

1205 Manatee Avenue West | Office Building For Lease

1205 Manatee Ave W, Bradenton, FL 34205



PROPERTY DESCRIPTION

This Location can't be beat! Prominent Visibility on SR 64 West/Manatee Ave. and Main Street in the Heart of our Bustling Downtown. 1205 Manatee Avenue consists of 8,900 square feet split equally on the first and second floors. Building has its own private entrance directly off the spacious private parking lot. Building also has its own private elevator just off the front lobby entrance. Surface Parking is very easy to access from either Main Street or 13th Street West. Onsite Private Parking is a rare find in our downtown core and this location has ample! Amenities all along Main Street just outside the Building allow for an easy walk to lunch or a quick coffee break! Building is ready for your companies specific design layout!

PROPERTY HIGHLIGHTS

- Downtown Bradenton Professional Office Building
- Centrally Located with short walks to All Downtown Amenities
- 8,900 Square Feet
- 2 Floors with Fantastic Downtown City Views
- Private Elevator
- Ample Private On Site Parking Lot

Angela Varga

Owner/Broker

941.932.7131

avarga@gulfcoastcommercialgroup.com

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	8,900 SF
Lot Size:	13,889 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,005	94,389	188,332
Total Population	9,667	200,022	372,214
Average HH Income	\$45,987	\$54,169	\$61,965

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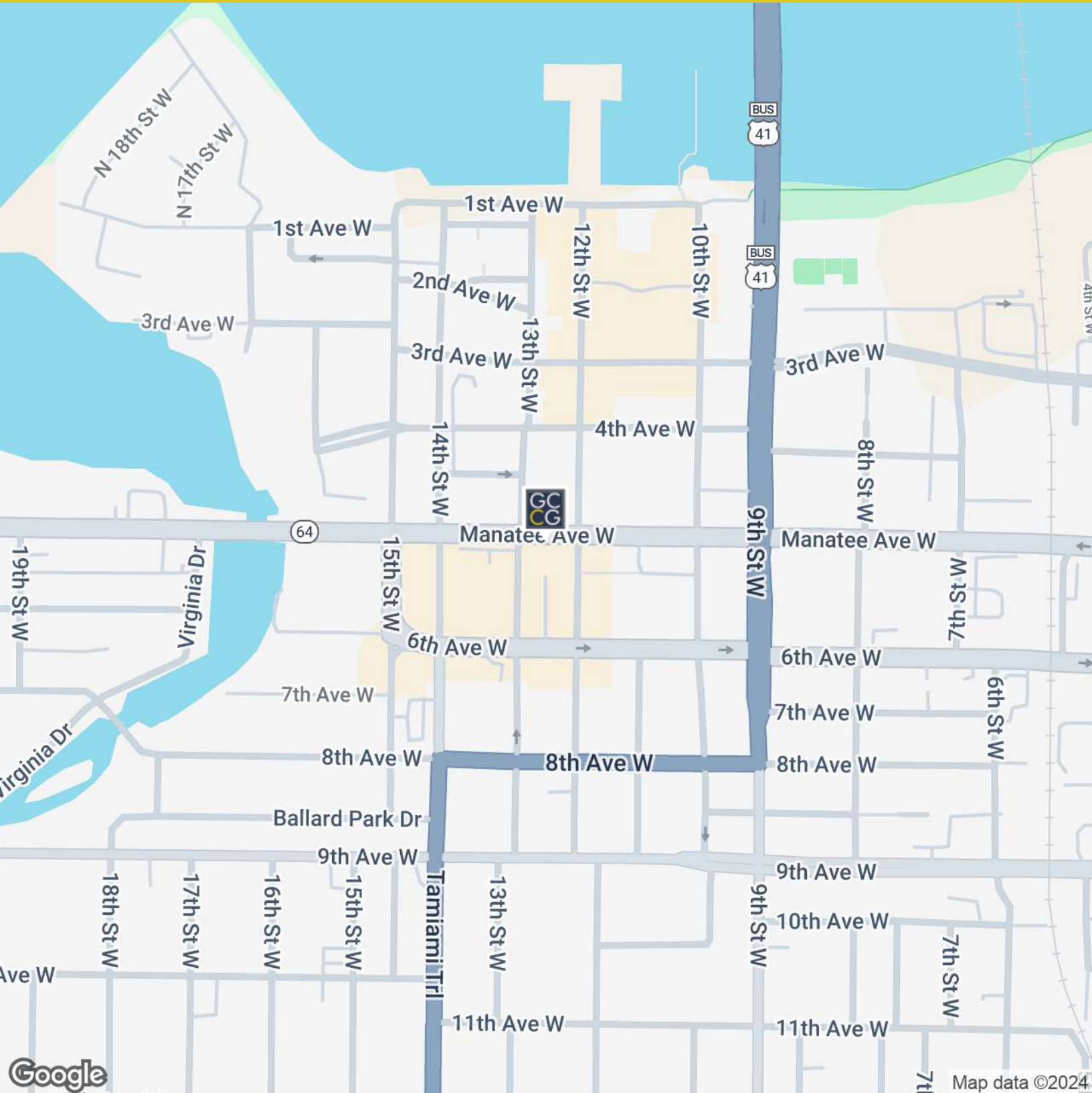
Views From Second Floor



