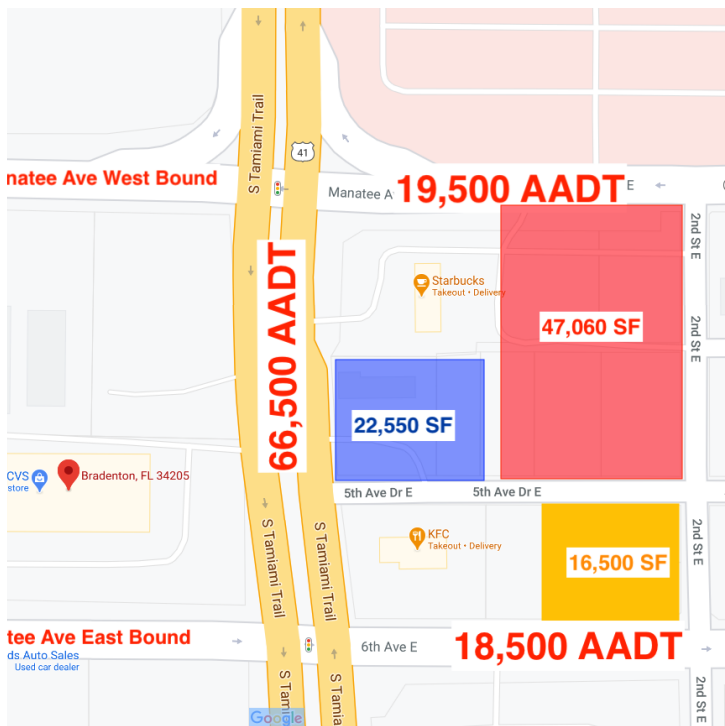


For Lease

# RETAIL/OFFICE LAND LEASE SITES

120 Manatee Ave E, Bradenton, FL 34205



## OFFERING SUMMARY

|               |                    |
|---------------|--------------------|
| Lease Rate:   | Negotiable         |
| Available SF: | 16,500 - 86,050 SF |
| Lot Size:     | 2 Acres            |
| Zoning:       | Flexible           |
| Market:       | Bradenton          |

## PROPERTY OVERVIEW

Location and Opportunity! Land lease or build to suit on a choice of separate or combined parcels between East and Westbound Manatee Avenue directly across the street from Manatee Memorial Hospital. Join Starbucks, KFC, CVS in this busy location of over 100,000 cars a day.

## PROPERTY HIGHLIGHTS

- - Over 104,000 Combined AADT
- - Visibility and Access from Multiple Roads
- - Can be Combined

