

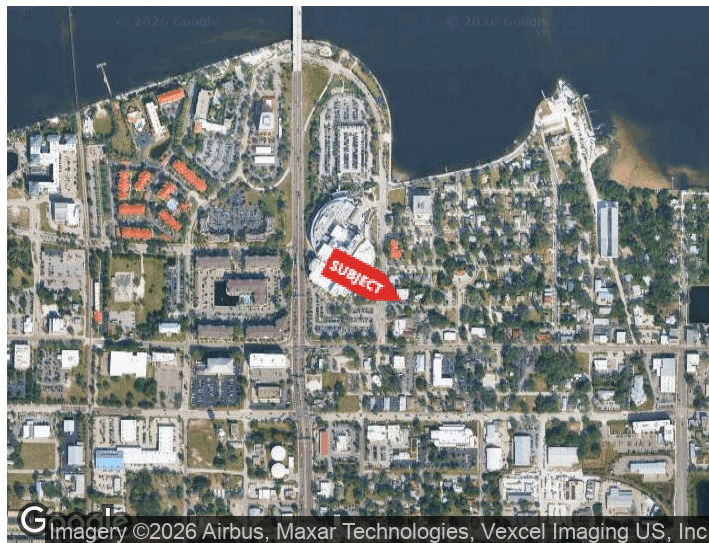


**MEDICAL AND OFFICE
SPACE NEXT TO MANATEE
MEMORIAL HOSPITAL**

201 4TH AVE
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- Directly across from Manatee Memorial Hospital
- Prime location within Bradenton's medical corridor
- Covered parking available
- Elevator access adjacent to covered parking
- Monument/pylon signage available facing Manatee Memorial Hospital
- Flexible suite configurations from ±775 SF to ±2,576 SF
- Professional medical office environment



DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,477	29,125	71,145
Total Population	7,156	76,312	177,161
Average HH Income	\$41,676	\$47,497	\$50,649

For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

SPACE FROM +/- 775 SF TO 900 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$23 - 24 SF/yr (NNN)
Building Size:	5,853 SF
Available	Suite A - 775 SF
Available	Suite B - 900 SF
Available	Suite A and B - 1,675 SF
Available	Suite D and E - 2,576 SF
Renovated:	2019
Zoning:	T5

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents the Omega Medical Building, 201 4th Ave, Bradenton, FL

Medical office suites ranging from ± 775 SF to $\pm 2,576$ SF are available for lease, including turnkey exam room configurations and therapy space directly across from Manatee Memorial Hospital.

Suite A & B Combined – $\pm 1,675$ SF (Divisible)

Available as a combined $\pm 1,675$ SF suite or divisible into Suite A (± 775 SF) and Suite B (± 900 SF). Previously occupied by a physical therapy practice, the space includes a reception area, waiting area, administrative office, three exam rooms with sinks, two private restrooms, and a large open therapy/treatment area.

Suite D & E – $\pm 2,576$ SF

This turnkey medical office suite features five exam rooms with sinks, a large waiting area, reception/check-in station, physician offices, and updated finishes throughout. An ideal opportunity for physicians, specialists, or medical groups seeking move-in ready space.

A common ADA-compliant restroom is conveniently located just outside Suites A and B.

Building CAM is currently approximately \$12.50 PSF.

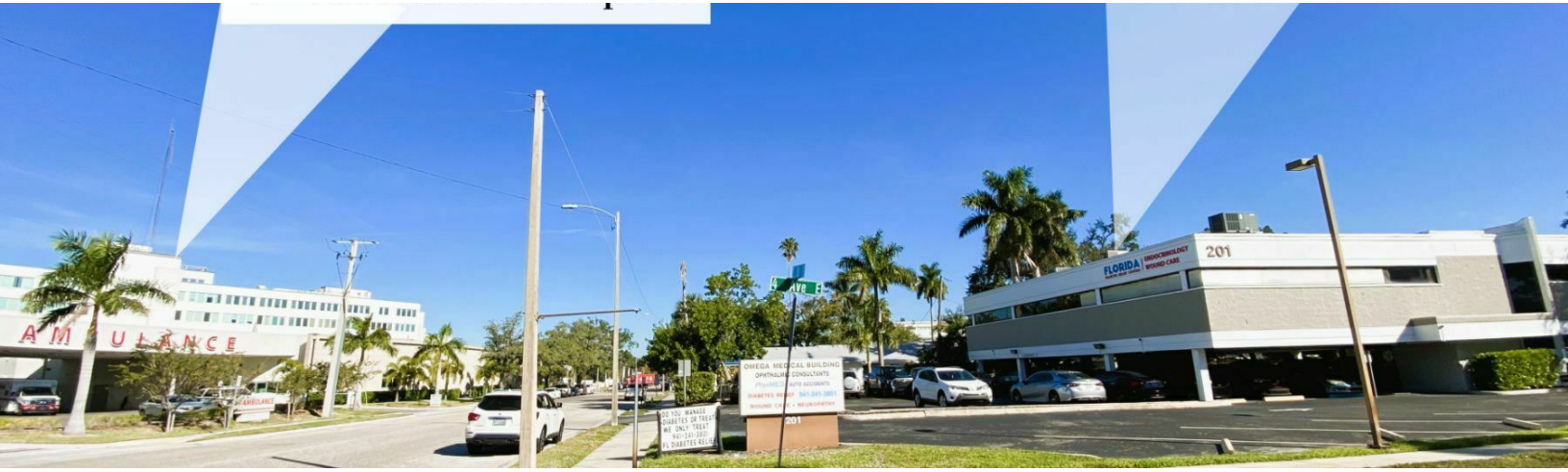
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201 4th Ave

