



2424 MANATEE AVENUE WEST

BRADENTON, FL 34205

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LICENSED REAL ESTATE BROKER



PROPERTY DESCRIPTION

Highly visible second-floor office suites ideal for a variety of professional or medical businesses, located along Manatee Avenue West in Bradenton. Suites are accessed via an elevator and feature floor-to-ceiling windows providing abundant natural light and views overlooking the corridor. The property offers ample parking and excellent exposure, surrounded by established businesses and services within a thriving commercial community.

PROPERTY HIGHLIGHTS

- Three second-floor office suites available, ranging from 1,188 to 1,656 SF
- Two suites configured for professional office use, one suite configured for medical use
- Highly visible location along Manatee Avenue West
- Elevator access to an inviting common corridor with shared restrooms
- Floor-to-ceiling windows providing abundant natural light and corridor views
- Ample parking and excellent frontage

OFFERING SUMMARY

Lease Rate:	\$17.00 - 19.00 SF/yr (NNNN)
Number of Units:	3
Available SF:	1,188 - 1,656 SF
Lot Size:	0.99 Acres
Building Size:	15,842 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,409	4,265
Total Population	780	3,136	10,057
Average HH Income	\$77,735	\$76,187	\$74,667

Lease Rate	\$17.00 - 19.00 SF/YR
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LOCATION INFORMATION

Street Address	2424 Manatee Avenue West
City, State, Zip	Bradenton, FL 34205
County	Manatee
Market	Bradenton/Sarasota
Sub-market	Manatee
Cross-Streets	Manatee Ave W & 25th Street W
Signal Intersection	No
Market Type	Medium
Nearest Highway	US 301 & I-75
Nearest Airport	Sarasota/Bradenton International Airport

BUILDING INFORMATION

Building Size	15,842 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1975
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	BR_Urban Village
Lot Size	0.99 Acres
APN #	3400800003
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Elevators	1
Central HVAC	Yes

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 - 5 Years
Total Space:	1,188 - 1,656 SF	Lease Rate:	\$17.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	1,656 SF	NNN	\$19.00 SF/yr	This second-floor medical suite offers 1,656 SF of beautifully renovated space, complete with furniture. The layout includes a waiting area with a large reception desk, open work/conference area, 5 exam rooms (without sinks), and 2 private offices. Floor-to-ceiling windows provide abundant natural light, creating a bright and professional environment suitable for a variety of businesses. Shared restrooms are located in the common corridor, and the tenant is responsible for internet and phone services.
Suite 201	Available	1,188 SF	NNN	\$17.00 SF/yr	This second-floor suite offers approximately 1,188 SF featuring 6 private offices and a reception/waiting area. Floor-to-ceiling windows provide abundant natural light, creating a bright and professional environment suitable for a variety of businesses. Shared restrooms are located in the common corridor, and the tenant is responsible for internet and phone services.
Suite 202	Available	1,389 SF	NNN	\$17.00 SF/yr	This second-floor suite offers approximately 1,389 SF featuring an open work area, a waiting area with a reception desk, one large private office, and 4 additional private offices. Floor-to-ceiling windows provide abundant natural light, creating a bright and professional environment suitable for a variety of businesses. Shared restrooms are located in the common corridor, and the tenant is responsible for internet and phone services.



