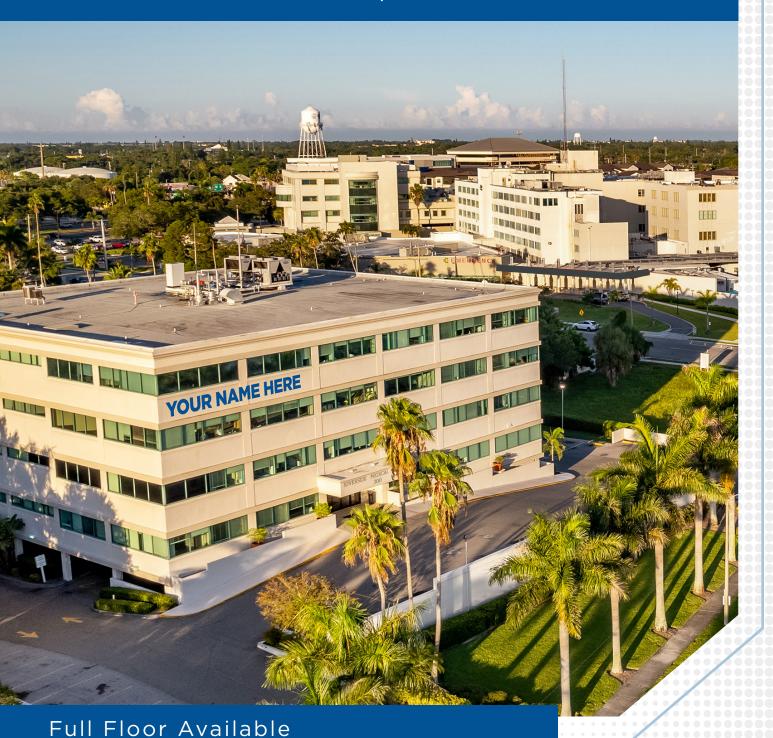
300 RIVERSIDE DRIVE EAST BRADENTON, FL 34202

### Premier Medical Office Space for Lease



CUSHMAN & WAKEFIELD

Building owned and managed by **HEALTHCARE REALTY** 

BRIAN BREEDING, CCIM

Managing Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Executive Director +1 727 599 3799 wendy.giffin@cushwake.com

### **Features**

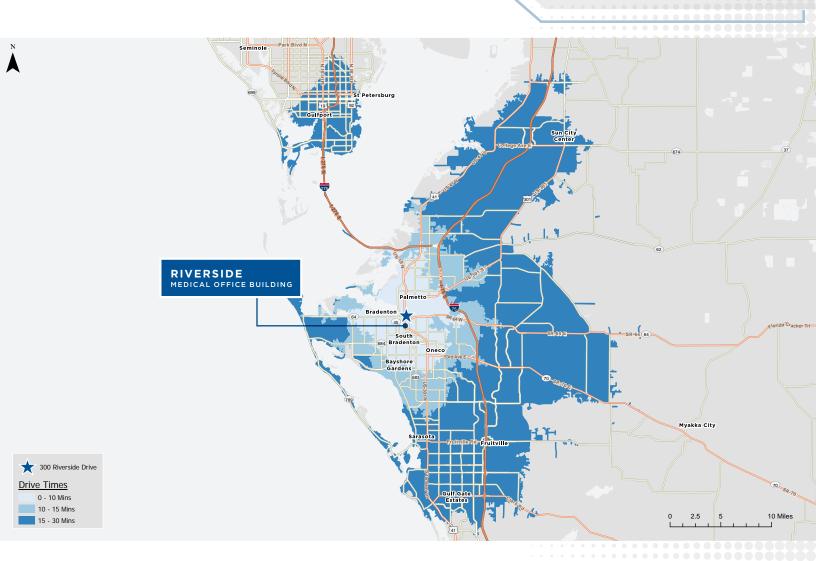
- 59,388 rsf, 4 story medical office building
- Located on the Manatee Memorial Hospital campus
- Built in 1986, renovated in 2007
- Specialty tenants include diagnostics, dermatology and podiatry.
- 3.85/1000 parking includes covered patient parking
- · On a bus line
- Beautiful waterfront location on the Bradenton Riverwalk

SIZE

59,388 RSF

#### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	106,722	242,327	740,546
2022 MEDIAN AGE	42.6 Yrs	46.7 Yrs	48.7 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$53,281	\$57,153	\$68,409