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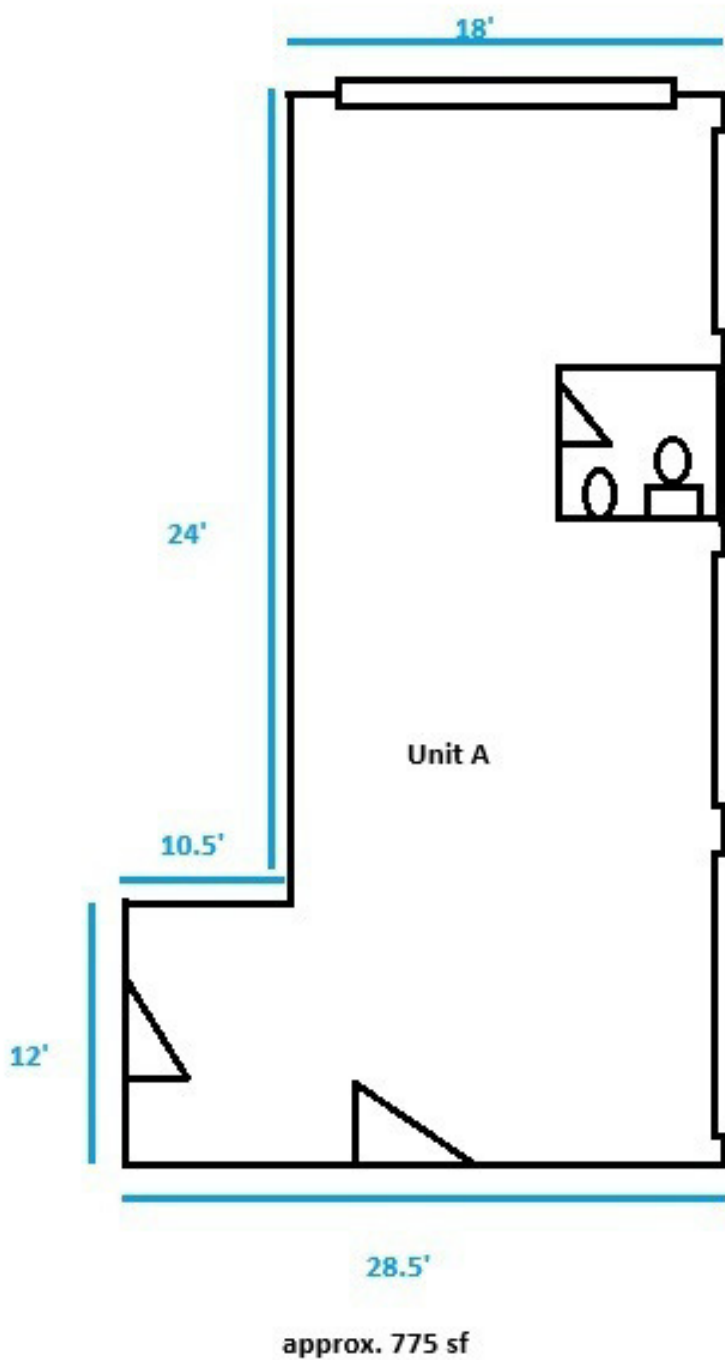


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SUITE A

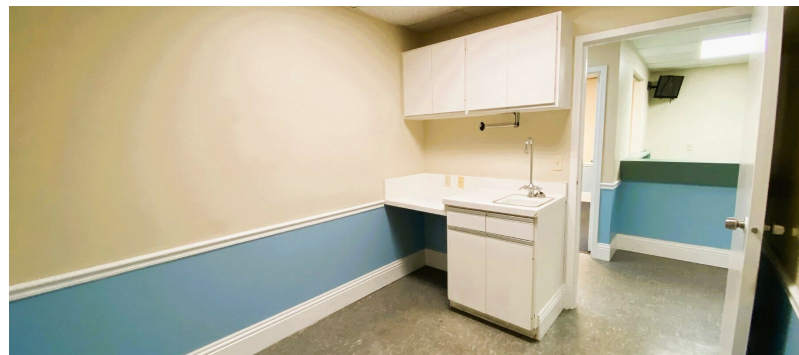
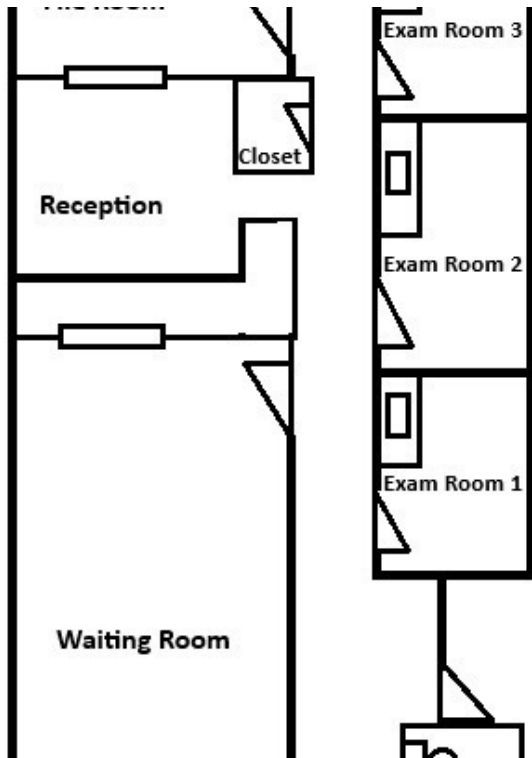