SUITE 210



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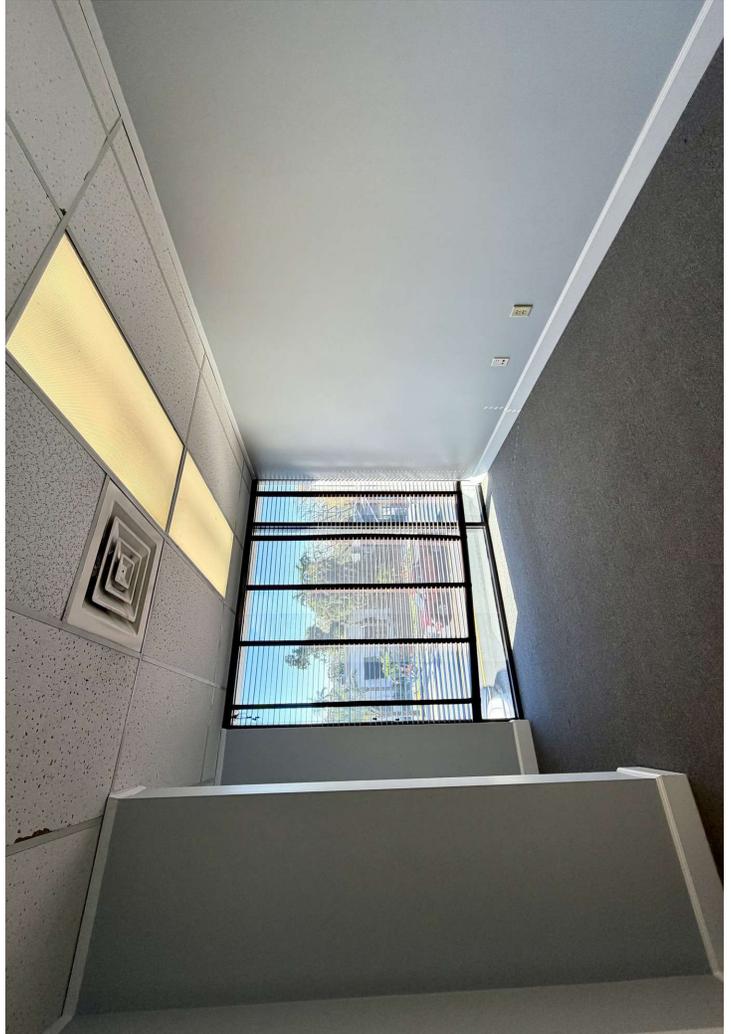
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SUITE 201