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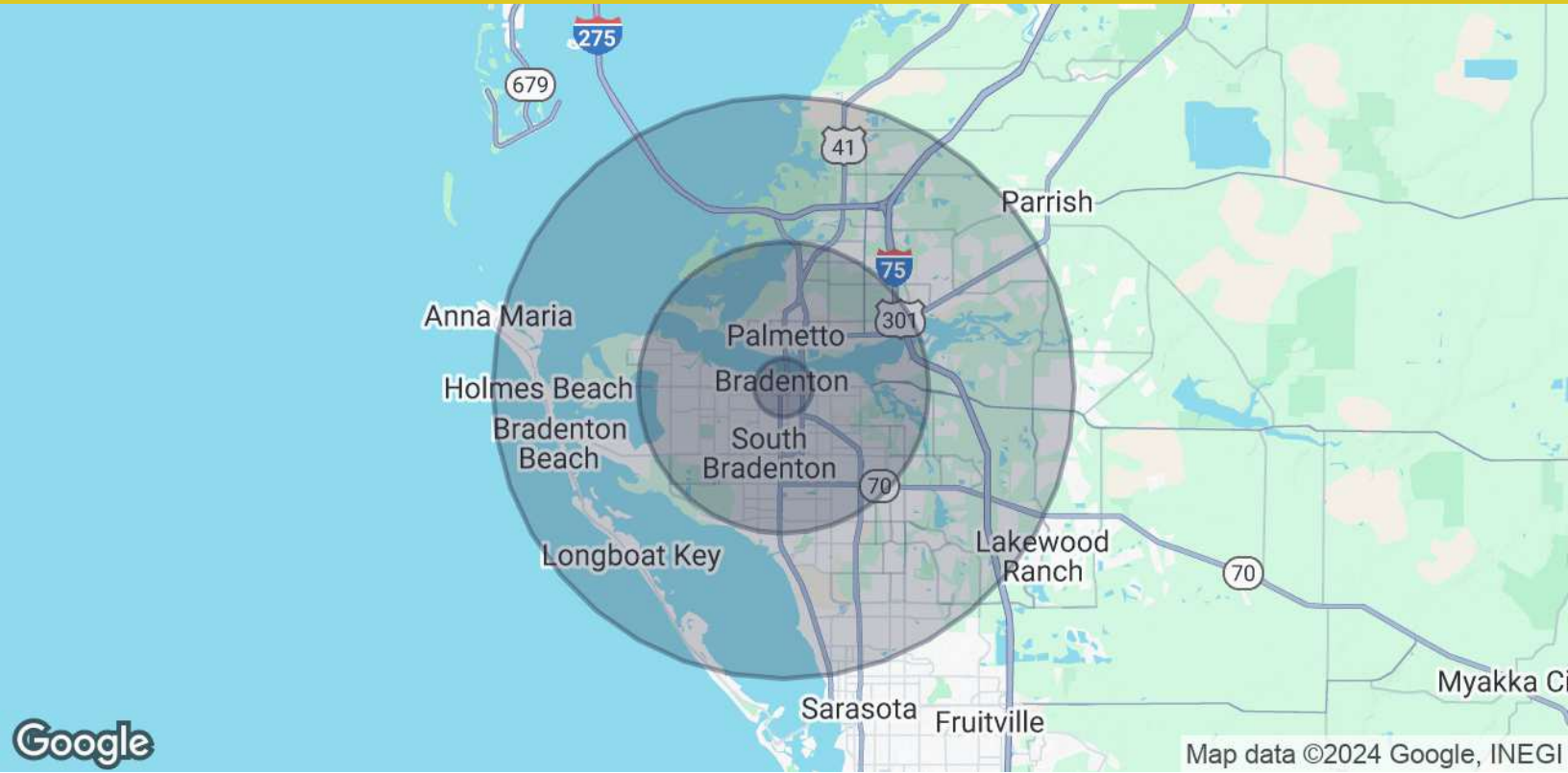
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,667	200,022	372,214
Average Age	41.4	44.5	48.0
Average Age (Male)	38.8	42.7	46.8
Average Age (Female)	43.0	45.5	48.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,005	94,389	188,332
# of Persons per HH	1.9	2.1	2.0
Average HH Income	\$45,987	\$54,169	\$61,965
Average House Value	\$164,521	\$167,477	\$242,078

2020 American Community Survey (ACS)

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