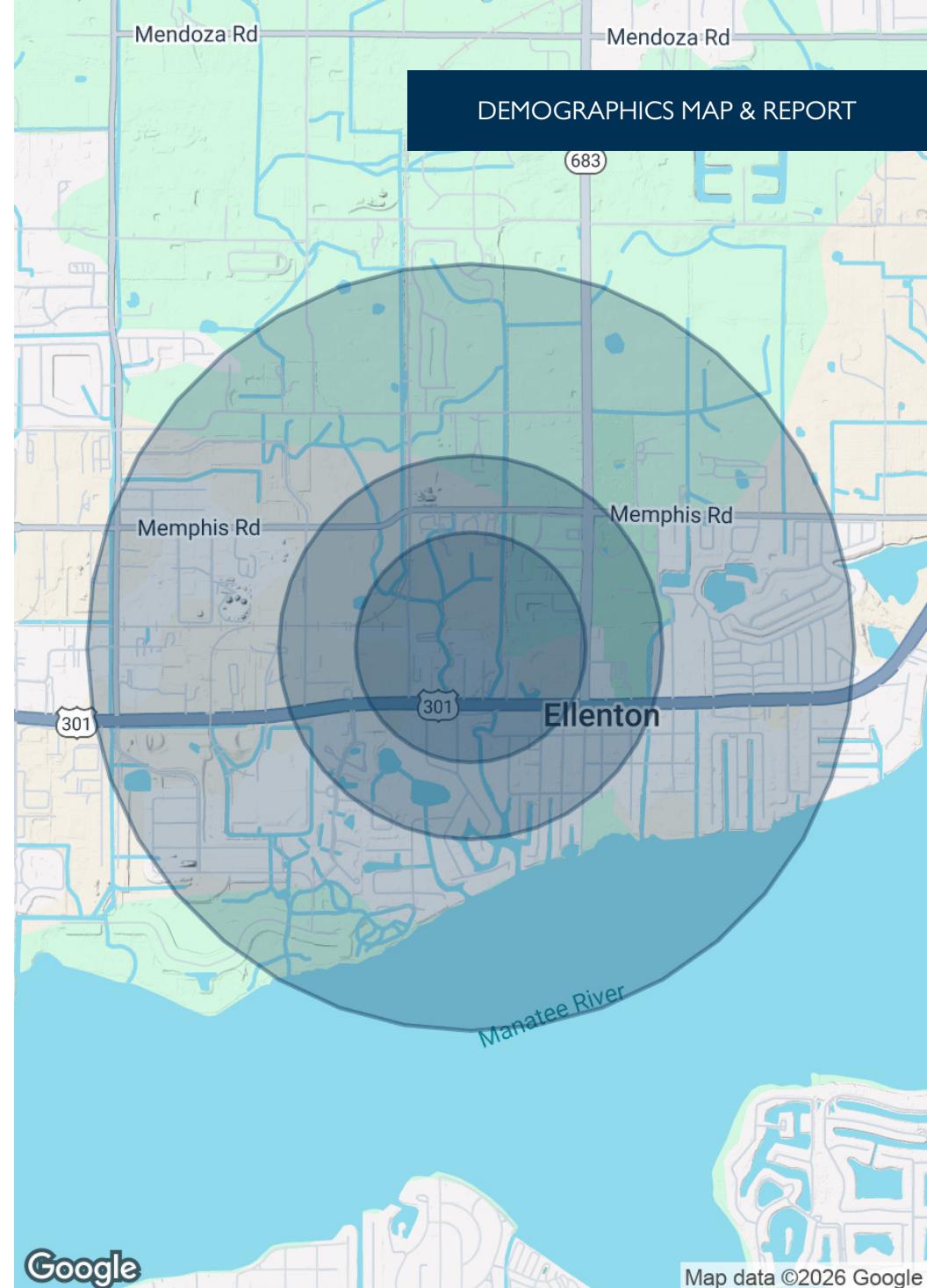
LOCATION OVERVIEW

Conveniently located just off US-301 in Ellenton, Florida, the property offers quick access to I-75, one of the region's primary transportation arteries. Positioned within a quiet industrial park, the site combines ease of access with an efficient operating environment, minutes from Bradenton, Sarasota, and the greater Tampa Bay market.

