



2301 9TH ST E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- 3,000 SF of combined warehouse space
- Three overhead doors for easy access
- Conveniently located just south of US-301
- Six dedicated parking spaces
- Great visibility and accessibility for your business



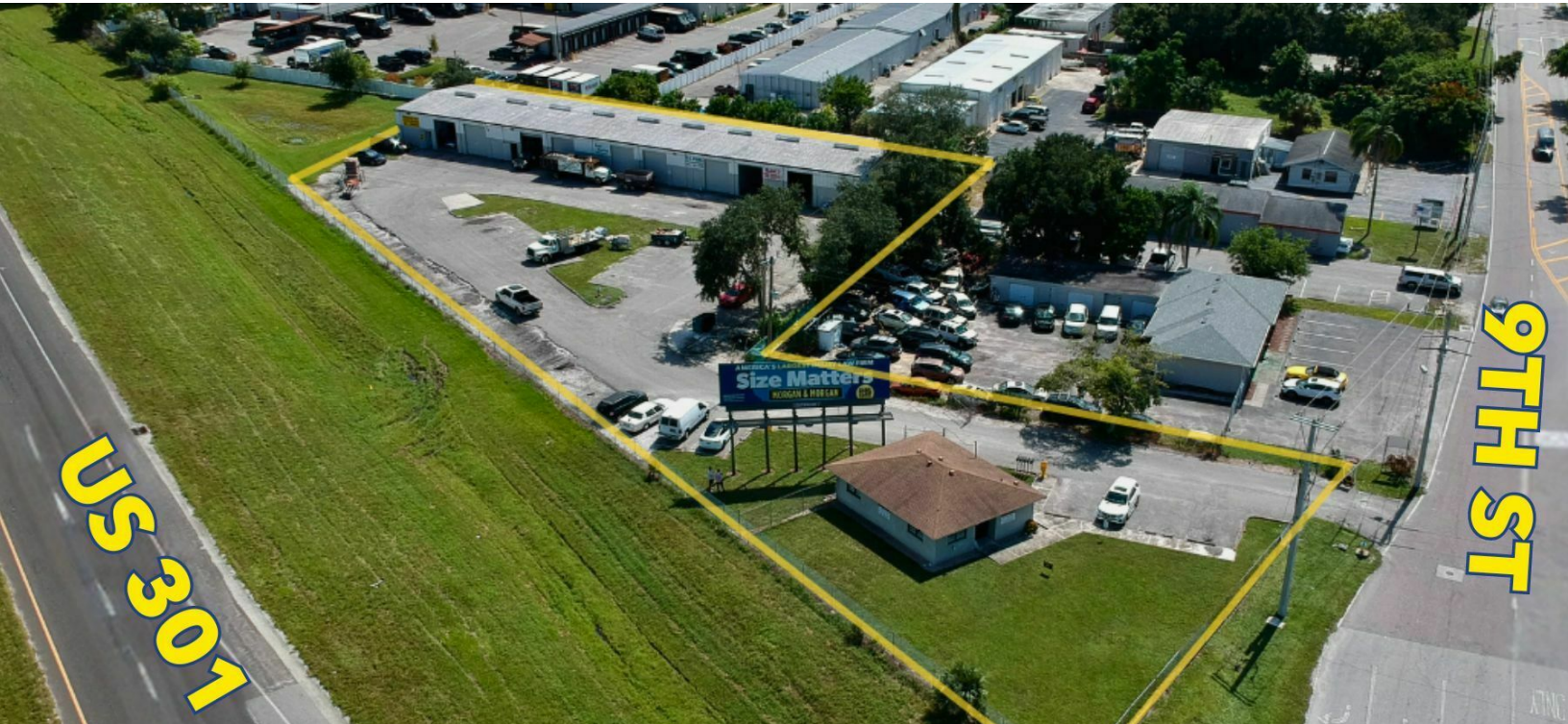
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	786	4,257
Total Population	786	2,596	13,059
Average HH Income	\$62,920	\$61,557	\$57,886

For More Information

BRIAN SEIDEL

CCIM - Broker Associate
941 544 2970
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3,000 SF WAREHOUSE SPACE



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	3,000 SF
Lot Size:	1.66 Acres
Year Built:	1988
Renovated:	2005
Zoning:	LM

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2301 9th St E, Bradenton

Property Type: Warehouse Space
Property Size: 3,000 SF

Discover an excellent opportunity for your business with this 3,000 SF warehouse space for lease, located just south of US-301 in Bradenton. Combining units 4, 5, and 6, this versatile space includes three overhead doors, ensuring easy access and efficient operations. The prime location offers convenience and visibility, making it ideal for various business needs.

