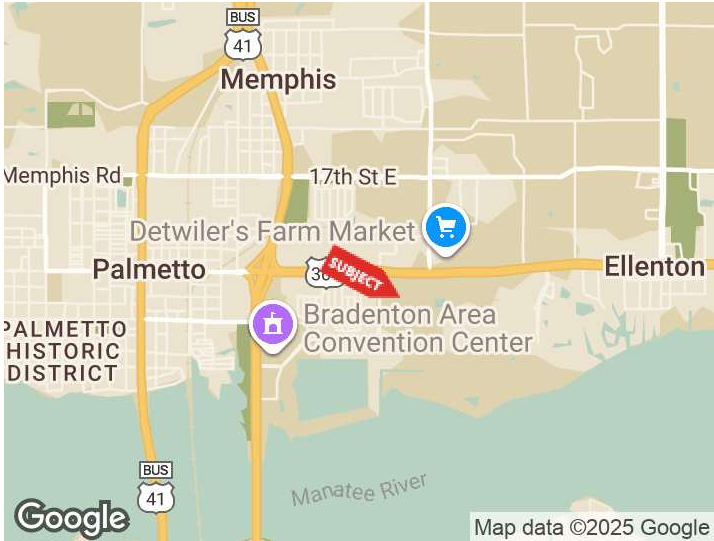




**STAND ALONE
BUILDING ZONED
CG W/ 2,640 SF +/-**

1341 10TH ST E
PALMETTO, FLORIDA 34221



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,331	24,356	68,477
Total Population	5,785	61,127	164,630
Average HH Income	\$88,107	\$76,232	\$78,868

For More Information

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

STAND ALONE BUILDING ZONED CG W/ 2,640 SF +/-



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	21,153 SF
Available SF:	2,640 SF
Park Size:	2.85 Acres
Year Built:	1981
Zoning:	CG
Submarket:	Manatee

PROPERTY OVERVIEW

American Property Group presents a Stand Alone Building at River North Business Center!

AVAILABLE NOVEMBER 1ST 2025

Perfect for any Office, Medical, or Retail User with a flexible zoning designation of CG.

1341 Building is the only stand alone building at River North Business Center. It includes approx. 2,640 sf with an abundance of parking for customers and employees. This building has a very functional floorplan! Building has a newer metal roof.

This space includes:

- 10 - Private Offices
- 1 - Reception and Waiting Area
- 2 - Private Handicap Restrooms
- 1 - Large Open Area / Bullpen Area
- 1 - Kitchenette Area

*CAM = \$4.87

River North Business Center is located between US 41 / Business 41 and I-75. Just a few miles from I-275 as well as I-75. Well maintained landscaping with an abundance of parking +/- 125. Full median cut on US 301 provides easy access for your employees and customers. The park has offices spaces that range from as small as 575 sf to stand alone buildings with over 4,000 sf.

*Subject to change

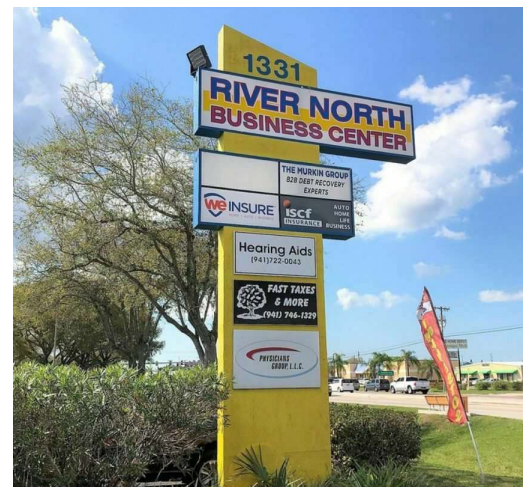
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1341 10th St E

