

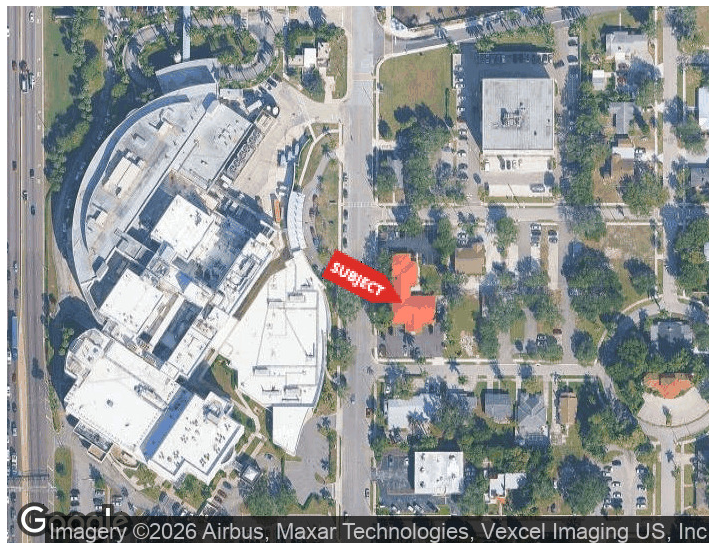


**OFFICE/MEDICAL
±2,750 SF NEXT TO
MANATEE MEMORIAL**

**201 2ND STREET EAST
BRADENTON, FLORIDA 34208**

PROPERTY HIGHLIGHTS

- ±2,750 SF medical/office suite with reception & waiting area
- 3 private offices + 2 large multi-purpose rooms
- 2 restrooms + kitchen/breakroom
- Private parking + pylon signage on 2nd St
- Near Manatee Memorial Hospital in established medical corridor



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	695	2,804
Total Population	342	1,599	6,942
Average HH Income	\$84,100	\$83,497	\$83,398

For More Information

ADAM DOAK

Commercial Realtor

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OFFICE/MEDICAL ±2,750 SF NEXT TO MANATEE MEMORIAL



OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
CAM:	\$7.00/SF (subject to fluctuation)
Building Size:	6,500 SF
Available SF:	2,750 SF
Lot Size:	0.633 Acres
Zoning:	T5

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 201 2nd St E, Bradenton, FL

Property Type: Medical / Office Space for Lease
Property Size: ±2,750 SF

201 2nd St E, Bradenton is ideally located in Bradenton's established medical corridor, this ±2,750 SF office/medical suite offers a premier opportunity for healthcare or professional users seeking proximity to Manatee Memorial Hospital. Property provides excellent accessibility and visibility in one of the area's most sought-after professional areas.

The space features a private entrance leading into a spacious waiting area and reception, creating an inviting and functional layout for patient or client-facing operations. The interior includes three private offices, two large multi-purpose rooms, two private restrooms, and a dedicated kitchen/break area, allowing for a wide range of uses.

Abundant windows throughout the suite provide excellent natural light, enhancing both the work environment and overall patient/client experience. The layout is well-suited for medical, dental, physical therapy, counseling, or general professional office use.

Additional highlights include private parking and prominent pylon signage along 2nd Street, offering strong exposure and convenience for both staff and visitors.

This is a rare opportunity to lease a well-appointed space in a prime Bradenton location, surrounded by established medical and professional users.

