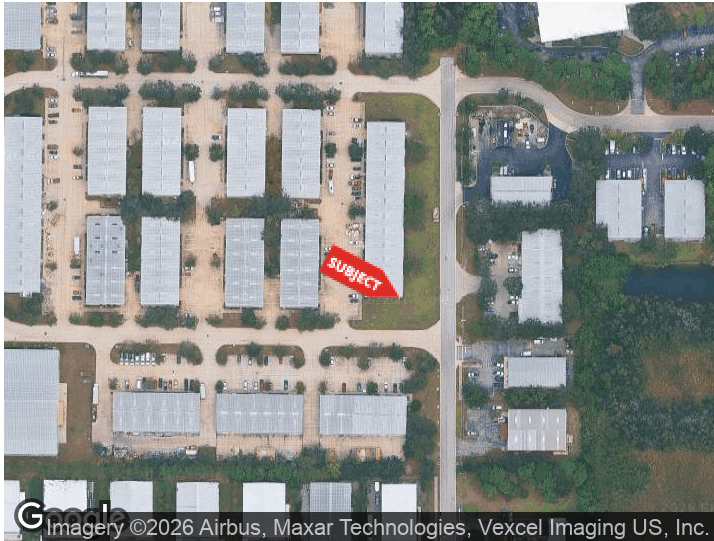




**OPEN-SPAN INDUSTRIAL BUILDING IN BRADENTON**  
 2088 58TH AVENUE CIRCLE EAST  
 BRADENTON, FLORIDA 34203

**PROPERTY HIGHLIGHTS**

- 9,750 SF open-span industrial building
- Immediate occupancy available
- Two 14' overhead doors
- High ceilings with flexible layout
- 16 on-site parking spaces



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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	357	2,577
Total Population	102	926	7,033
Average HH Income	\$53,458	\$68,164	\$135,938

For More Information  
**TYLER SLUMAN**  
 Commercial Specialist  
 941 840 3954  
 tyler@americanpropertygroup.com

# OPEN-SPAN INDUSTRIAL BUILDING IN BRADENTON



## OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (MG)
Available SF:	9,750 SF
Lot Size:	12,670 SF
Year Built:	2002
Renovated:	2025

## PROPERTY OVERVIEW

American Property Group presents 2088 58th Ave Cir E, Bradenton, FL 34203

Property Type: Industrial Warehouse

Property Size: 9,750 SF

This open-span 9,750 SF industrial building is available for immediate occupancy in Bradenton, Florida. With a functional clear-span layout, high ceilings, and multiple overhead doors, the property offers flexibility for a variety of warehouse, distribution, storage, or light industrial users.

The building is equipped with two 14' overhead doors, two restrooms, and 16 on-site parking spaces, making it well suited for businesses seeking efficient space with convenient access and parking.

