

# RIVERSIDE

MEDICAL CENTER

300 RIVERSIDE DRIVE EAST  
BRADENTON, FL 34208

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**BRIAN BREEDING, CCIM**

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**WENDY GIFFIN**

Managing Director  
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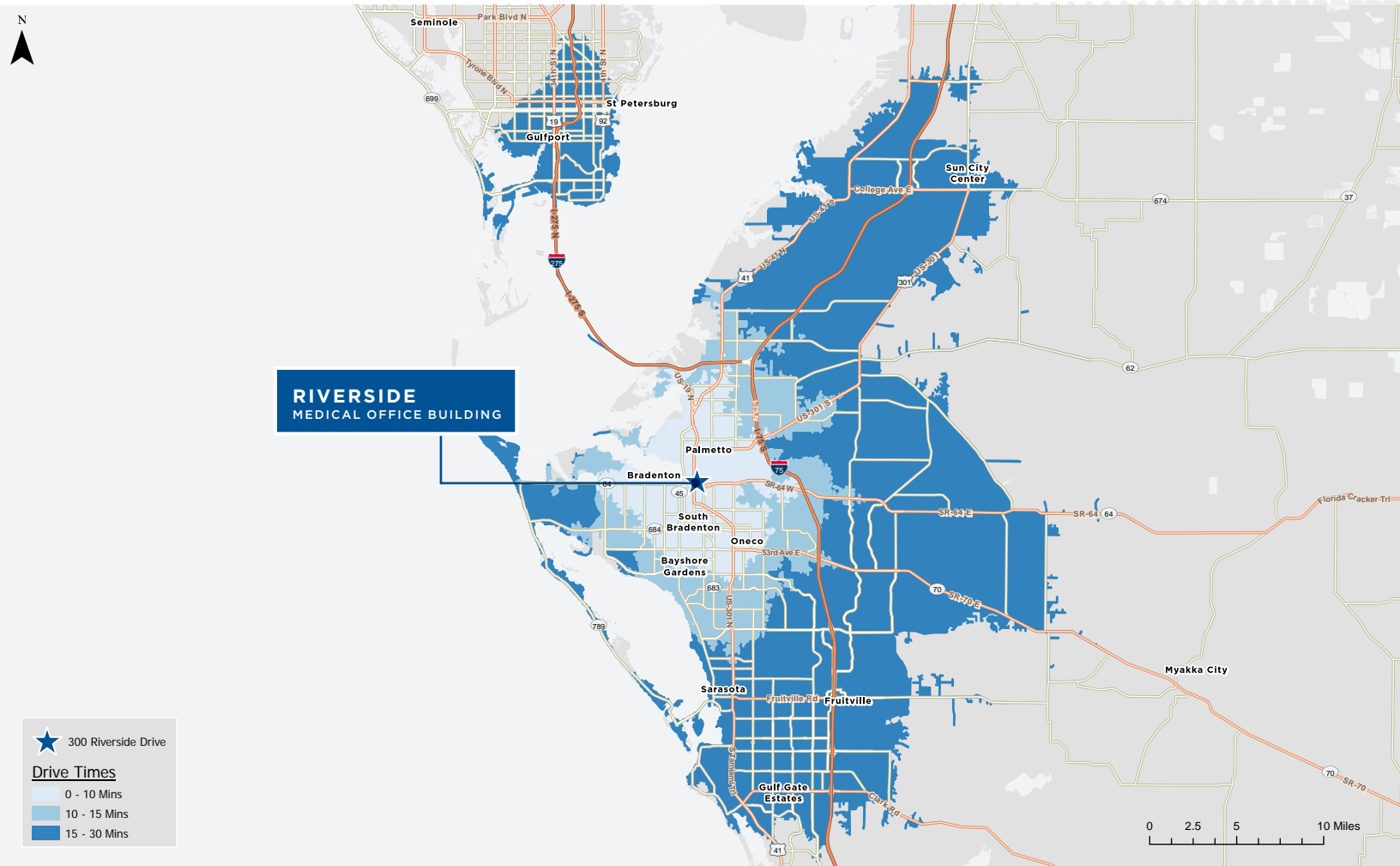
# Opportunity

- 57,000+ SF, 4-story medical office building
- Adjacent to the Manatee Memorial Hospital campus, a UHS 219-bed acute care hospital
- Built in 1986, renovated in 2007
- Specialty tenants include diagnostics, dermatology, and podiatry
- Abundant surface parking for patients and staff, with covered parking also available
- Beautiful waterfront location on the Bradenton Riverwalk

