

Premier Medical Office Space for Lease RIVERSIDE MEDICAL



Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

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

Managing Director +1 727 599 3799

wendy.giffin@cushwake.com

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

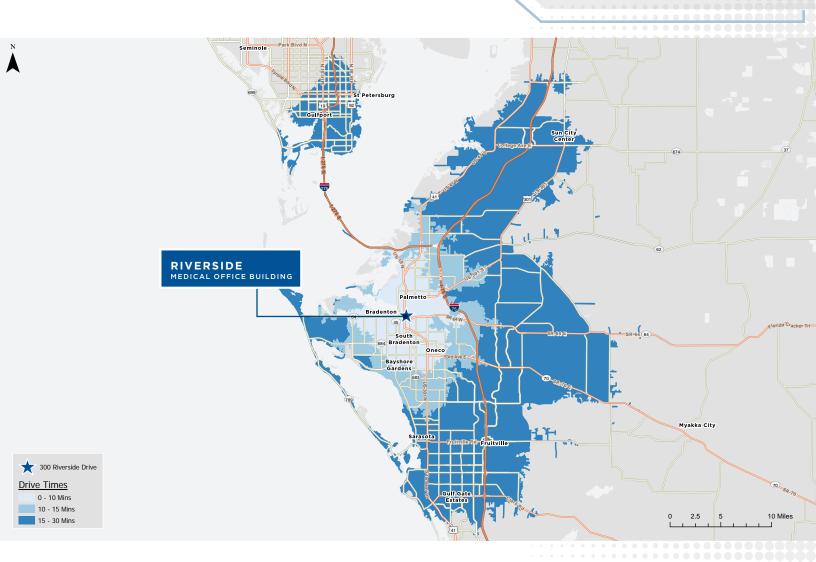
DEMOGRAPHICS

 1 MILE
 3 MILES
 5 MILES

 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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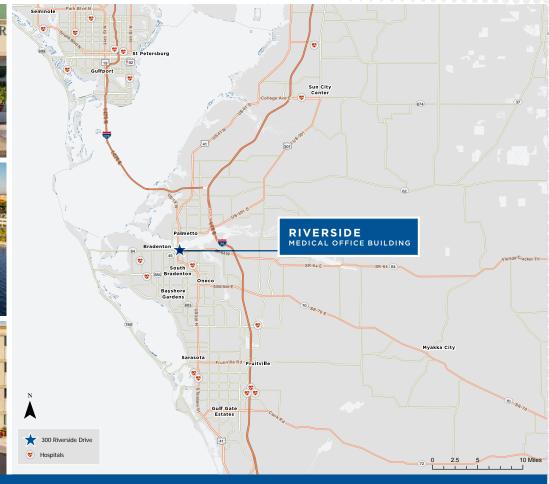


Nearby Medical









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Managing Director +1 727 599 3799 wendy.giffin@cushwake.com 300 RIVERSIDE DRIVE EAST BRADENTON, FL 34202



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