

FOR LEASE

FREE STANDING OFFICE WITH WAREHOUSE

4515 19th St Ct E, Bradenton, FL 34203



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PROPERTY DESCRIPTION

Ian Black Real Estate is pleased to present a single tenant service-oriented property located at the signalized corner of 44th Avenue and 19th Street in Bradenton, Florida. The property offers 500 feet of frontage along 44th Avenue and features a 23,040 SF fully air-conditioned and sprinklered flex building situated on a 4.74-acre site. The recently completed 44th Avenue extension, expected by county experts to accommodate 36,000 vehicles per day, connects Lakewood Ranch to the beaches, transitions into Cortez Boulevard, and runs through Bradenton's primary retail and shopping corridor.

The site includes a landscaped 100-car parking lot, a separate fenced truck parking area with 35 spaces, six dock high doors, and a large attached outdoor work area. Two separate driveways provide safe ingress and egress for both passenger vehicles and trucks, with convenient access to Route 301, Route 41, and Interstate 75. Currently configured for a major local HVAC company, the building consists of approximately 50% office and meeting space, featuring roughly 25 private, windowed offices, large open areas, and 50% warehouse space, which can be easily reconfigured to accommodate additional warehouse use. The property is located on one parcel and includes a second buildable lot, offering flexibility for future expansion or development.

OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Lease Rate: | Subject to Negotiation |
| Lot Size: | 4.74 Acres |
| Year Built: | 1988 |
| Building Size: | 23,040 SF |
| Clear Height: | 15.5' |
| Zoning: | LM - Light Manufacturing |
| Market: | Bradenton-Sarasota-Venice |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,074 | 38,663 | 90,546 |
| Total Population | 8,755 | 97,668 | 212,685 |
| Average HH Income | \$68,439 | \$66,597 | \$79,236 |