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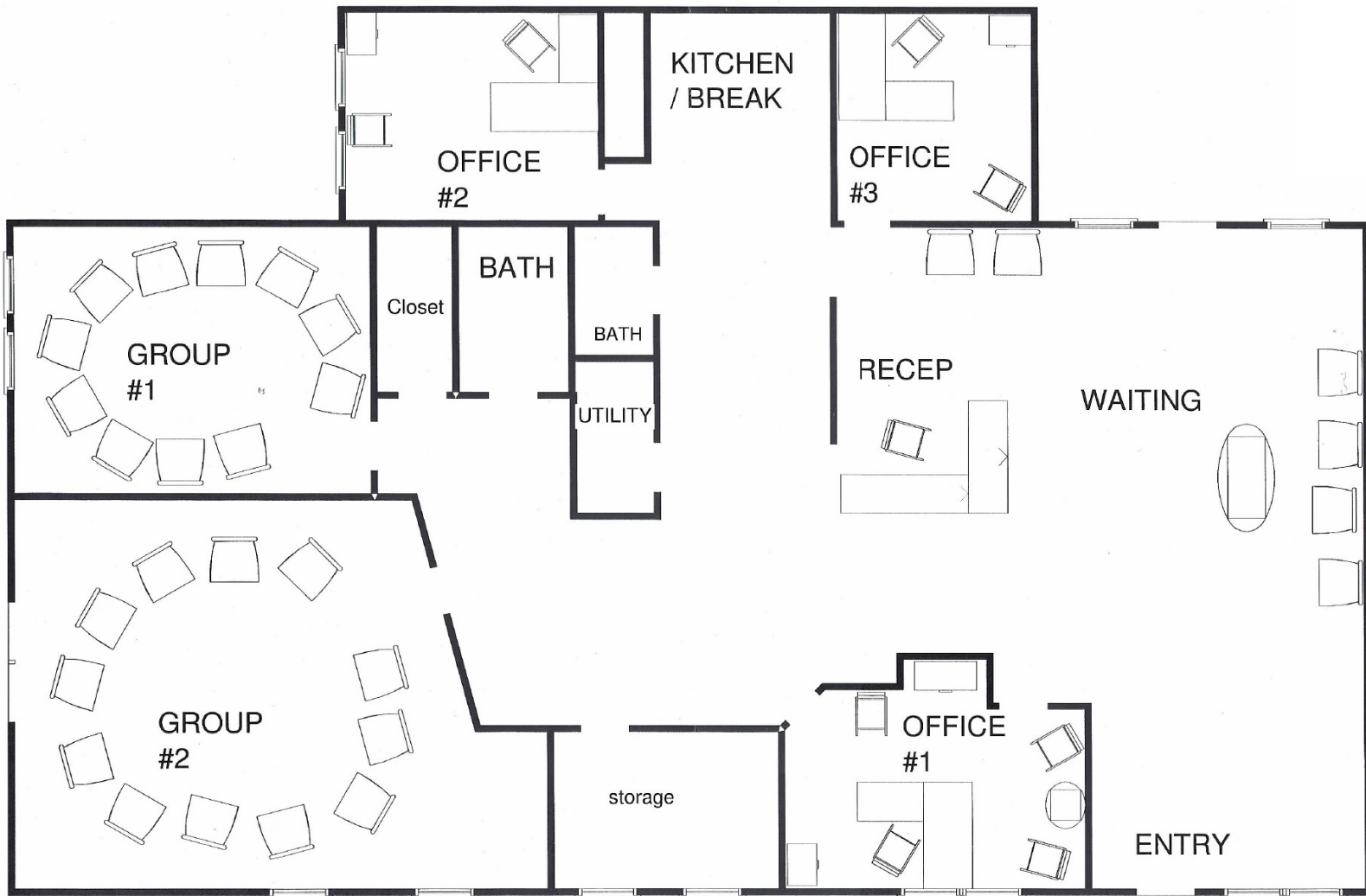


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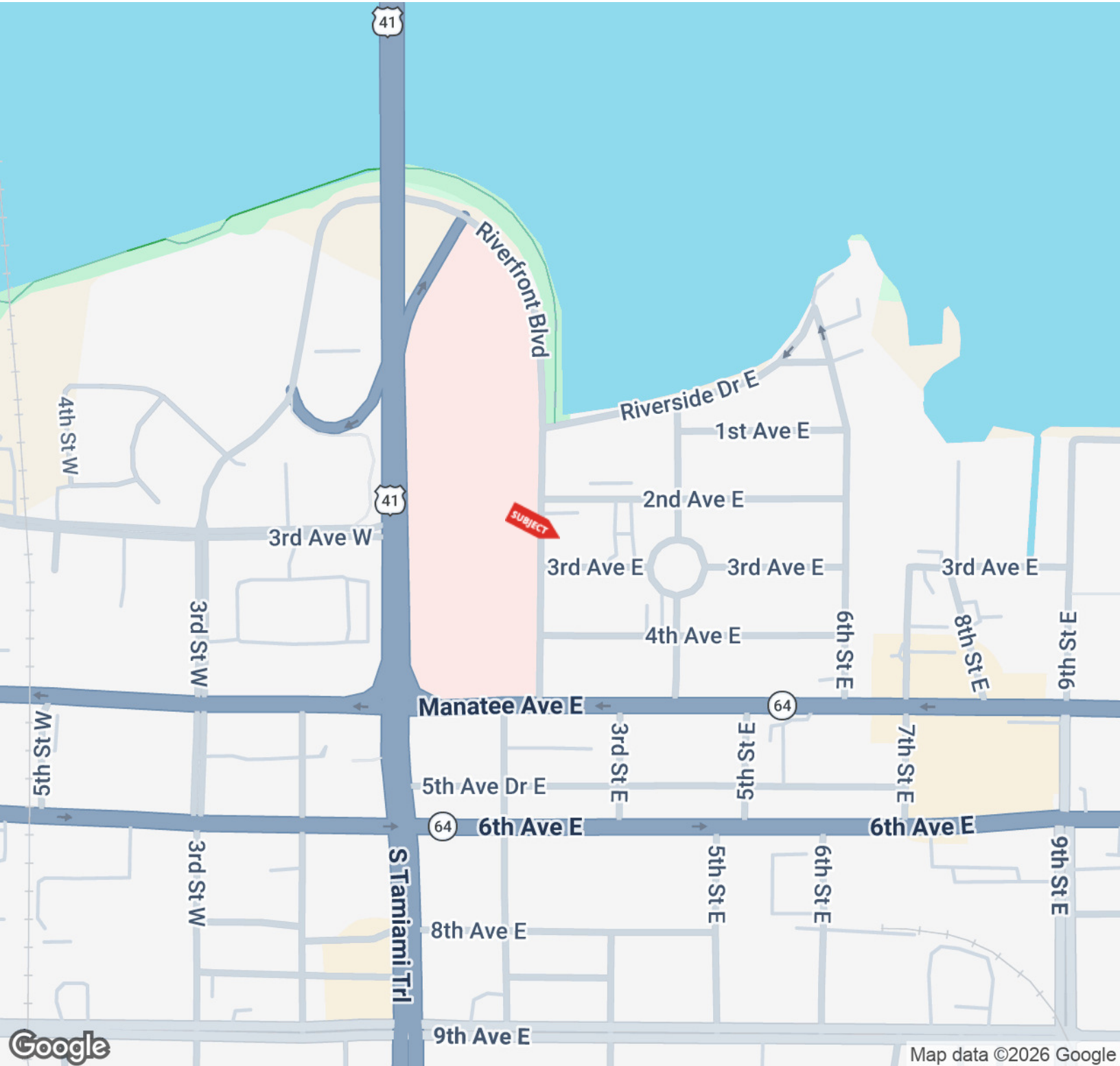
BRANDENTON - FLOOR PLAN

