

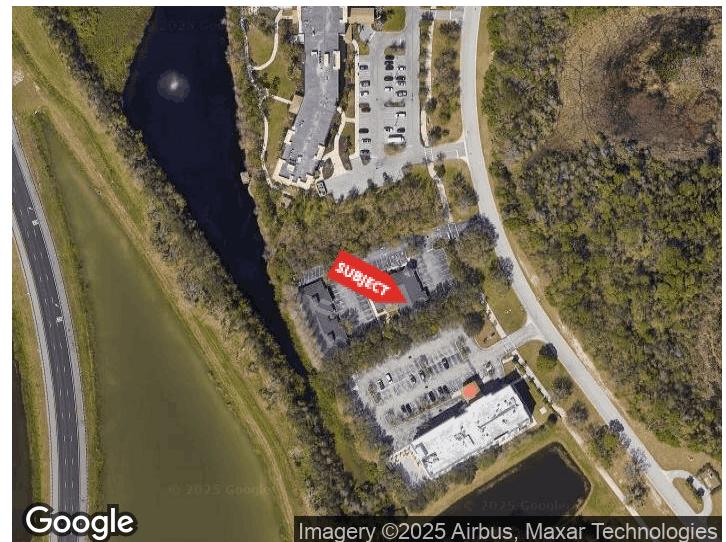


CREEKWOOD EAST OFFICE SUITES

5460 LENA ROAD
BRADENTON, FLORIDA 34211

PROPERTY HIGHLIGHTS

- Prime location near I-75
- 5 private offices
- Check-in and check-out areas
- Kitchenette
- Class A build-out
- Available in 60 days



For More Information

BRIAN SEIDEL

CCIM - Broker Associate

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DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	1,106	34,868	151,934
Total Population	2,764	83,693	374,606
Average HH Income	\$92,747	\$83,815	\$62,646

PROFESSIONAL OR MEDICAL OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	1,511 SF
Available SF:	1,511 SF
Lot Size:	0.036 Acres
Year Built:	2007
Zoning:	PD-I

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5460 Lena Rd, Bradenton, FL 34211

Property Type: Office
Property Size: 1,511 SF

Class A professional/medical office space located just off I-75 in Bradenton. The suite features 5 private offices, a welcoming check-in/waiting area, a convenient check-out area, kitchenette, and more—making it ideal for medical, legal, or other professional users.

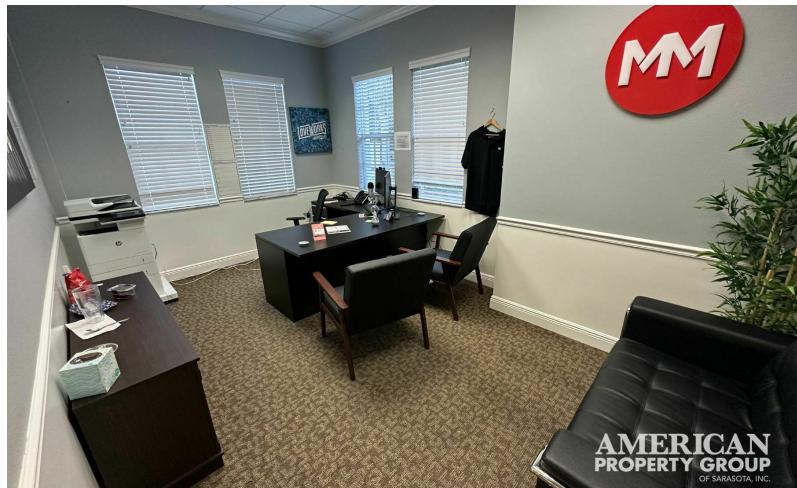
Visit us online at www.AmericanPropertyGroup.com to see all our listings.