SUITE 202



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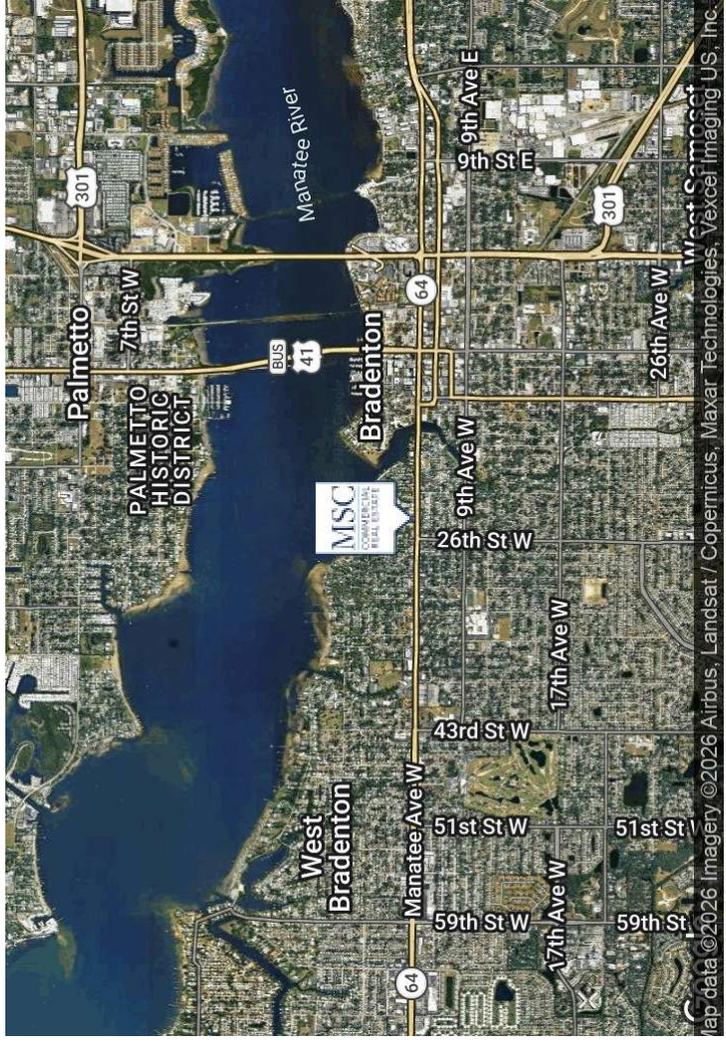
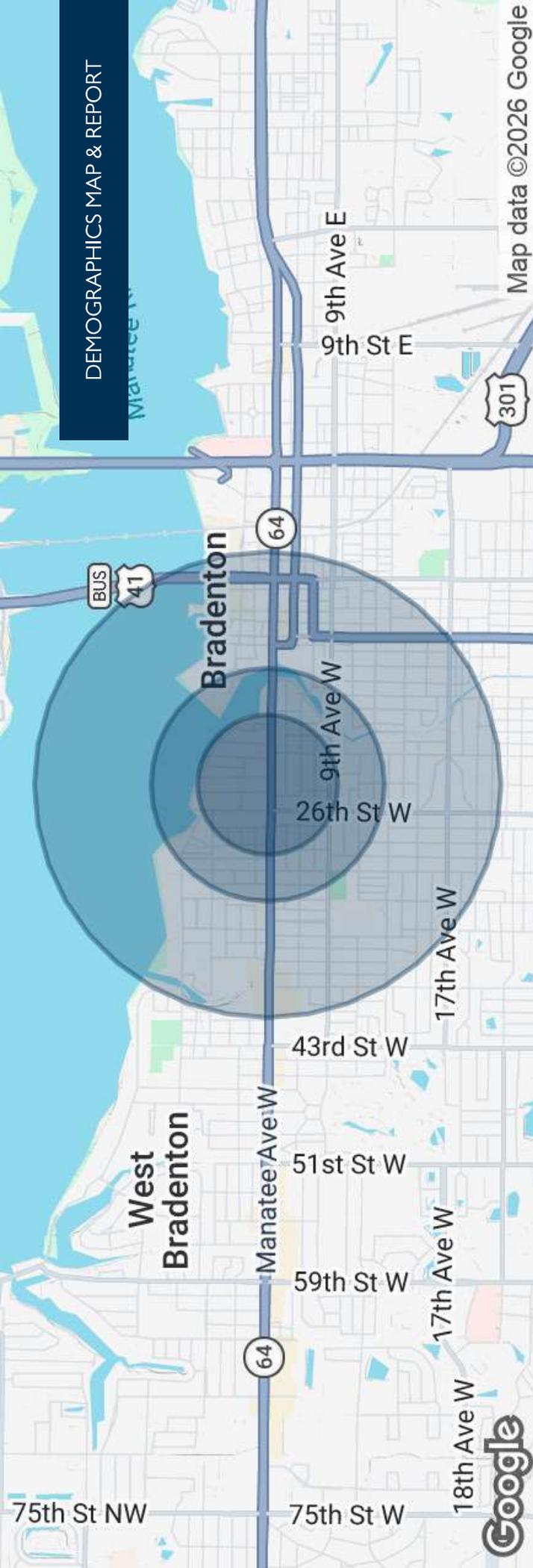
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LOCATION OVERVIEW

Strategically located on Manatee Avenue West, a primary thoroughfare offering convenient access to the city's vibrant core and surrounding commercial districts. Nearby amenities include the popular Bradenton Riverwalk, the renowned Bishop Museum of Science and Nature, and the eclectic galleries and studios of the Village of the Arts. The surrounding area continues to experience strong growth, supported by a diverse mix of restaurants, cultural attractions, and local businesses.