Highlights:

- 3,000 SF of combined warehouse space
- Three overhead doors for easy access
- Conveniently located just south of US-301
- Six dedicated parking spaces
- Great visibility and accessibility for your business

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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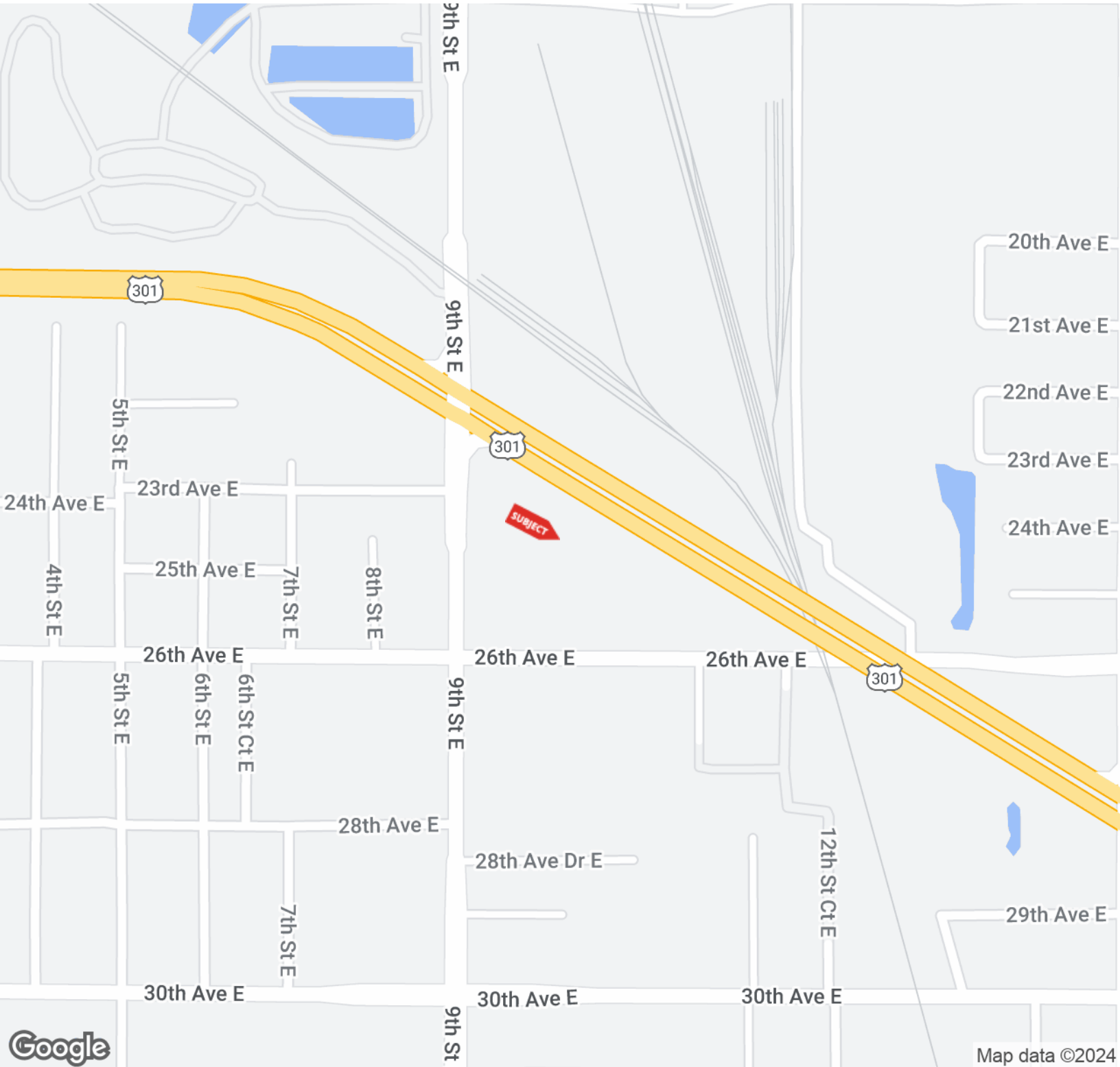