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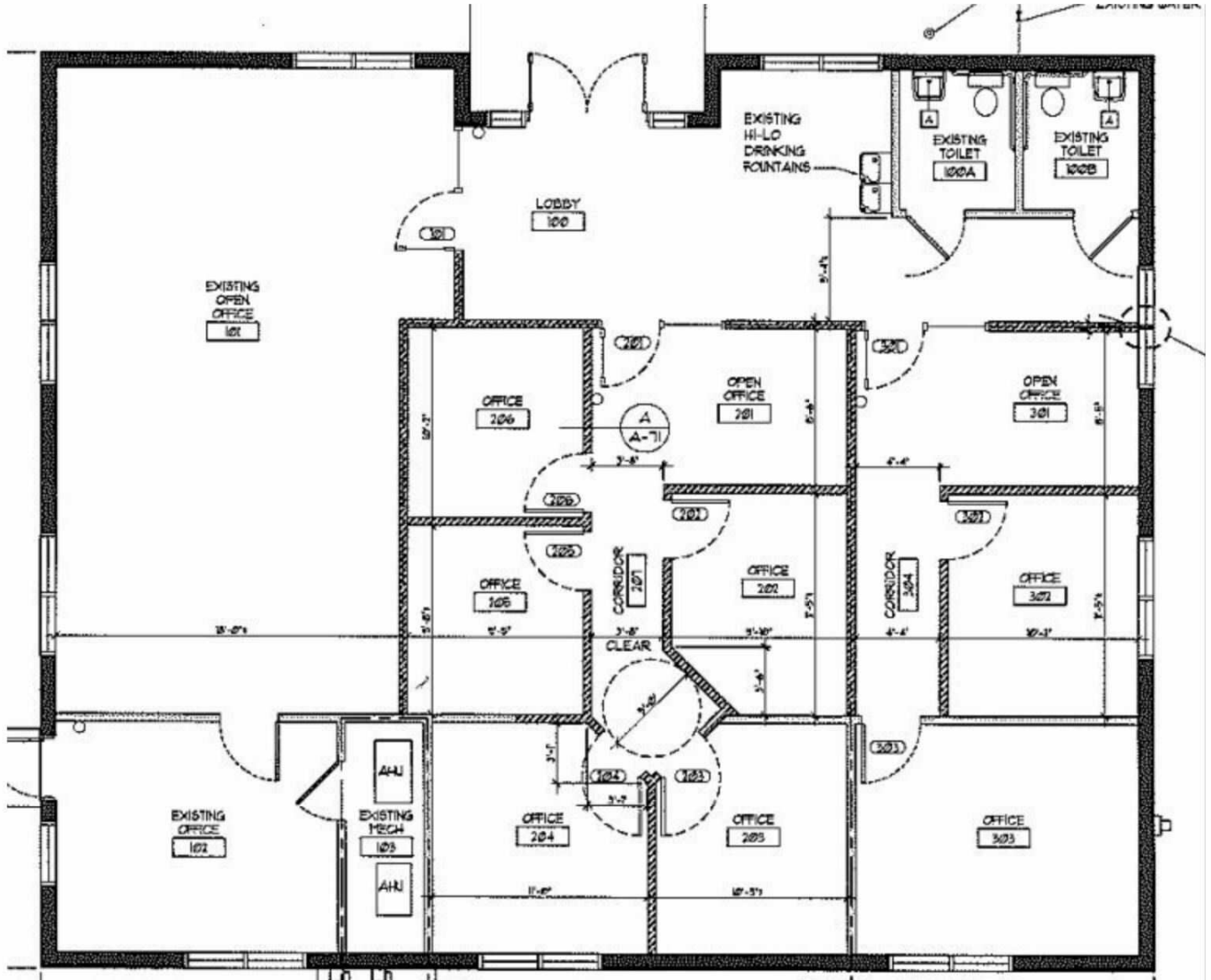


