



FOR SALE

For Sale | Office

# Prime Redevelopment Opportunity On Manatee Ave.

2101 Manatee Ave W, Bradenton, FL 34205

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**MELINDA GARRETT**

Commercial Real Estate Advisor

941.899.4842

MelindaGarrett@msccommercial.com

**OFFICE BUILDING**

2101 MANATEE AVE W, BRADENTON, FL

**OFFERING SUMMARY**

Sale Price:	\$349,000
Lot Size:	0.15 Acres
Year Built:	1985
Building Size:	1,441
Zoning:	BR_UV, Urban Village
Market:	Tampa/St. Petersburg
Submarket:	Bradenton
Price / SF:	\$242.19

**PROPERTY OVERVIEW**

Unlock the potential of this 1,441 SF office/retail property featuring 50 feet of prominent frontage and direct access from Manatee Avenue, Bradenton's busiest corridor with over 48,000 vehicles daily. This property presents an exciting opportunity for a visionary investor to transform the site through substantial renovations or as a redevelopment project. Located just half a mile from downtown in a thriving commercial corridor, this site is ideal for investors or developers looking to capitalize on its prime, high-traffic location.

The property can be purchased together with 2101 Manatee Ave W for a total of \$1,284,000.

**PROPERTY HIGHLIGHTS**

- High-traffic corridor with excellent visibility
- Direct Manatee Avenue access with adequate parking
- Ideal for a visionary investor seeking maximum exposure
- Zoned BR\_UV, Urban Village