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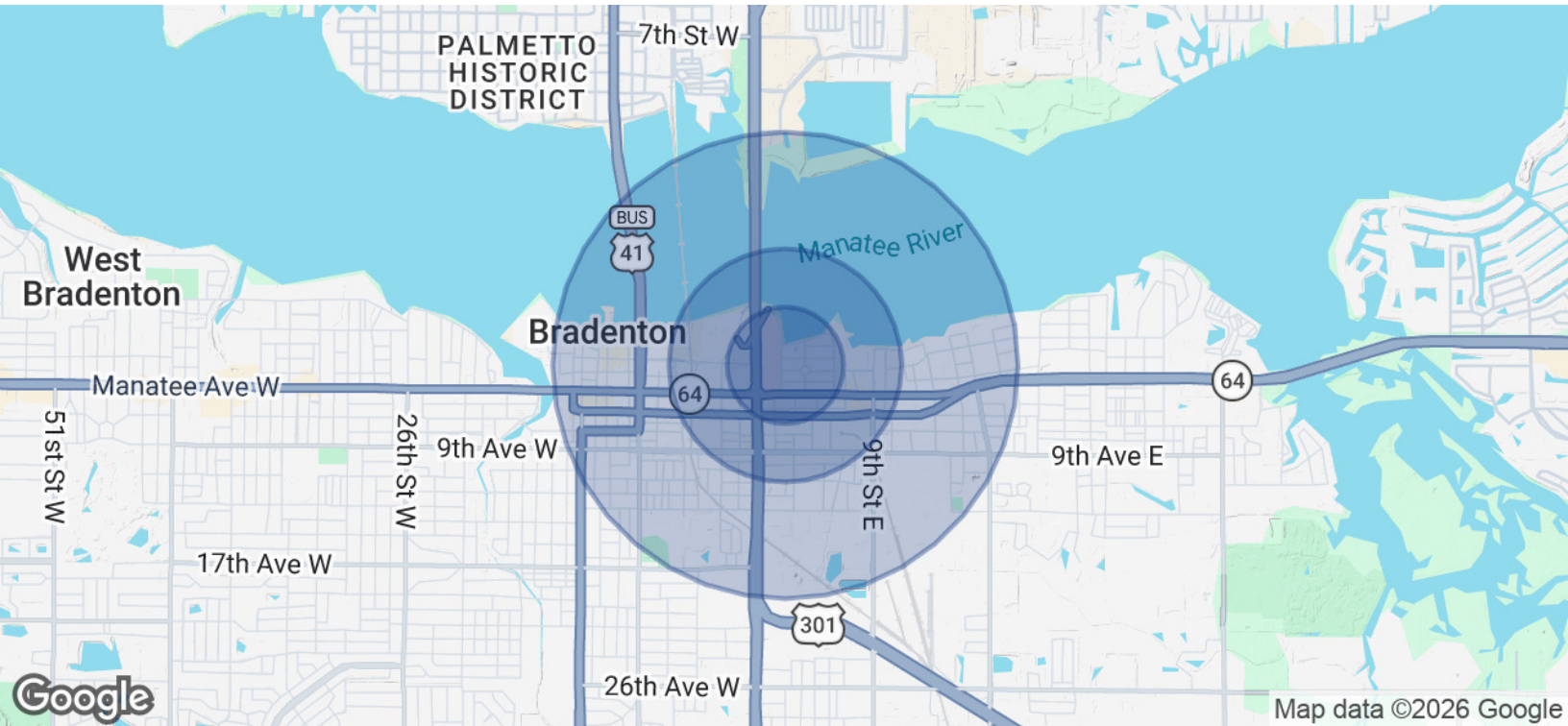


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	342	1,599	6,942
Average Age	36.6	38.8	40.2
Average Age (Male)	39.2	42.1	39.8
Average Age (Female)	36.7	36.8	39.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	695	2,804
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$84,100	\$83,497	\$83,398
Average House Value	\$332,570	\$310,717	\$299,891

2023 American Community Survey (ACS)

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