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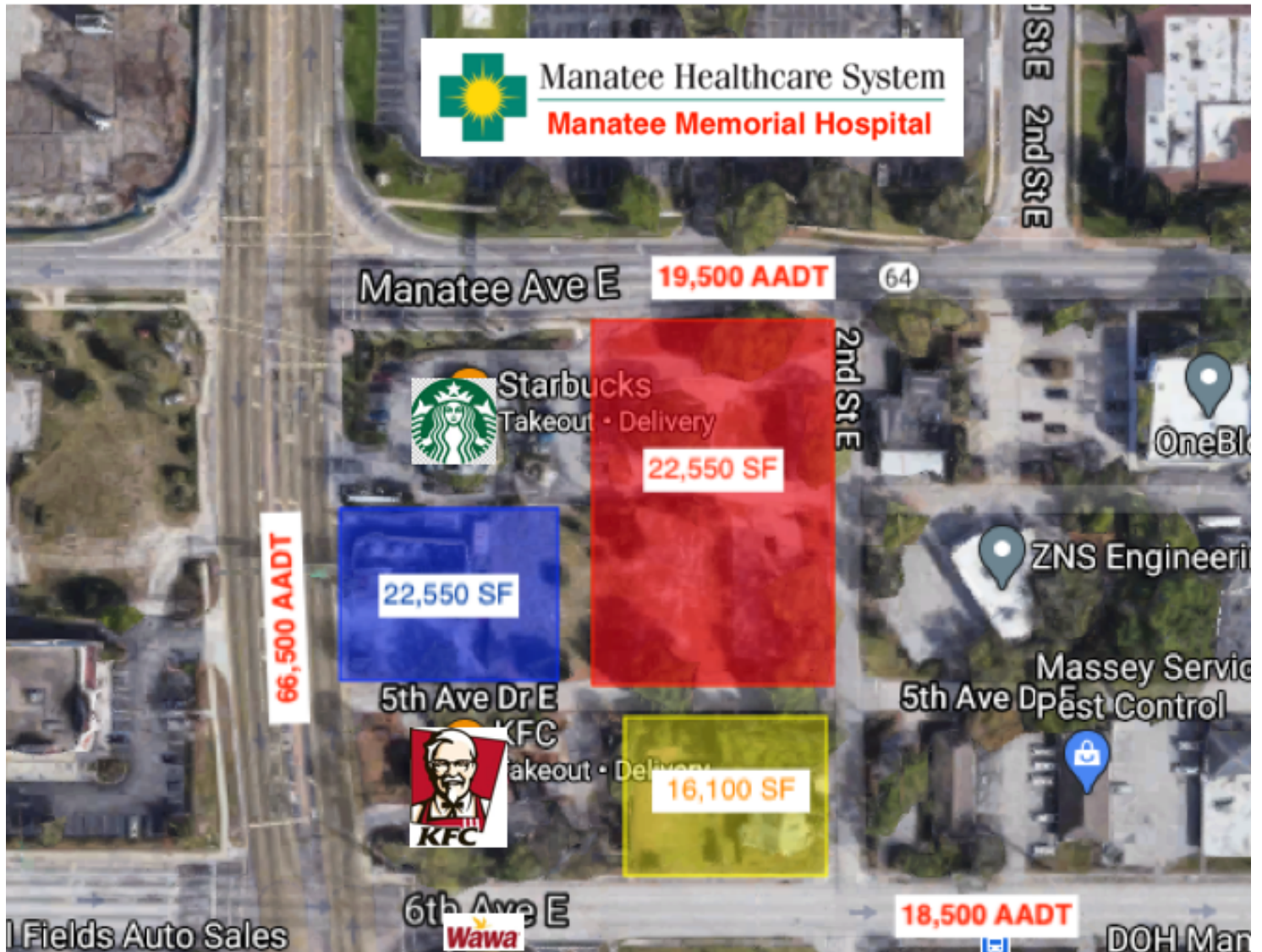
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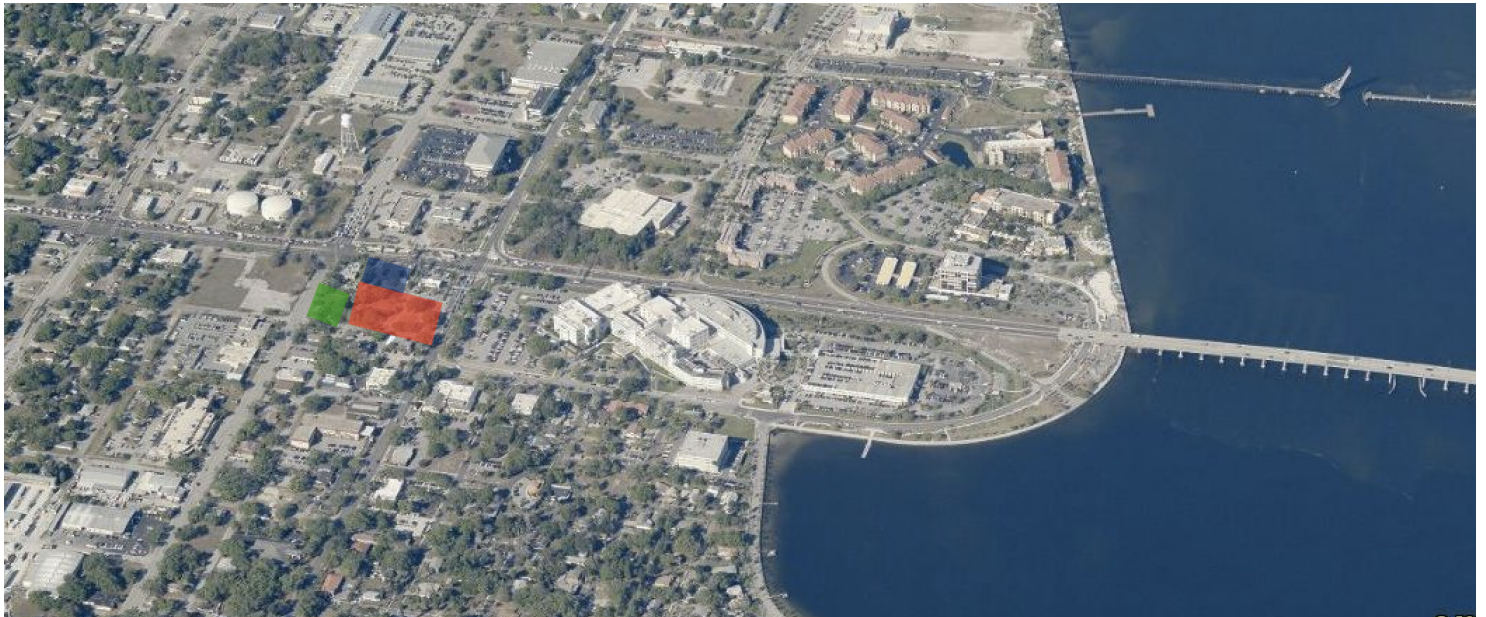
47,060 SF