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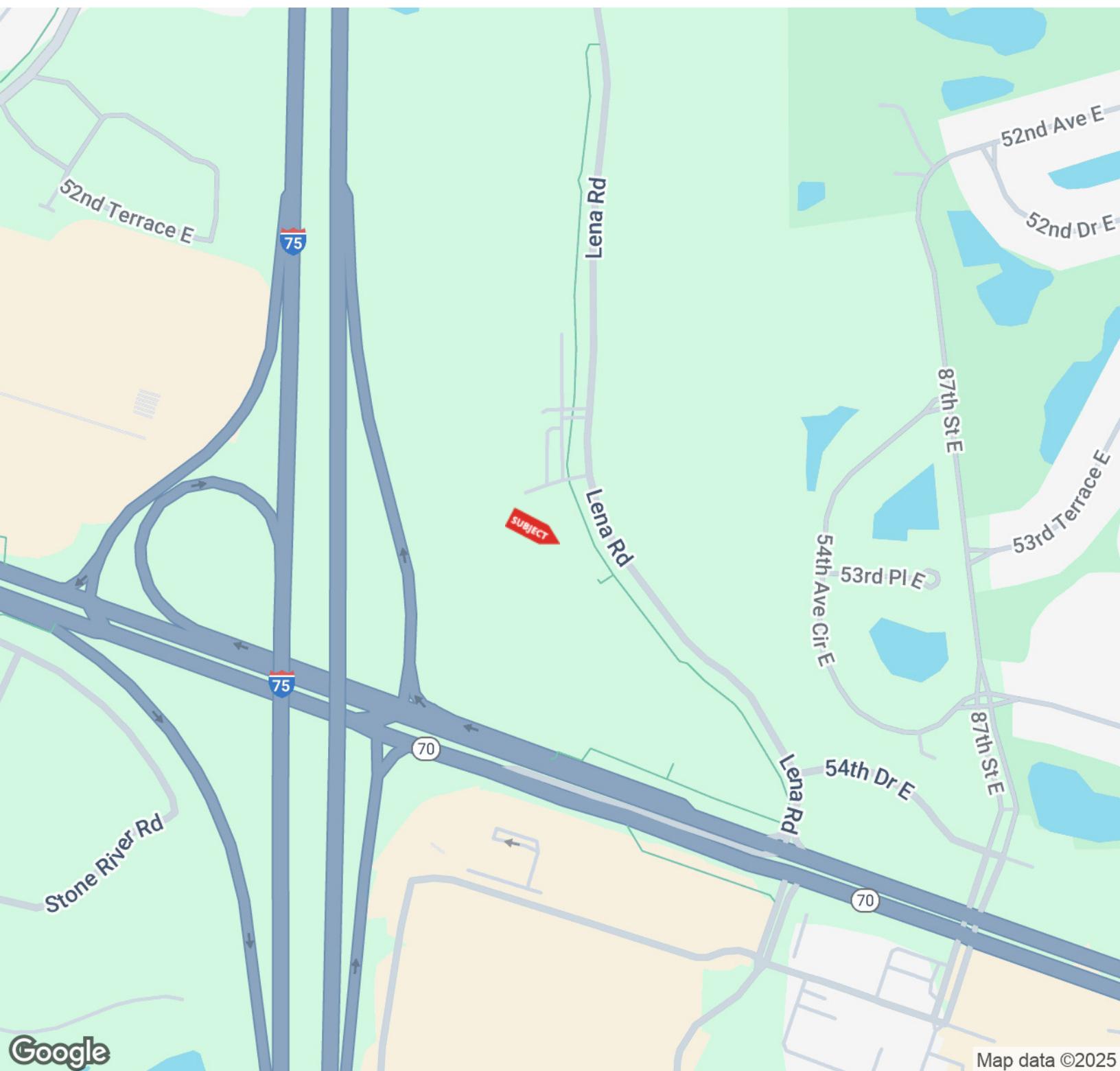
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5460 Lena Road