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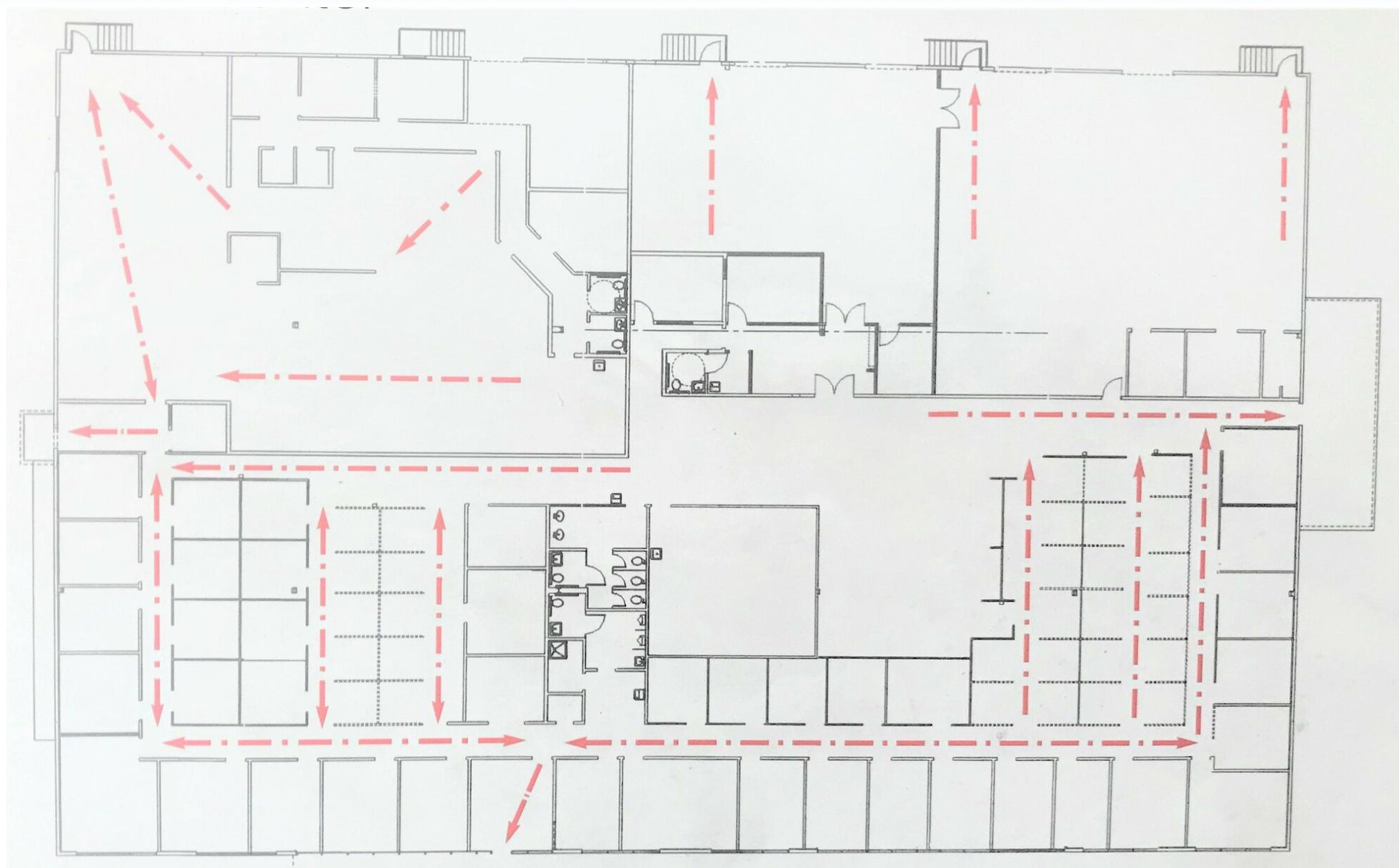
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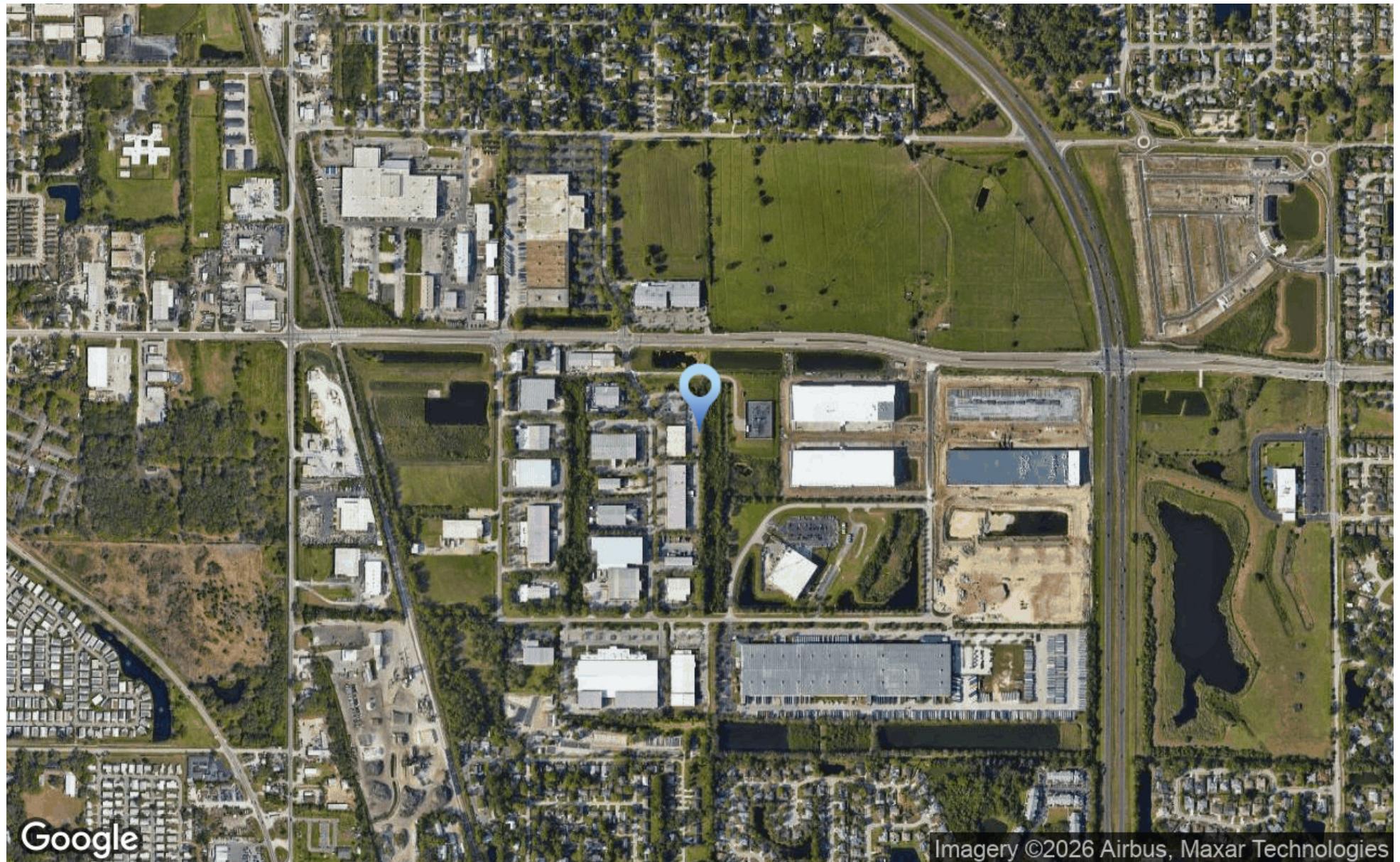
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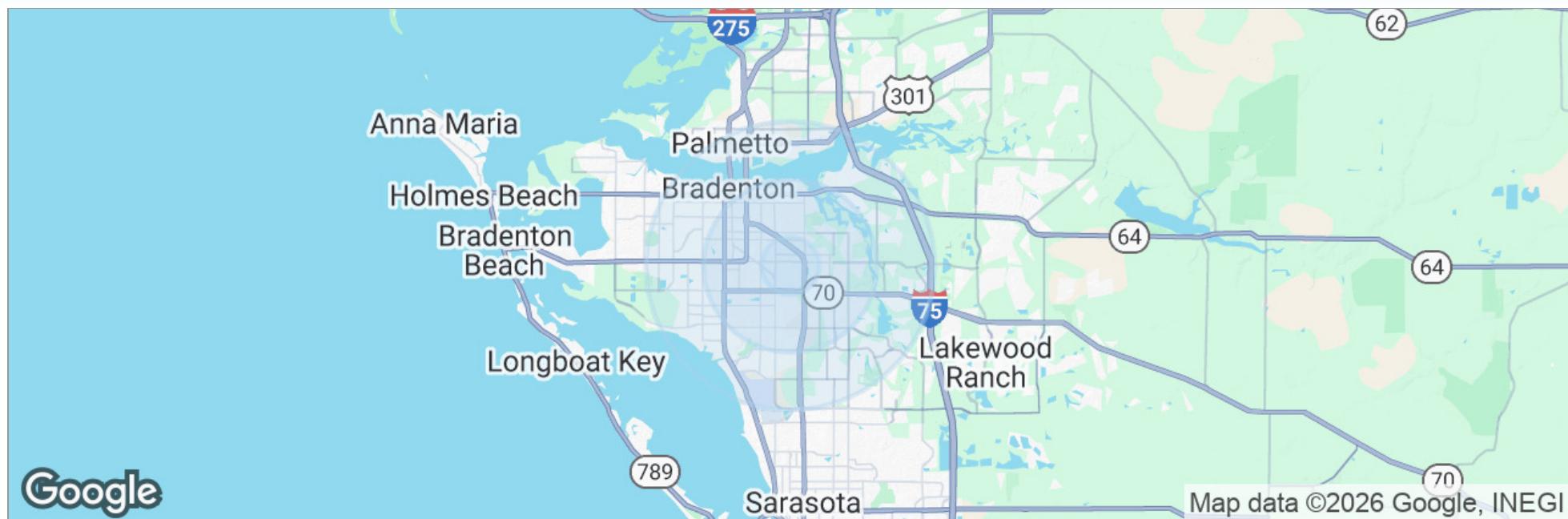
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| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 8,755 | 97,668 | 212,685 |
| Population Density | 2,787 | 3,454 | 2,708 |
| Median Age | 40 | 43 | 46 |
| Median Age (Male) | 39 | 42 | 45 |
| Median Age (Female) | 42 | 44 | 47 |
| Total Households | 3,074 | 38,663 | 90,546 |
| # of Persons Per HH | 2.8 | 2.5 | 2.3 |
| Average HH Income | \$68,439 | \$66,597 | \$79,236 |
| Average House Value | \$221,253 | \$225,049 | \$304,209 |