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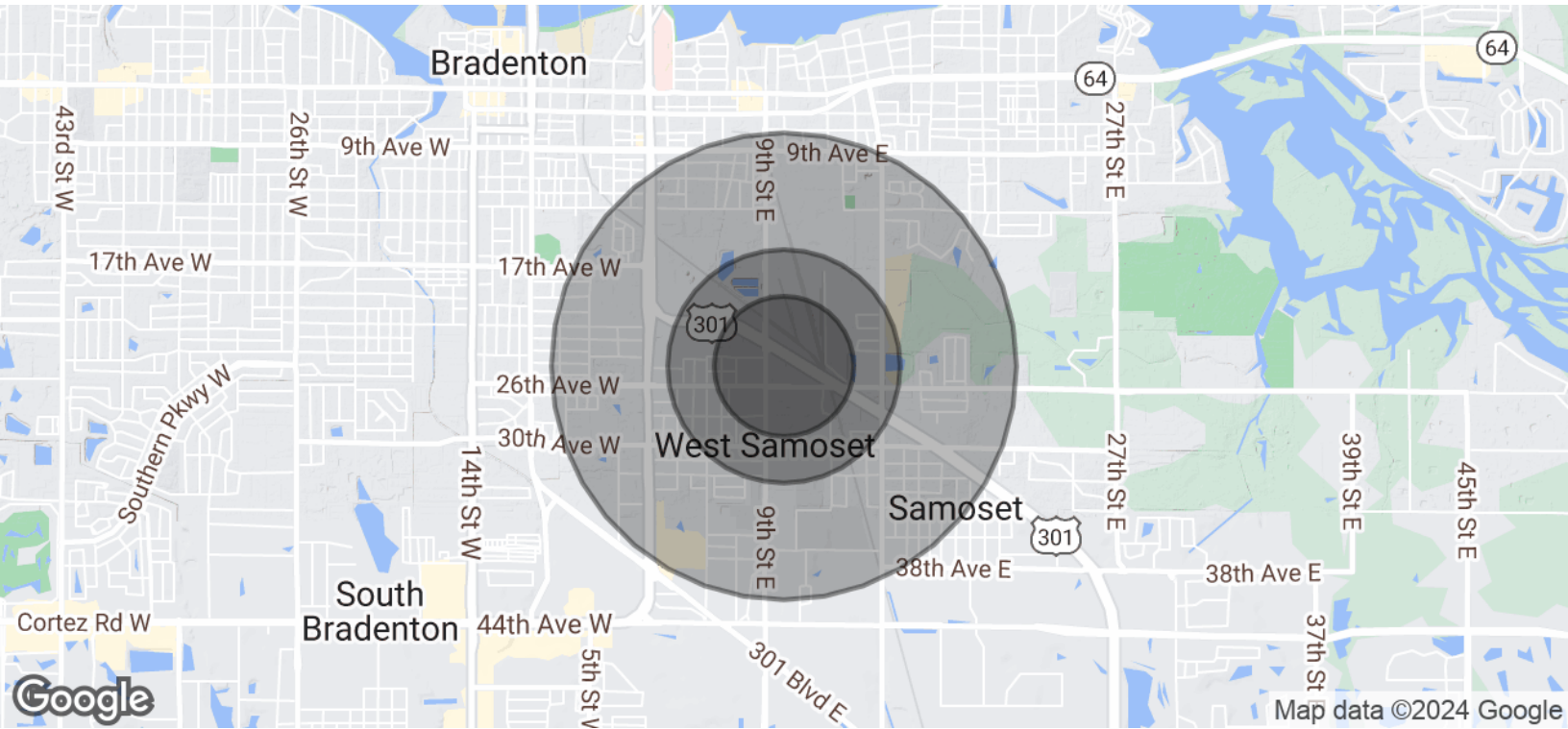


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3,000 SF WAREHOUSE SPACE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	786	2,596	13,059
Average Age	34	34	35
Average Age (Male)	33	34	34
Average Age (Female)	34	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	786	4,257
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$62,920	\$61,557	\$57,886
Average House Value	\$179,096	\$184,893	\$183,760

Demographics data derived from AlphaMap

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