## TYLER SLUMAN

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

2088 58th Avenue Circle East

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# OPEN-SPAN INDUSTRIAL BUILDING IN BRADENTON

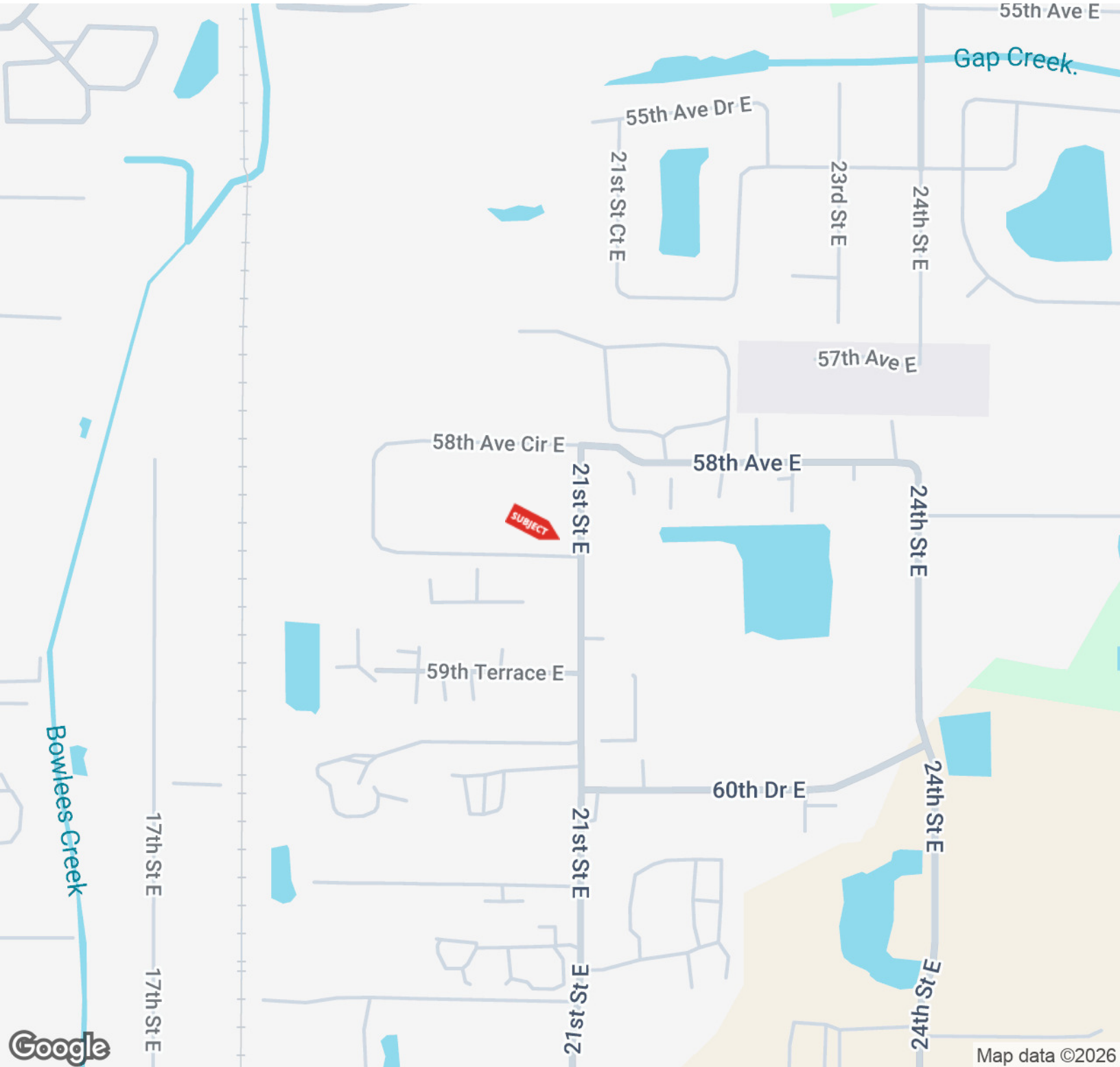


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# OPEN-SPAN INDUSTRIAL BUILDING IN BRADENTON

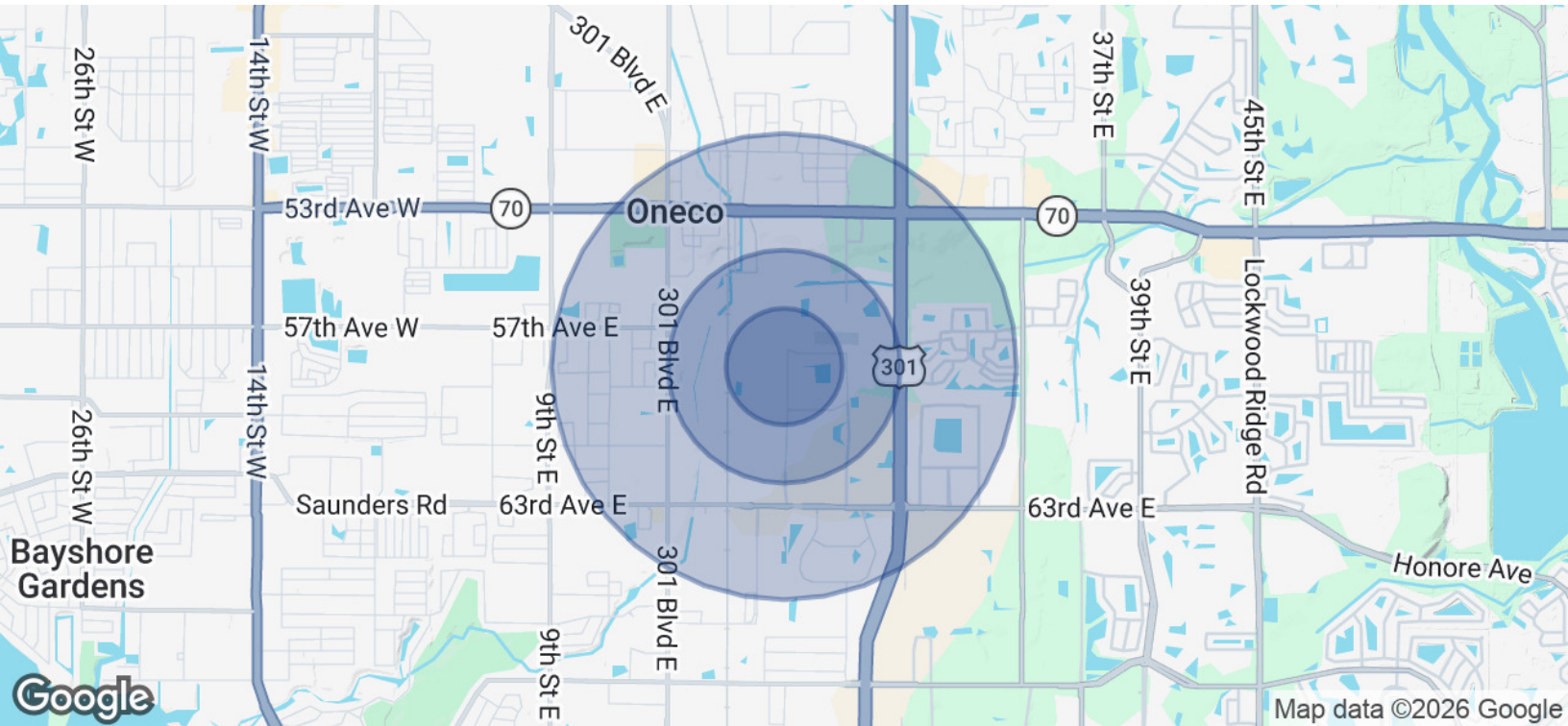


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# OPEN-SPAN INDUSTRIAL BUILDING IN BRADENTON



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	102	926	7,033
Average Age	36.9	40.9	38.6
Average Age (Male)	36.9	40.0	36.7
Average Age (Female)	32.4	40.2	39.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	357	2,577
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$53,458	\$68,164	\$135,938
Average House Value	\$252,196	\$204,032	\$215,575

2023 American Community Survey (ACS)

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