22,550 SF

6,500 AAD

StarBUCKS  
Takeout • Delivery

2nd St E



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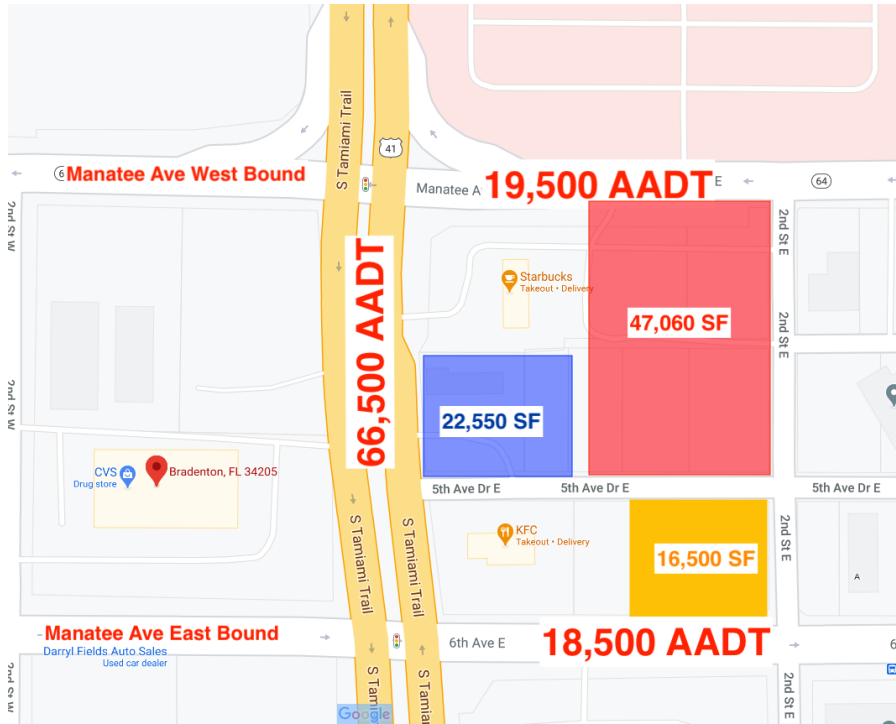




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## LEASE INFORMATION

|              |                    |             |            |
|--------------|--------------------|-------------|------------|
| Lease Type:  | Ground             | Lease Term: | Negotiable |
| Total Space: | 16,500 - 86,050 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE                             | TENANT    | SIZE (SF)          | LEASE TYPE   | LEASE RATE | DESCRIPTION                                      |
|-----------------------------------|-----------|--------------------|--------------|------------|--|
| Manatee Avenue                    | Available | 16,500 - 86,050 SF | Ground Lease | Negotiable | Multiple Access points and Signage Opportunities |
| 1st Street ( Tamiami Trail)       | Available | 16,500 - 86,050 SF | Ground Lease | Negotiable | Multiple Access points and Signage Opportunities |
| 6th Ave E (Manatee Ave Eastbound) | Available | 16,500 - 86,050 SF | Ground Lease | Negotiable | Multiple Access points and Signage Opportunities |

