

1210 10TH STREET EAST
Palmetto, FL 34221



PROPERTY OVERVIEW

Prime Retail Location in N Manatee County For Lease. Fast growing corridor of US 301 in the City of Palmetto. This is a freestanding building at a signalized corner with good access and great visibility. Approximately 61,000 cars per day. The space is 4,400 sf and is wide open ready for design and buildout. NNN rate is estimated at \$5.50 PSF.

The area is exploding with new developments. Within a mile, the Bradenton Convention Center has completed a \$75 million renovation and expansion. The newly built Marriott Resort & Spa are in proximity along with 2000 waterfront homes being constructed. Join the many new retailers and restaurants attracted to the area.

PROPERTY SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	4,400 SF
Year Built:	1989
Building Size:	5,744 SF
Renovated:	2025
Zoning:	PL-CG



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ADDITIONAL PHOTOS

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LOCATION MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,123	60,111	166,370
Average Age	43	43	45
Average Age (Male)	42	42	44
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,703	23,932	69,277
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$81,688	\$75,213	\$78,952
Average House Value	\$356,065	\$340,595	\$308,963

Demographics data derived from AlphaMap



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