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SUITE B



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LOCATION LOCATION LOCATION!

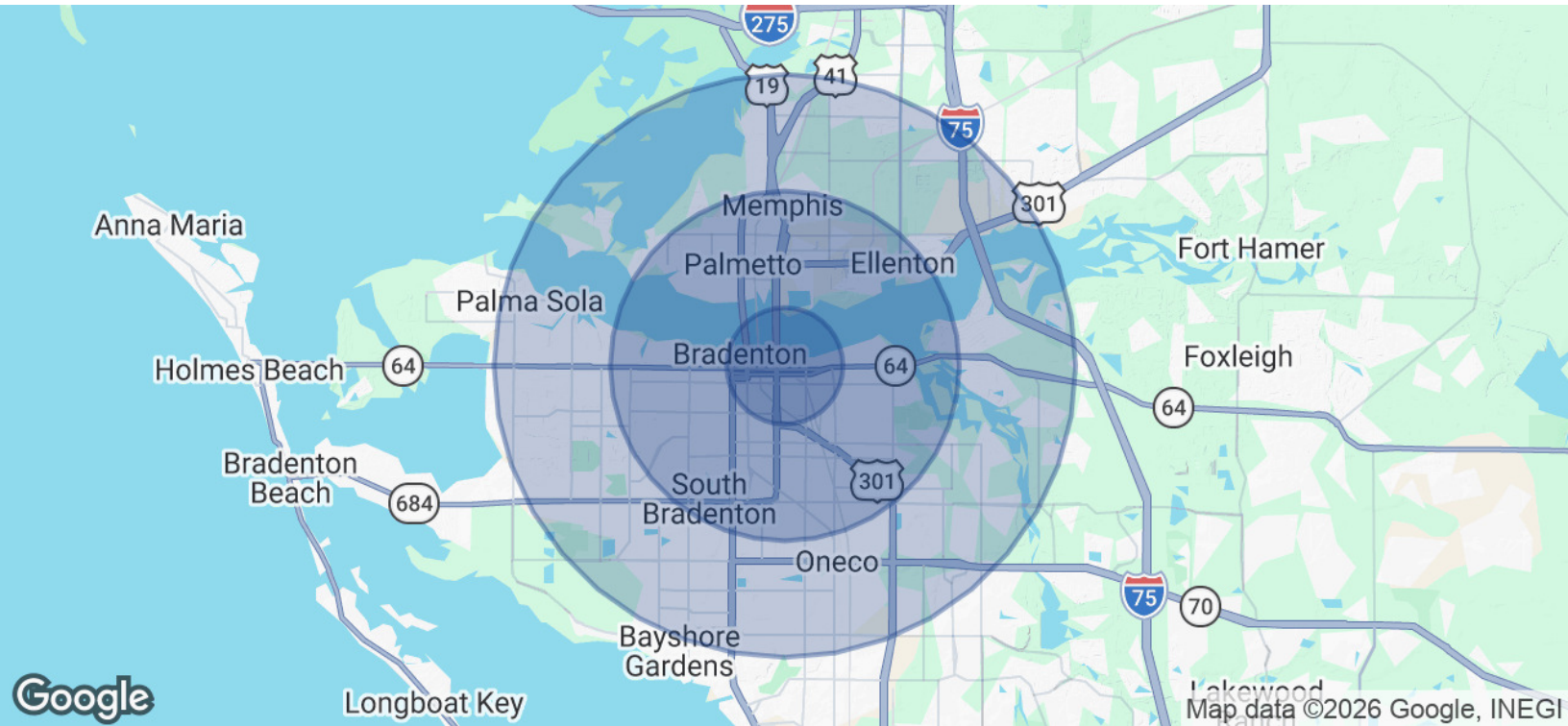


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,156	76,312	177,161
Average Age	38.5	38.7	41.7
Average Age (Male)	34.8	37.0	40.5
Average Age (Female)	40.7	41.1	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,477	29,125	71,145
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$41,676	\$47,497	\$50,649
Average House Value		\$201,806	\$237,487

2020 American Community Survey (ACS)

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