

WYMAN, GREEN & BLALOCK  
REAL ESTATE INC.

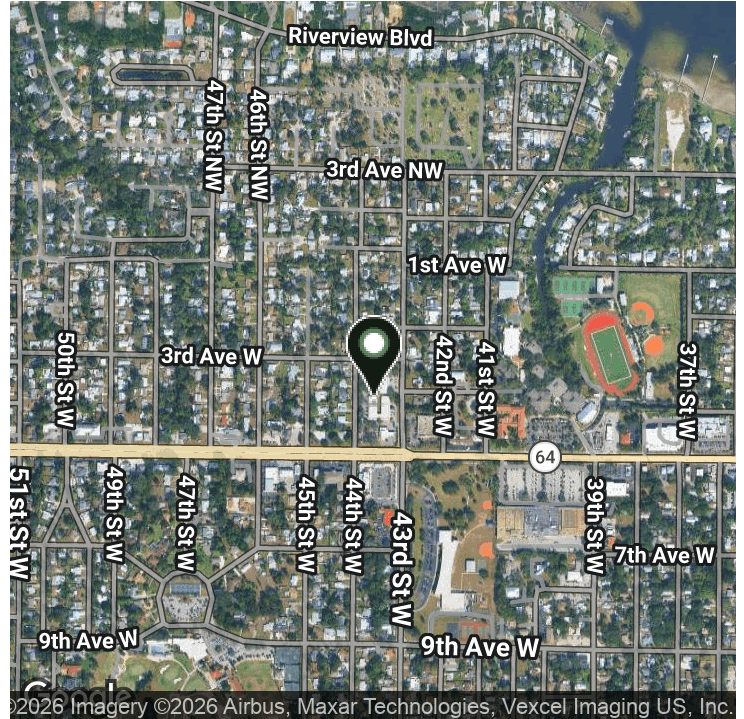
Since 1908

FOR LEASE

OFFICE BUILDING

## ROYAL PALM SQUARE

406 43RD ST. W., BRADENTON, FL 34209



### OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$15.38 SF/yr (MG)

### PROPERTY OVERVIEW

Bradenton Professional Offices

### PROPERTY HIGHLIGHTS

- Excellent access to Manatee Avenue via signalized intersection.
- Great signage
- Front door parking
- Immediate occupancy.

FOR MORE INFORMATION

**WILLIAM BLALOCK, ALC**

941.748.9776

[wmb@blalockrealestate.com](mailto:wmb@blalockrealestate.com)

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.



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LEASE TYPE MG | TOTAL SPACE 1,500 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$15.38 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
406 43rd St. W.	Available	1,500 SF	Modified Gross	\$15.38 SF/yr	Offices

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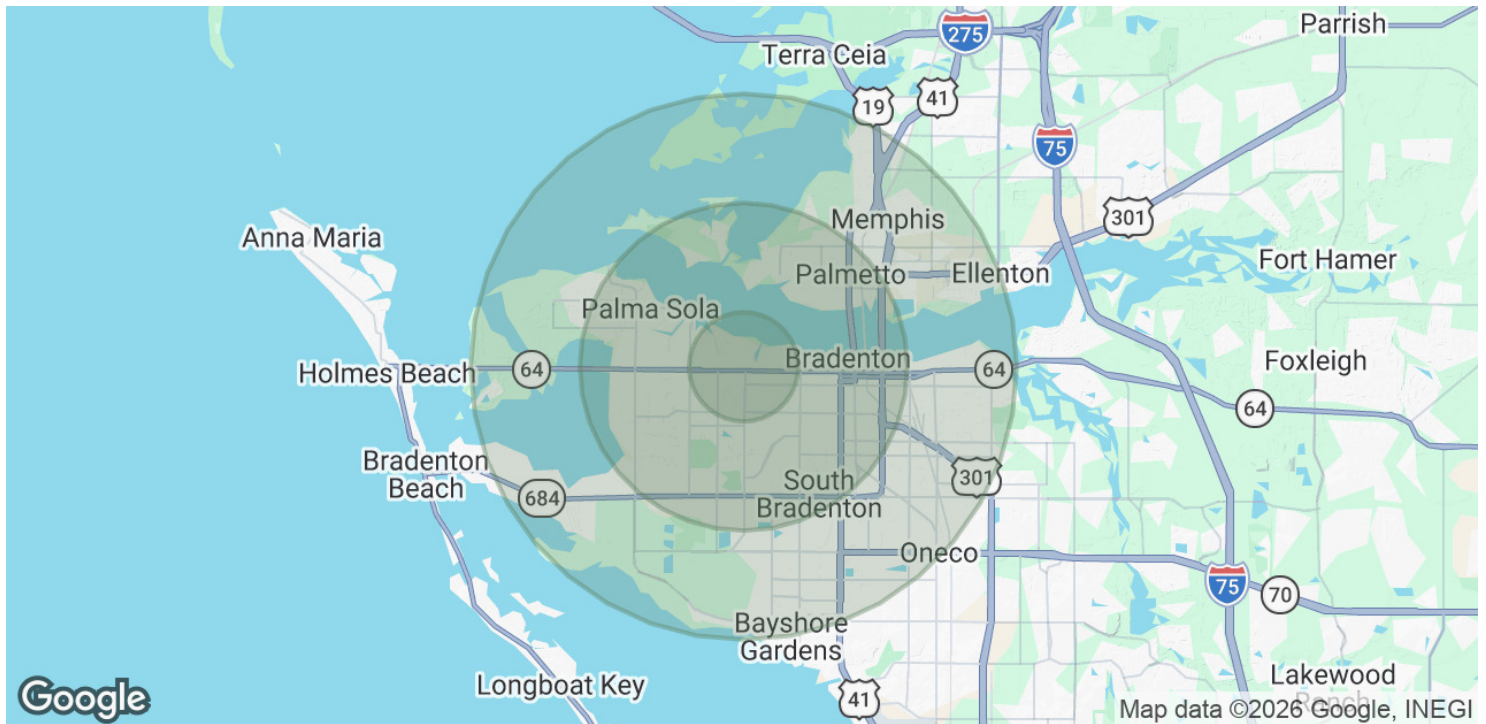
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## ROYAL PALM SQUARE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,426	76,007	150,428
Average age	42.4	46.5	44.6
Average age (Male)	43.0	44.7	43.1
Average age (Female)	43.1	47.7	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,273	32,366	63,582
# of persons per HH	2.6	2.3	2.4
Average HH income	\$78,317	\$58,259	\$53,599
Average house value	\$318,829	\$245,680	\$236,472

\* Demographic data derived from 2020 ACS - US Census

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