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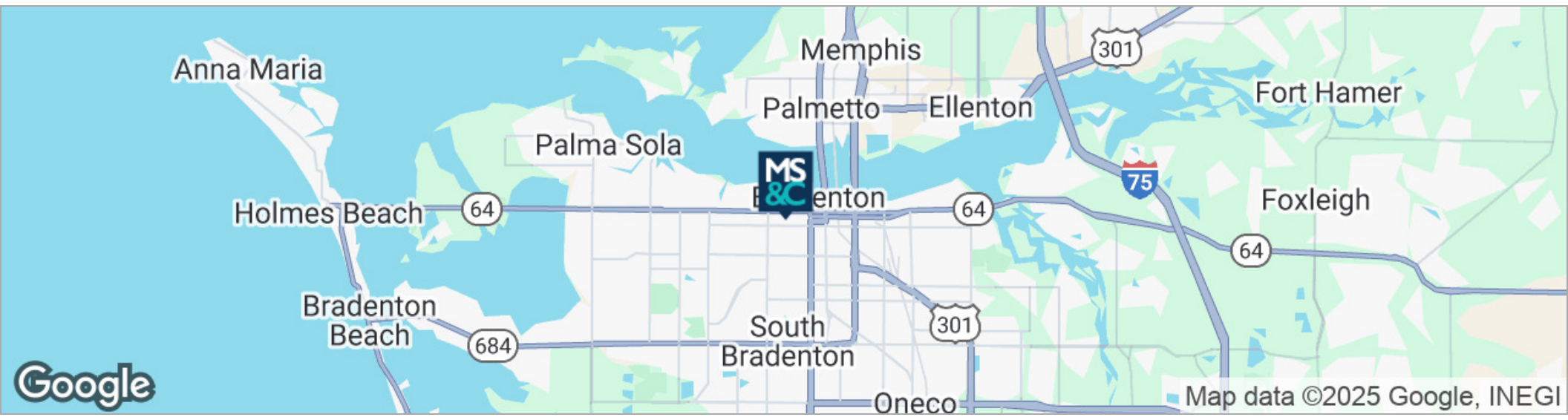
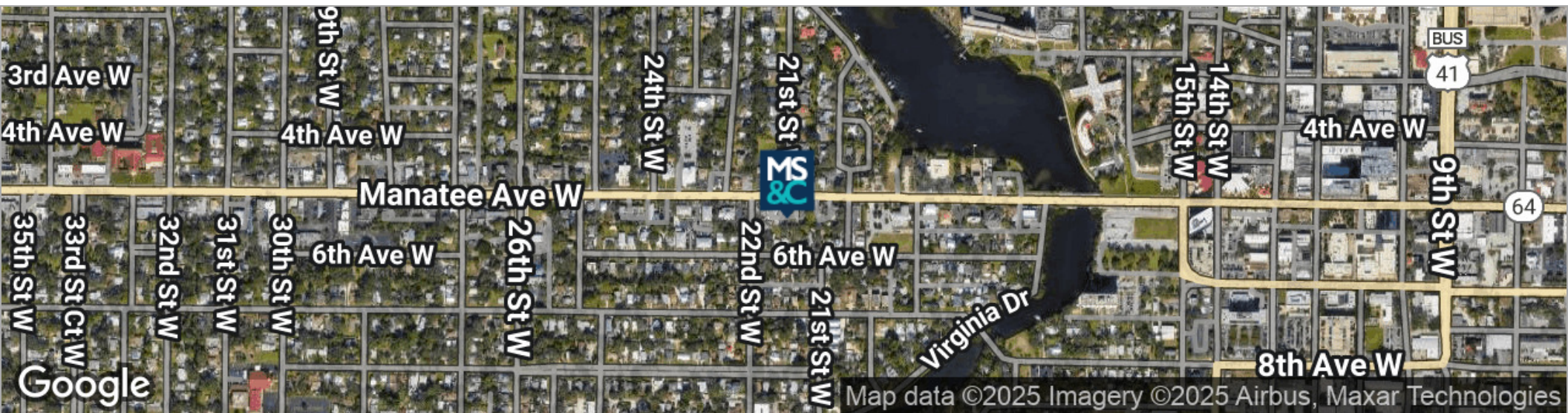
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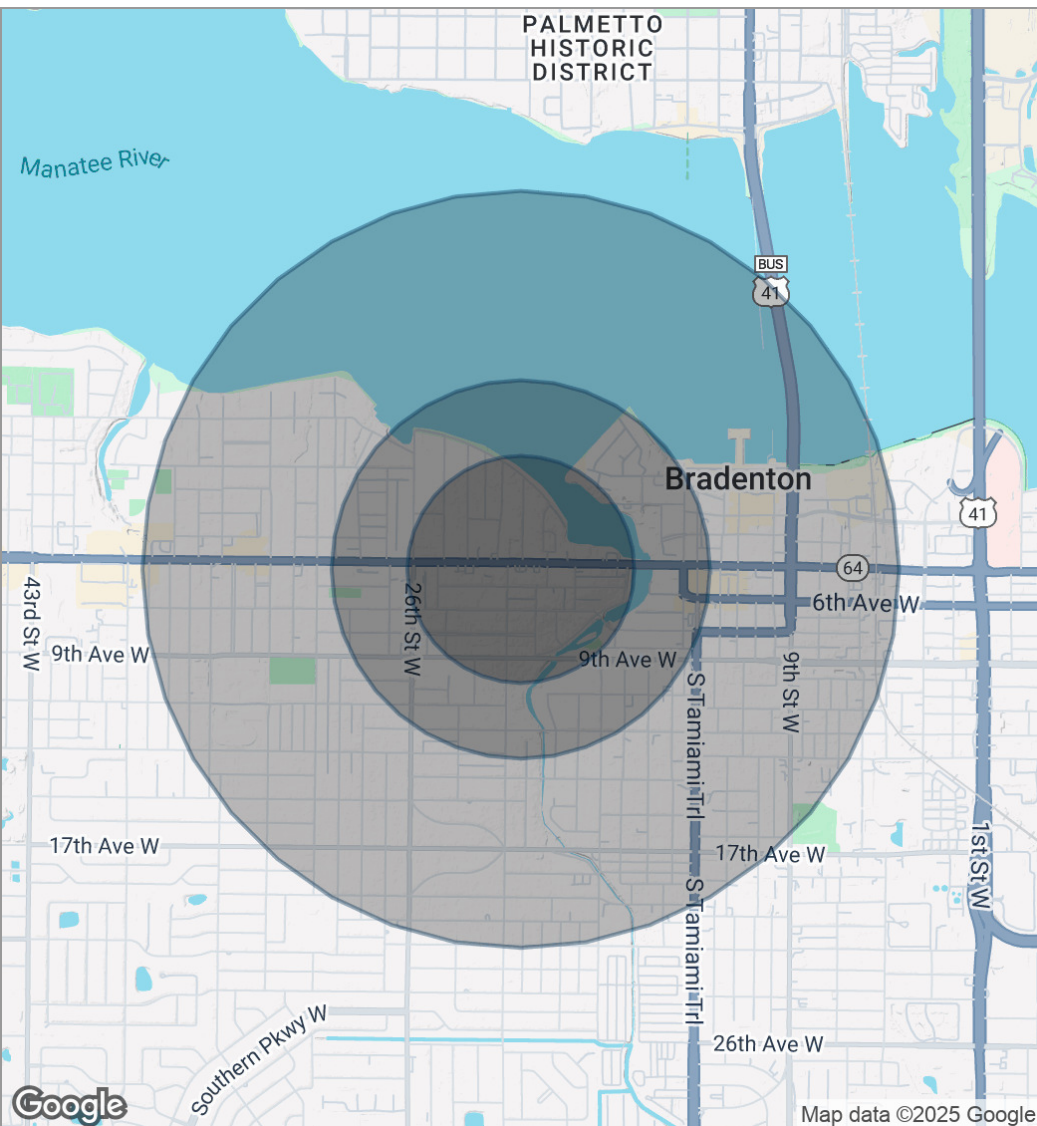
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,169	3,796	11,507
Median age	50	51	46
Median age (male)	48	50	45
Median age (Female)	51	53	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	567	1,735	5,052
# of persons per HH	2.1	2.2	2.3
Average HH income	\$73,739	\$73,062	\$70,422
Average house value	\$351,471	\$317,535	\$294,217

\* Demographic data derived from 2020 ACS - US Census

**OFFICE BUILDING**

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**PROFESSIONAL BACKGROUND**

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.

**MEMBERSHIPS & AFFILIATIONS**

Realtor Association of Sarasota & Manatee Member (RASM)  
Commercial Real Estate Alliance of RASM Member (CREA)  
Board of Directors RASM CREA, 2025  
Manatee Chamber of Commerce- Downtown Redevelopment Committee  
Manatee Chamber of Commerce- Better Business Council  
Sarasota Chamber of Commerce  
MSC Foundation Council Member