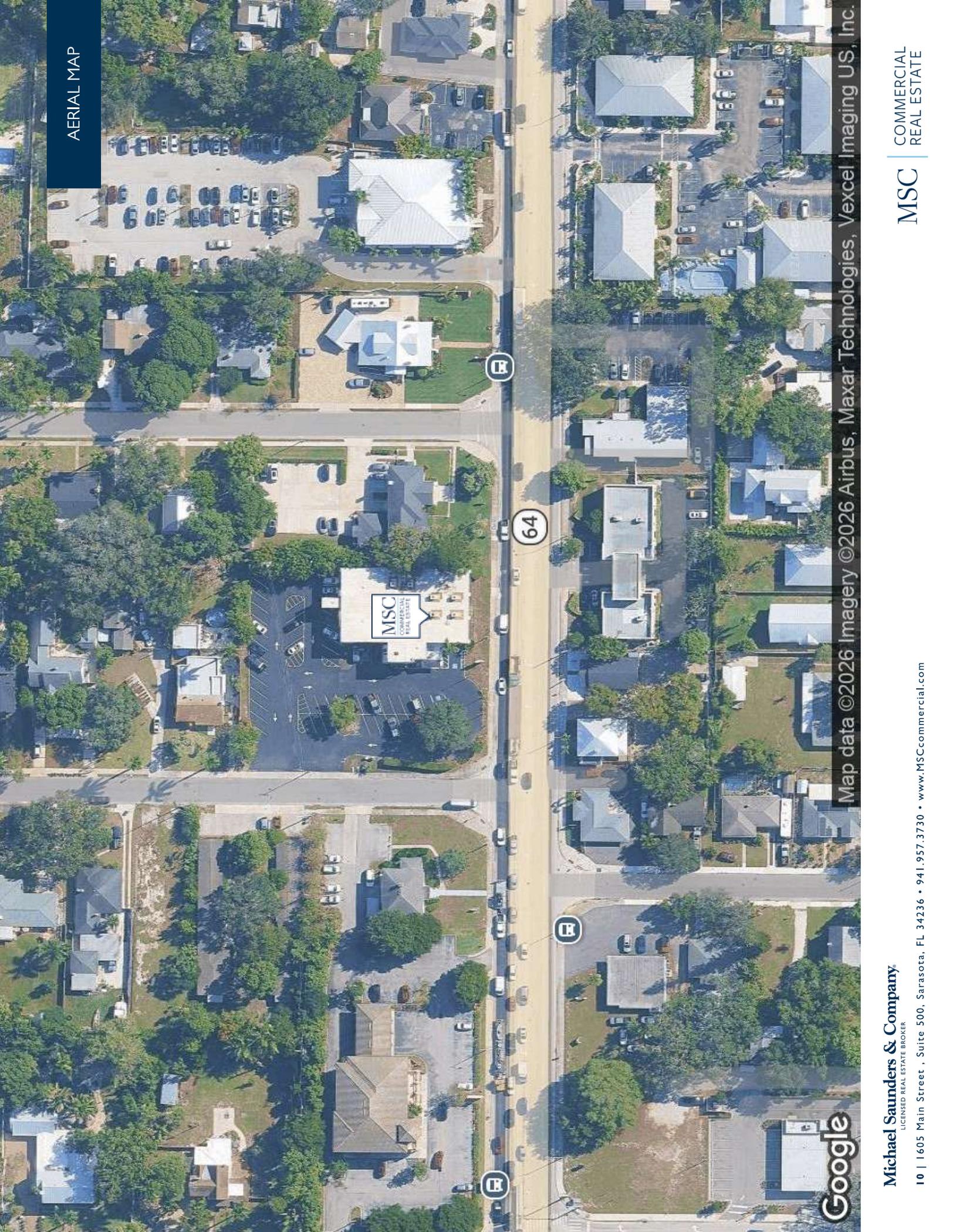




	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	780	3,136	10,057
Average Age	45	46	46
Average Age (Male)	44	44	45
Average Age (Female)	47	47	47
HOUSEHOLDS & INCOME			
Total Households	358	1,409	4,265
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$77,735	\$76,187	\$74,667
Average House Value	\$394,511	\$340,737	\$306,575

Demographics data derived from AlphaMap

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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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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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.