

Medical Office SR 64 East | Medical Office For Lease

5307 SR 64 E, Bradenton, FL 34208



PROPERTY DESCRIPTION

This Medical Office is 1 mile West of I-75 on heavily traveled and highly sought after SR 64 East. Medical Office space in excellent condition and is in Move-In Ready for Occupancy. Current Layout has 4 plumbed exam rooms, a nice size waiting area, well appointed reception check-in/out as soon as you open the front door. The suite is 1,400 sq.ft. and has one restroom and plenty of storage for either a nurses area, lab location or additional cabinet and counter space for product/material storage. 5307 is nestled among many other prominent medical practices with excellent exposure from SR 64 East. Large parking lot with plenty of staff and patient parking.

PROPERTY HIGHLIGHTS

- Class A Medical Space on SR 64 East
- Well Designed Layout with 4 plumbed exam rooms
- Move-In Ready Condition
- Large Open surface parking lot for patients and staff
- NNN are currently at \$6.00 per Sq.Ft.

OFFERING SUMMARY

Lease Rate:	\$26.00 per Sq.Ft.
Number of Units:	1
Available SF:	1,400 SF
Building Size:	1,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	914	2,916
Total Population	552	2,073	6,554
Average HH Income	\$56,104	\$56,812	\$63,323

Angela Varga

Owner/Broker

941.932.7131

avarga@gulfcoastcommercialgroup.com

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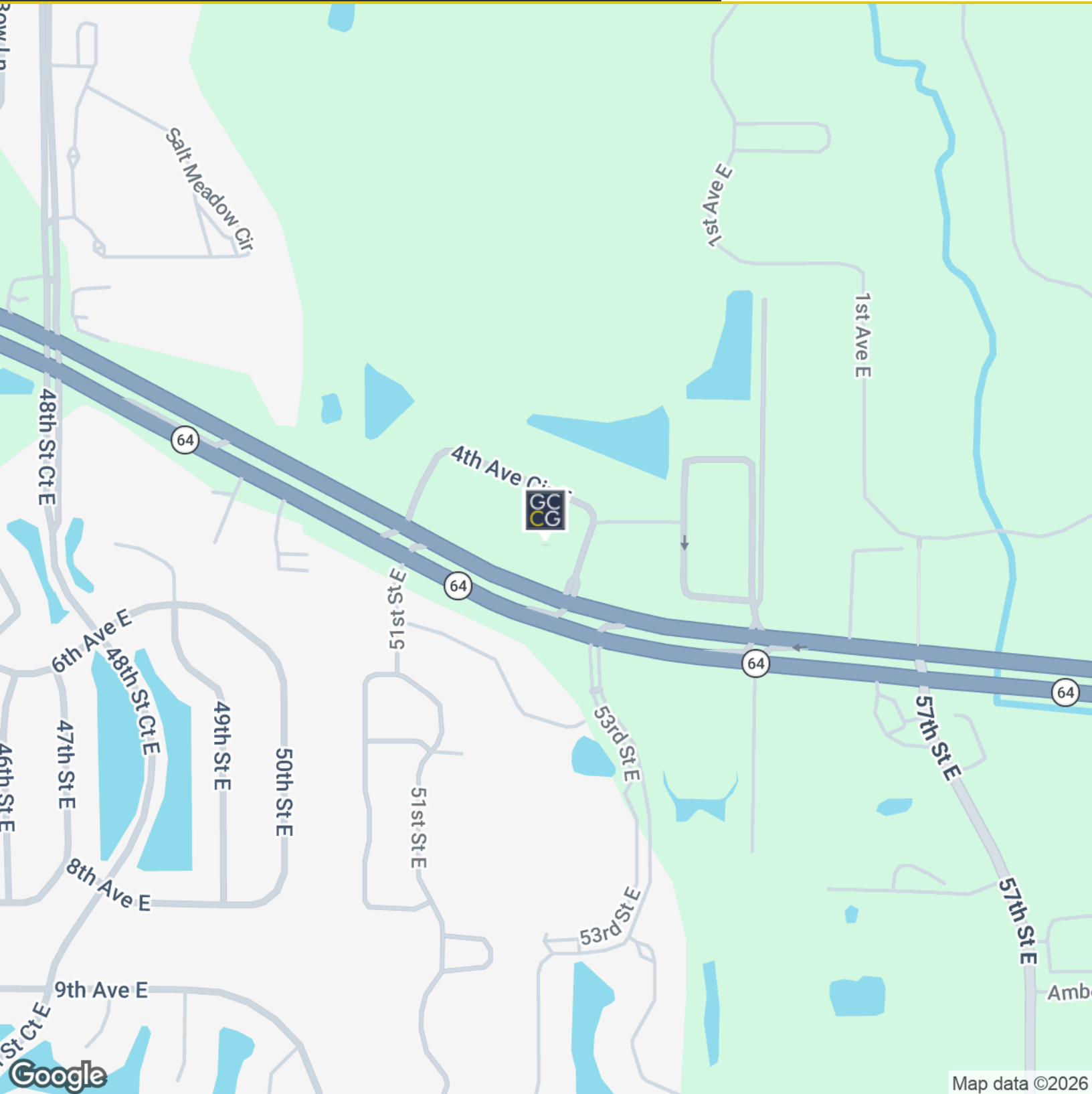
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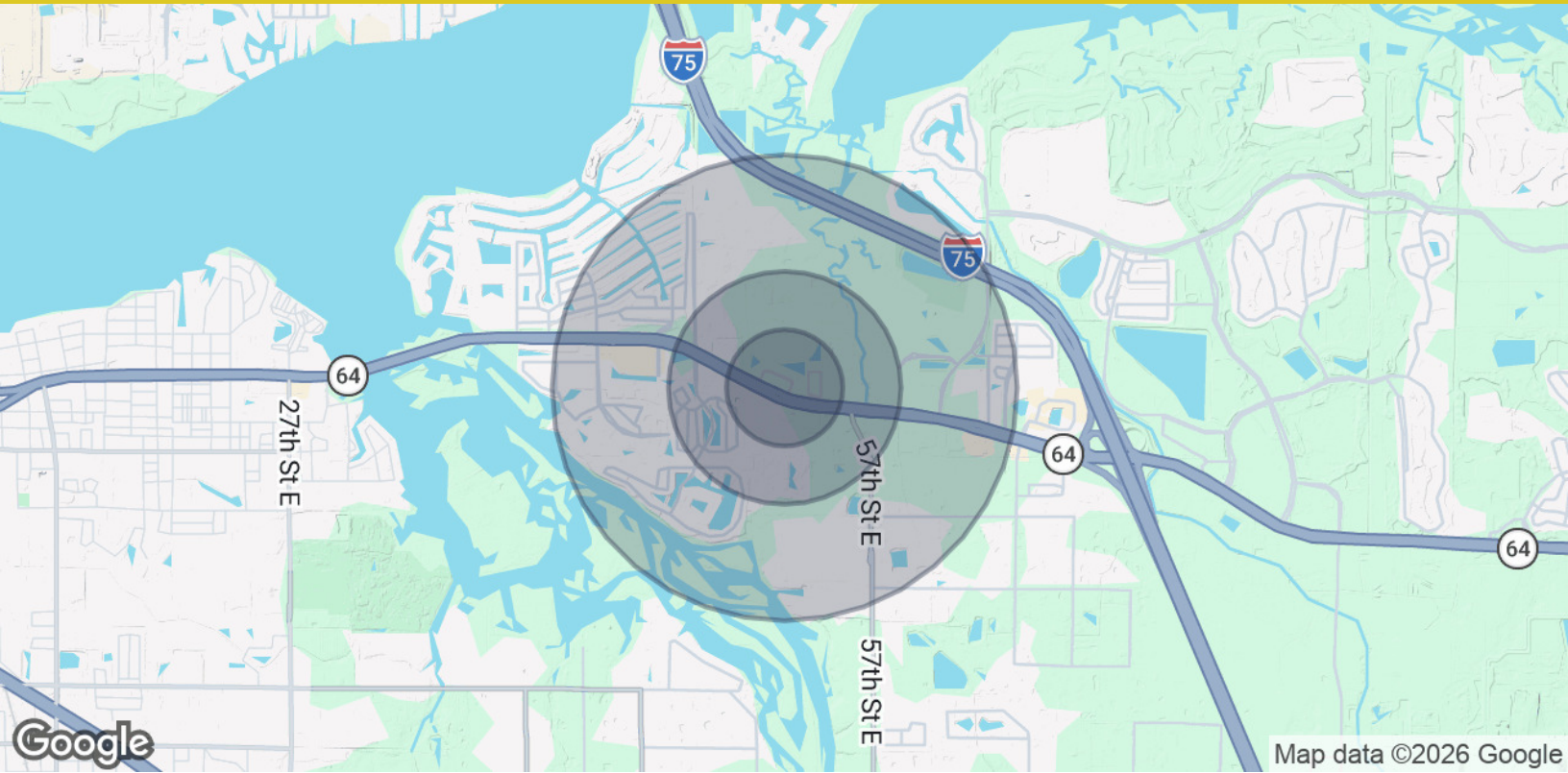
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	552	2,073	6,554
Average Age	35.4	35.4	37.5
Average Age (Male)	31.7	31.8	34.0
Average Age (Female)	38.3	38.5	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	914	2,916
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$56,104	\$56,812	\$63,323
Average House Value	\$224,693	\$227,668	\$244,350

2020 American Community Survey (ACS)

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