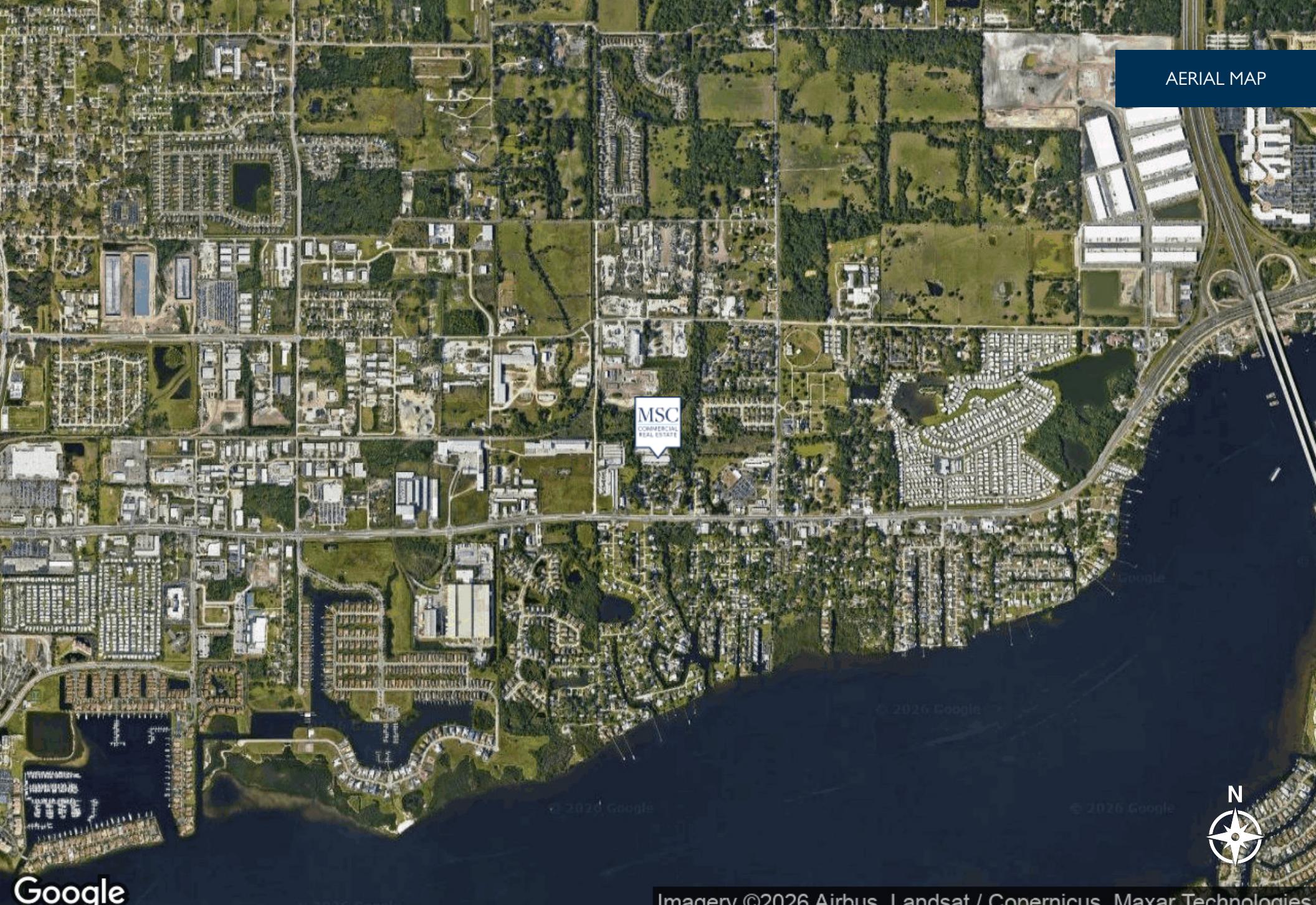


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	646	1,654	4,434
Average Age	40	41	45
Average Age (Male)	38	40	43
Average Age (Female)	41	43	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	261	677	1,826
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$114,410	\$110,817	\$98,569
Average House Value	\$566,113	\$540,776	\$447,447

Demographics data derived from AlphaMap



AERIAL MAP



Google

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**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.

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Sarasota, FL 34236
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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.