SIZE  
**57,299 SF**

## DEMOGRAPHICS

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



**RIVERSIDE**  
MEDICAL OFFICE BUILDING

★ 300 Riverside Drive  
**Drive Times**  
0 - 10 Mins  
10 - 15 Mins  
15 - 30 Mins



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# Nearby Amenities



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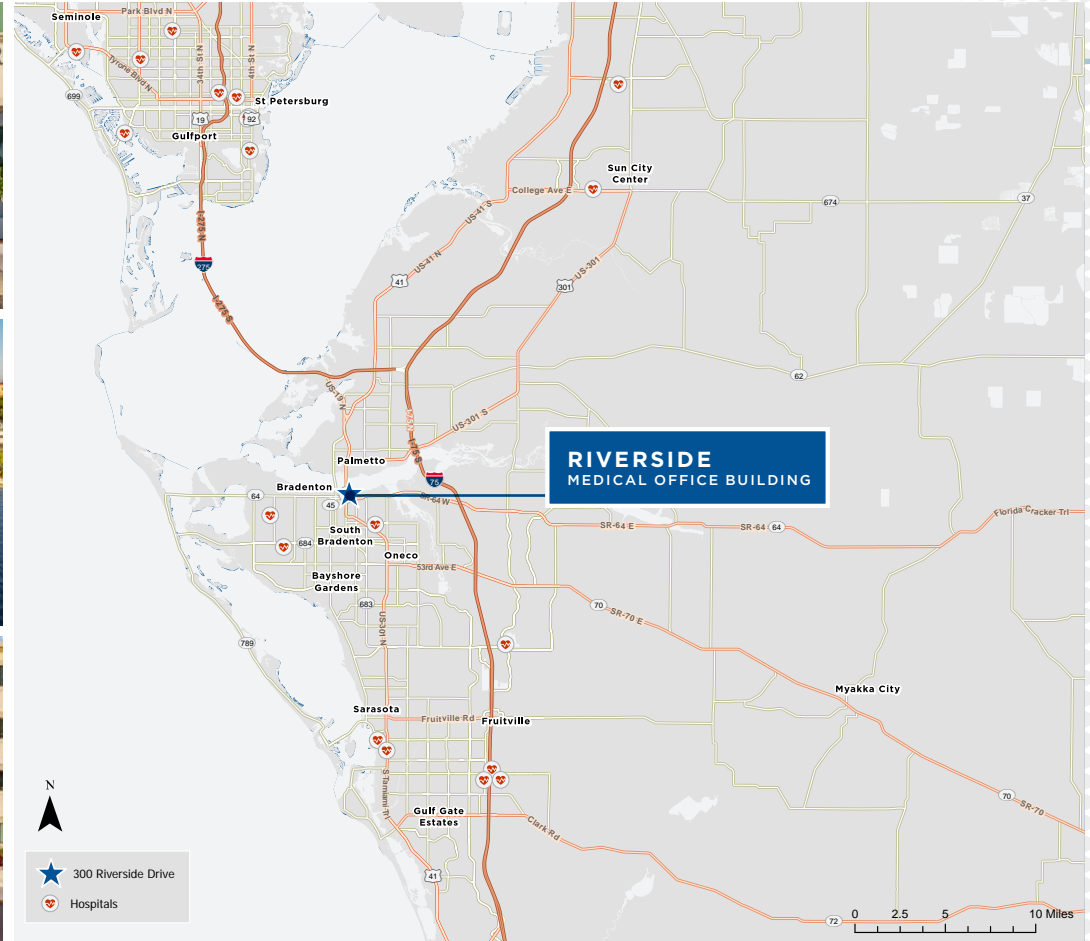
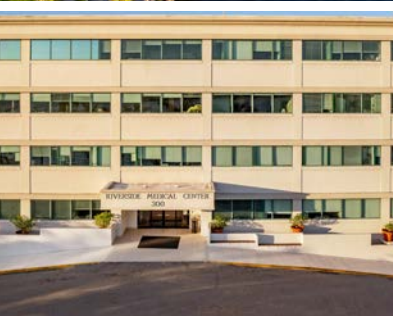
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# RIVERSIDE MEDICAL CENTER

## Nearby Medical



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300 RIVERSIDE DRIVE EAST  
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