

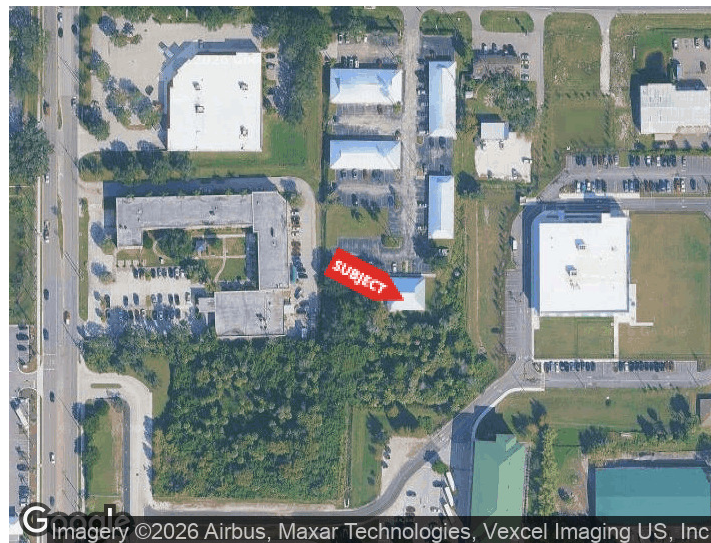


PROFESSIONAL OFFICE WITH 850 SF +/-

1341 10TH ST E
PALMETTO, FLORIDA 34221

PROPERTY HIGHLIGHTS

- ±850 SF professional office/medical suite
- 2 private offices + reception/lobby + open bullpen
- End unit with abundant natural light (N, W & S exposure)
- Updated vinyl plank flooring throughout
- Prime location on US 301 with ample parking



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,331	24,356	68,477
Total Population	5,785	61,127	164,630
Average HH Income	\$88,107	\$76,232	\$78,868

For More Information

ADAM DOAK

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PROFESSIONAL OFFICE WITH 850 SF +/-



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	21,153 SF
Available SF:	850 SF
Lot Size:	2.85 Acres
Year Built:	1981
Zoning:	CG
Submarket:	Manatee

PROPERTY OVERVIEW

American Property Group presents a Stand Alone Building at River North Business Center!

American Property Group presents Suite G at River North Business Center!

Nicely built out professional office or medical now available and located directly on US 301/10th St. E (Front Right Building). 1301-G has approx. 850 sf with an abundance of parking for customers and employees. This space includes:

- 2 - Private Offices
- 1 - Reception/Lobby/Open bullpen
- 1 - Private Restroom

- This is an end unit so has a lot of natural light from the North, West and South.
- Updated vinyl plank flooring

*CAM = \$4.87

River North Business Center is located between US 41 / Business 41 and I-75. Just a few miles from I-275 as well as I-75. Well maintained landscaping with an abundance of parking +/- 125. Full median cut on US 301 provides easy access for your employees and customers. The park has office spaces that range from as small as 575 sf to stand alone buildings with over 4,000 sf.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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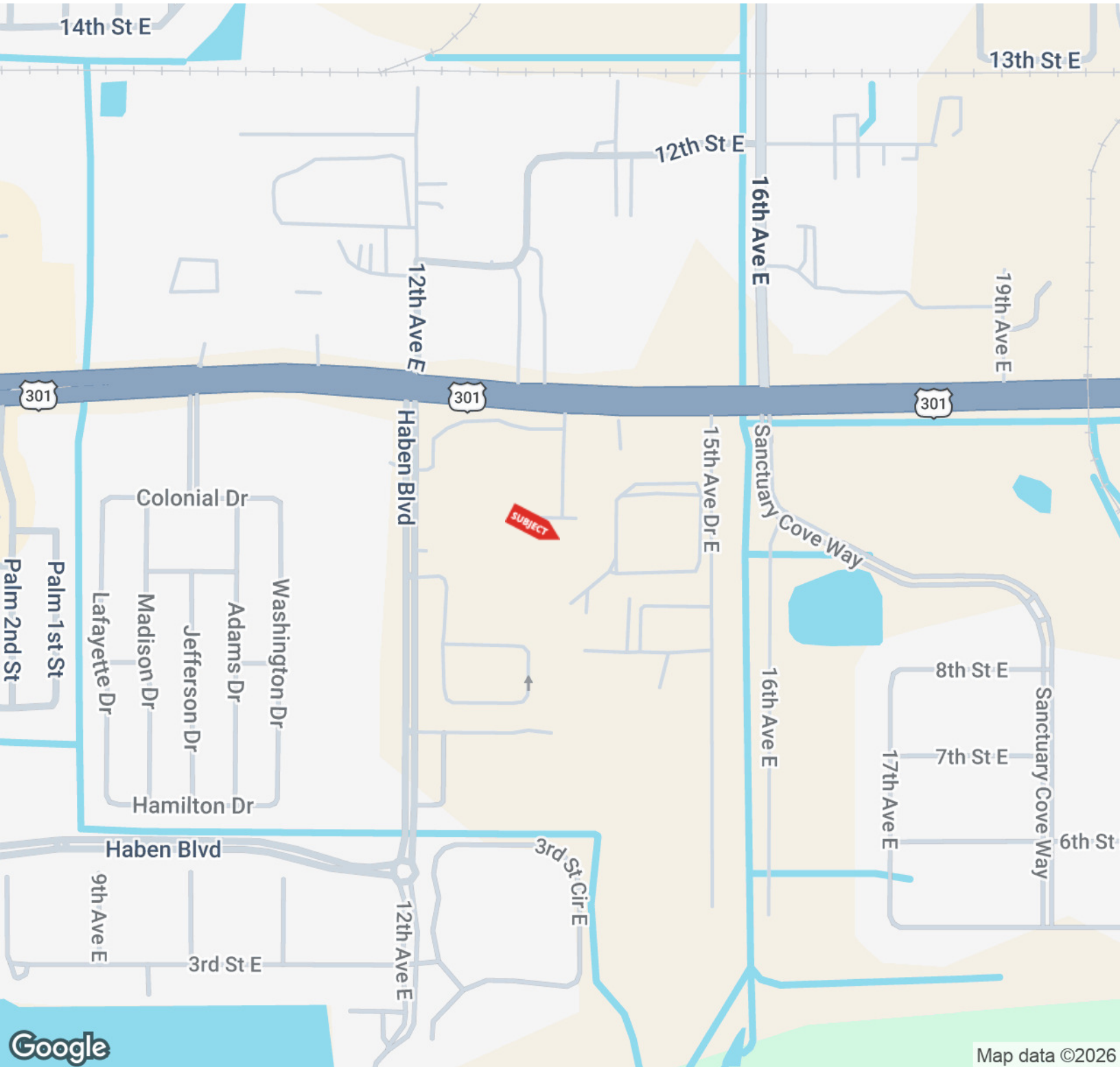