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47,060 SF

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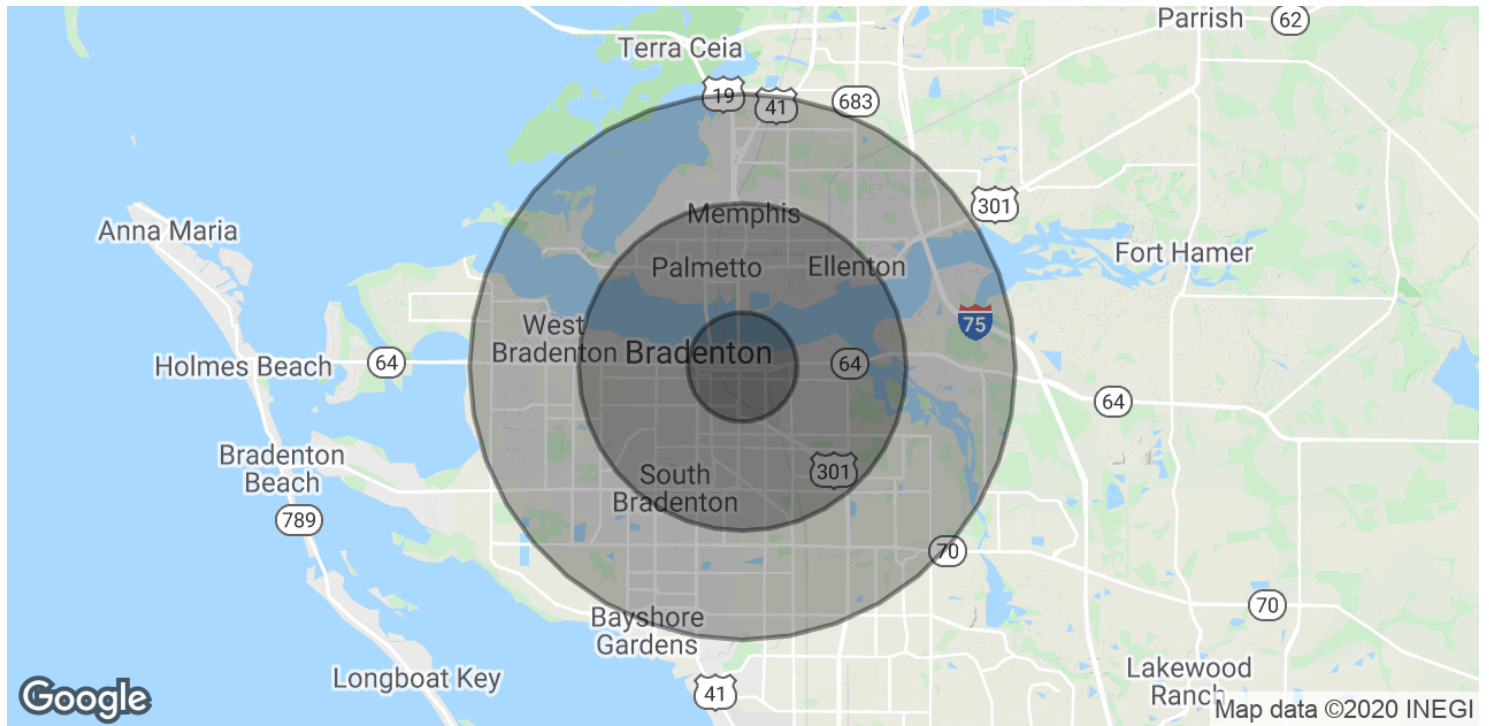
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 10,485        | 83,049         | 173,458        |
| Average age          | 40.7          | 41.6           | 42.7           |
| Average age (Male)   | 38.5          | 40.2           | 41.3           |
| Average age (Female) | 42.0          | 43.2           | 44.2           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 4,215         | 33,222         | 70,690         |
| # of persons per HH            | 2.5           | 2.5            | 2.5            |
| Average HH income              | \$59,565      | \$52,882       | \$51,550       |
| Average house value            | \$248,225     | \$225,439      | \$234,699      |

\* Demographic data derived from 2010 US Census

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