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### **Nearby Amenities**





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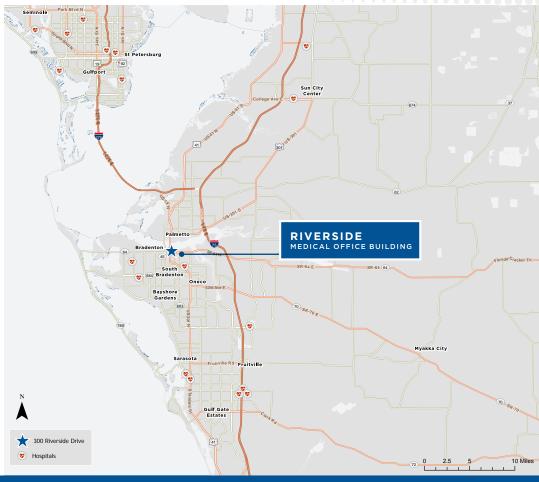
# RIVERSIDE MEDICAL OFFICE BUILDING

### Nearby Medical









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### 1ST FLOOR AVAILABLE SUITES

• SUITE 1200: 625 RSF

• SUITE 1500: 6,067 RSF





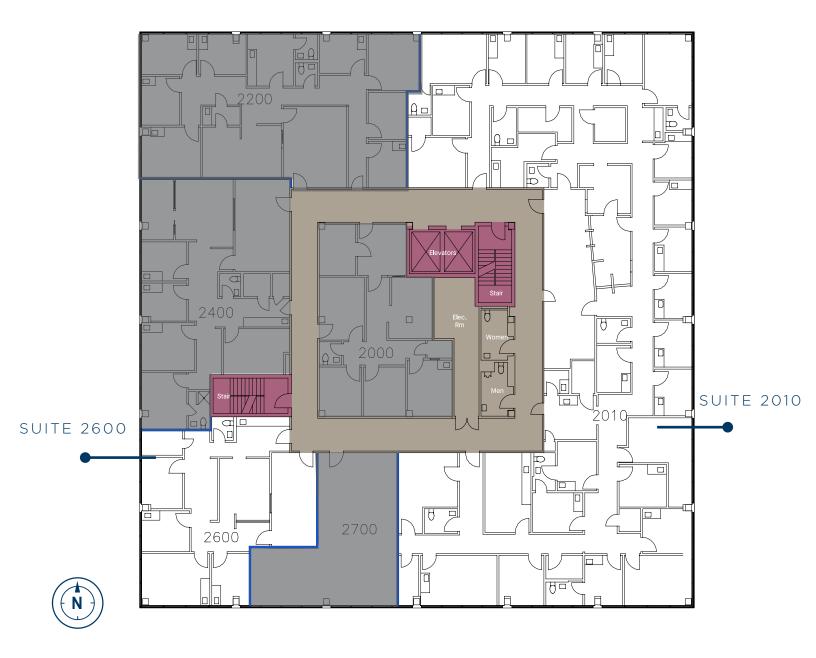
**SUITE 1500** 



#### 2ND FLOOR AVAILABLE SUITES

• SUITE 2010: 7,094 RSF #2010 VIDEO NORTH SIDE #2010 VIDEO SOUTH SIDE

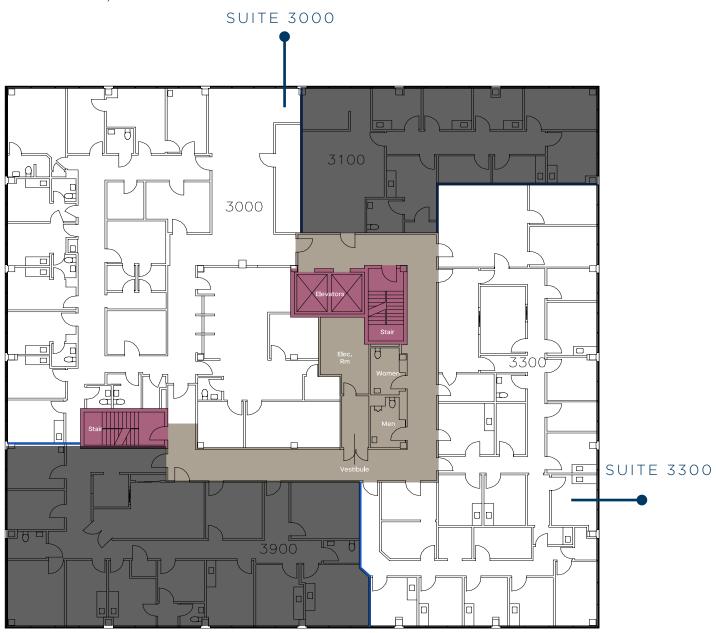
• SUITE 2600: 1,519 RSF #2600 VIDEO



### 3RD FLOOR AVAILABLE SUITES

• 3000: 5,801 RSF

• 3300: 4,473 RSF







### 4TH FLOOR FULLY AVAILABLE

• 4000: 14,855 RSF