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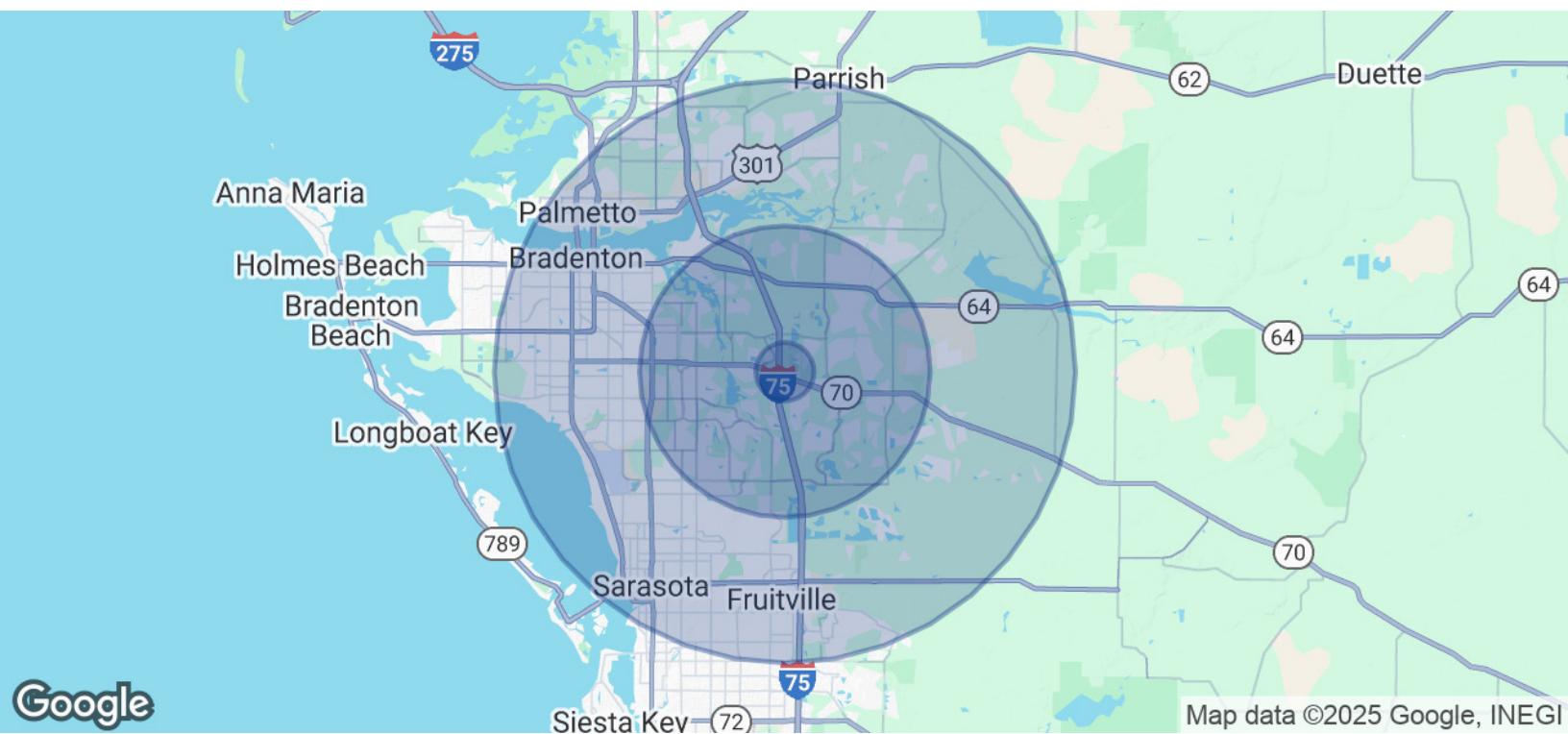


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PROFESSIONAL OR MEDICAL OFFICE SPACE FOR LEASE



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,764	83,693	374,606
Average Age	47.9	47.0	43.1
Average Age (Male)	48.0	47.2	42.2
Average Age (Female)	47.8	47.3	44.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,106	34,868	151,934
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,747	\$83,815	\$62,646
Average House Value	\$315,982	\$375,957	\$280,231

2020 American Community Survey (ACS)

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