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

BUILDING PLAN FOR 1341

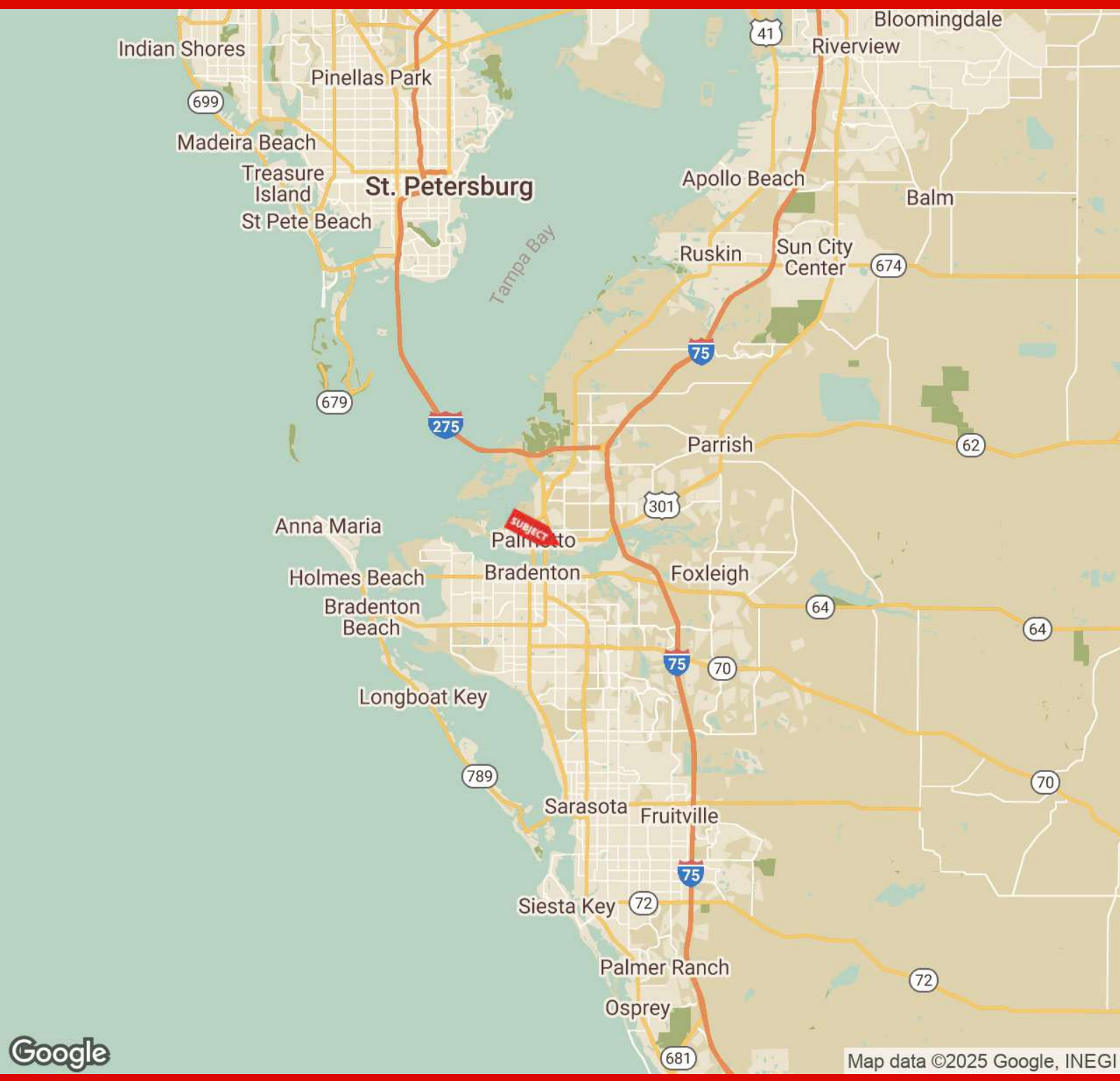


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