



EXECUTIVE PROPERTY MANAGEMENT GROUP

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4800 MANATEE AVENUE WEST
BRADENTON, FL 34205



This free-standing building is located on the Northwest corner of Manatee Avenue and 48th Street. This 2,088 sf single-tenant building is located right on State Route 64, with a daily traffic count of 44,000 cars. Prominent high-visibility corner. A new roof was installed on this building in 2006 and a new HVAC system was installed in 2015. [Note- This lot shown on below larger layout as having 9,439 sf (Lot on .21 acre is in right front corner on below property layout). Existing monument sign. Zoning- GC. Parking for @ 30 cars including shared lot at 4804-4812 Manatee Avenue.

Possible Uses- - Beauty/hair salon/nail, waxing, bridal related, hair extensions, eyebrow weaving, ear and body piercings, yoga studio, massage, cosmetics/make-up applications shop, wigs, hair coloring, children's hair cutting, clothing, jewelry, professional offices, etc.

Shared Private Parking lot with 4804-4812 Manatee Ave. for 26 cars

Rent- \$4,950 mo., NNN