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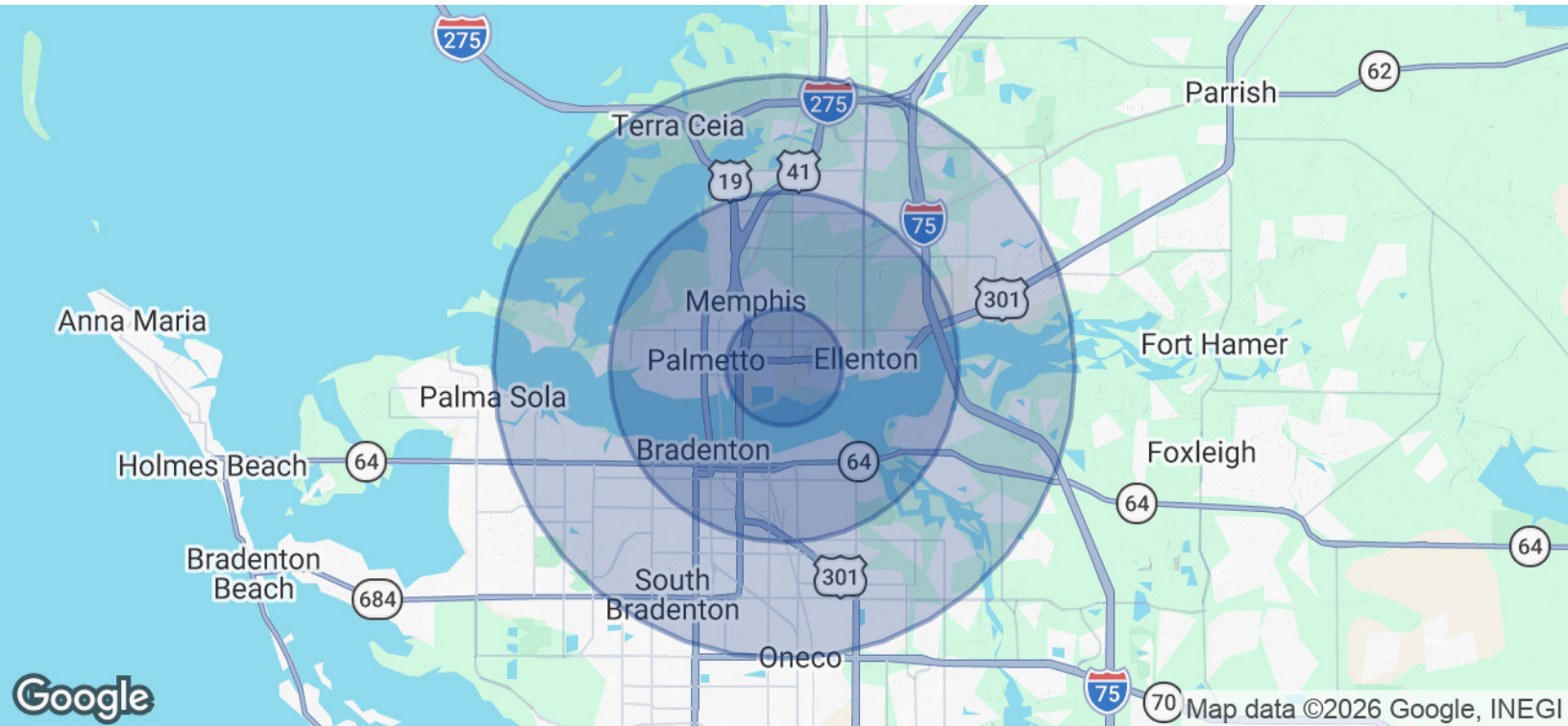


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PROFESSIONAL OFFICE WITH 850 SF +/-



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,785	61,127	164,630
Average Age	45	43	45
Average Age (Male)	44	42	44
Average Age (Female)	46	44	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,331	24,356	68,477
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$88,107	\$76,232	\$78,868
Average House Value	\$353,793	\$346,175	\$308,906

Demographics data derived from AlphaMap

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