* Demographic data derived from 2020 ACS - US Census



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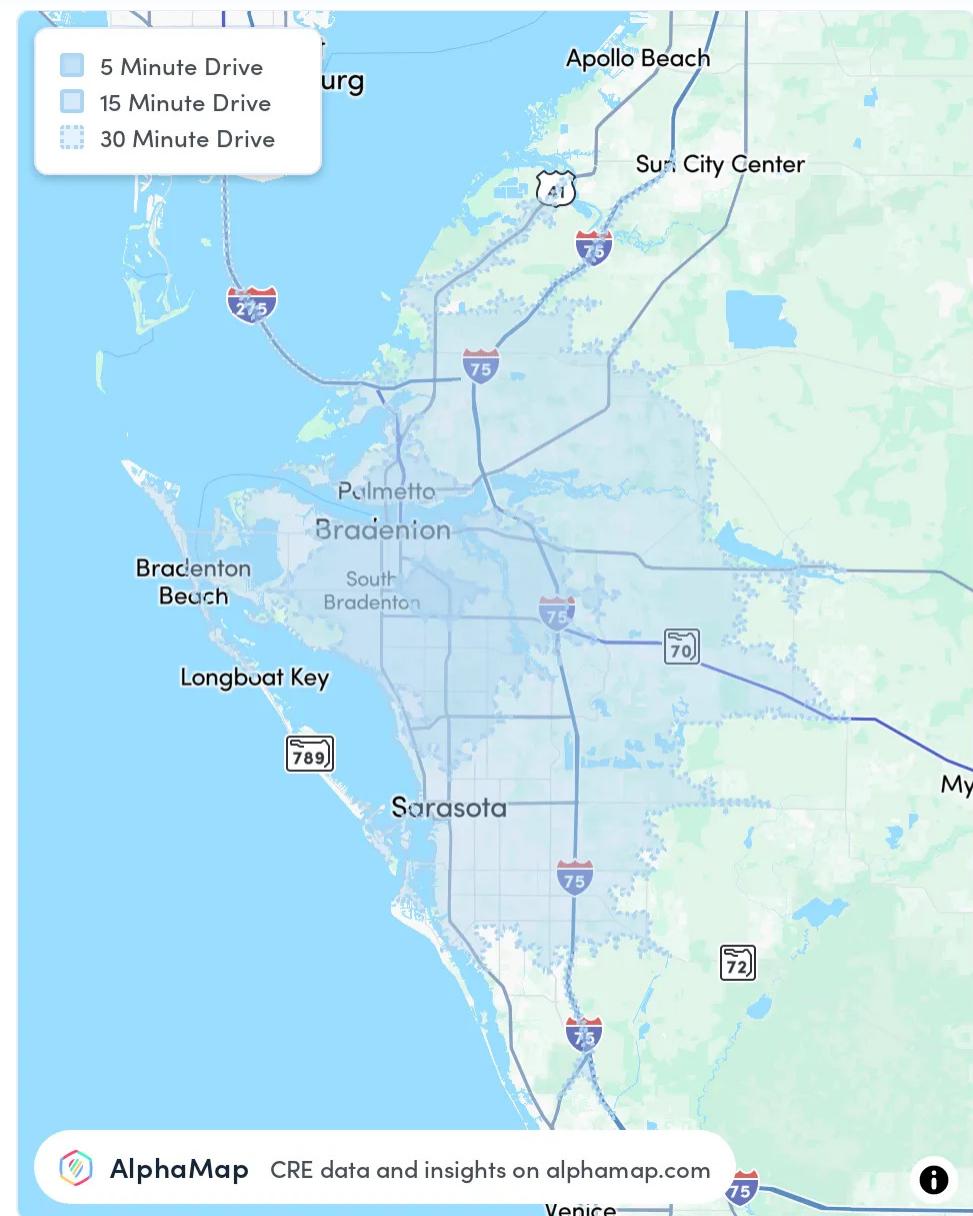
POPULATION

| | 5 MINUTES | 15 MINUTES | 30 MINUTES |
|----------------------|-----------|------------|------------|
| Total Population | 14,323 | 219,758 | 597,949 |
| Average Age | 41 | 46 | 48 |
| Average Age (Male) | 40 | 45 | 47 |
| Average Age (Female) | 42 | 46 | 49 |

HOUSEHOLD & INCOME

| | 5 MINUTES | 15 MINUTES | 30 MINUTES |
|---------------------|-----------|------------|------------|
| Total Households | 5,205 | 93,150 | 257,425 |
| Persons per HH | 2.8 | 2.4 | 2.3 |
| Average HH Income | \$66,115 | \$76,717 | \$100,619 |
| Average House Value | \$200,974 | \$293,459 | \$416,350 |
| Per Capita Income | \$23,612 | \$31,965 | \$43,747 |

Map and demographics data derived from AlphaMap



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