



FOR SALE

For Sale | Office

Historic Bradenton Gem- Office Or Retail On Manatee Ave!

2714 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

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

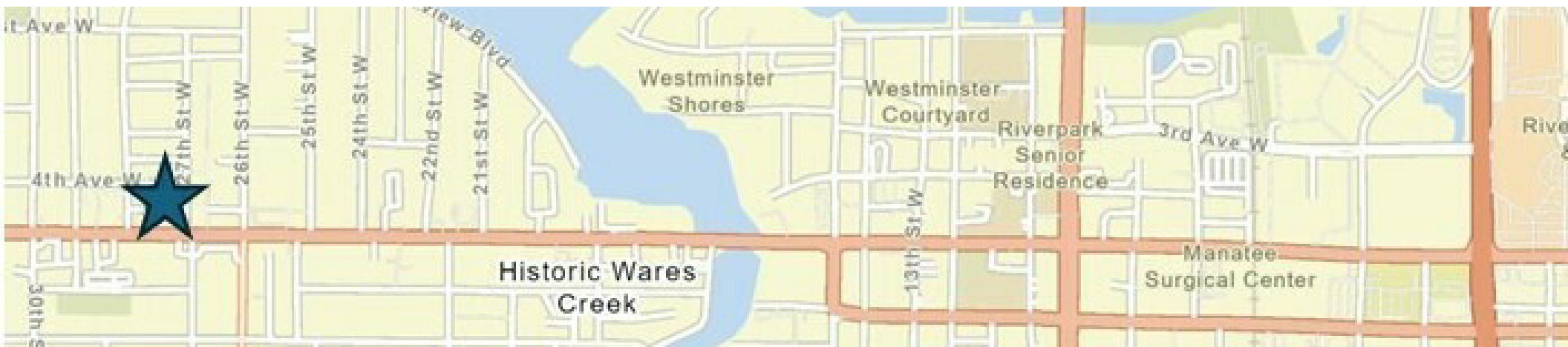
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**OFFERING SUMMARY**

Sale Price:	\$725,000
Lot Size:	0.2 Acres
Year Built:	1925
Building Size:	2,583
Zoning:	UCC
Price / SF:	\$280.68

PROPERTY OVERVIEW

Discover a rare opportunity to own a piece of Bradenton's history with this charming 2,583± SF building along Manatee Avenue, just a half-mile from downtown. Originally built in 1925, this property combines timeless architectural character with modern versatility—ideal for office, retail, or live-work use.

The interior features an inviting open showroom space, full kitchen, private offices, and two bathrooms, plus a finished bonus area perfect for storage or additional workspace. Positioned on a high-traffic corridor with excellent visibility, this property offers strong signage potential and convenient access to downtown, the Riverwalk, and surrounding amenities.

Ideal for an owner-user seeking a distinctive office, a boutique retailer looking for exposure, or an investor ready to unlock its potential, this property delivers historic charm, strategic location, and unmatched flexibility—all in one.

PROPERTY HIGHLIGHTS

- 2,583 SF building
- Situated on 0.20 +/- Acres
- Zoned UCC

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DEMOGRAPHIC SUMMARY

2714 Manatee Ave W, Bradenton, Florida, 34205

Ring of 1 mile

KEY FACTS

10,170

Population



4,263

Households

47.7

Median Age

\$55,279

Median Disposable Income

EDUCATION

7.0%

No High
School
Diploma

31.8%

High School
Graduate

31.8%

Some College/
Associate's
Degree

29.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$65,686

Median Household
Income

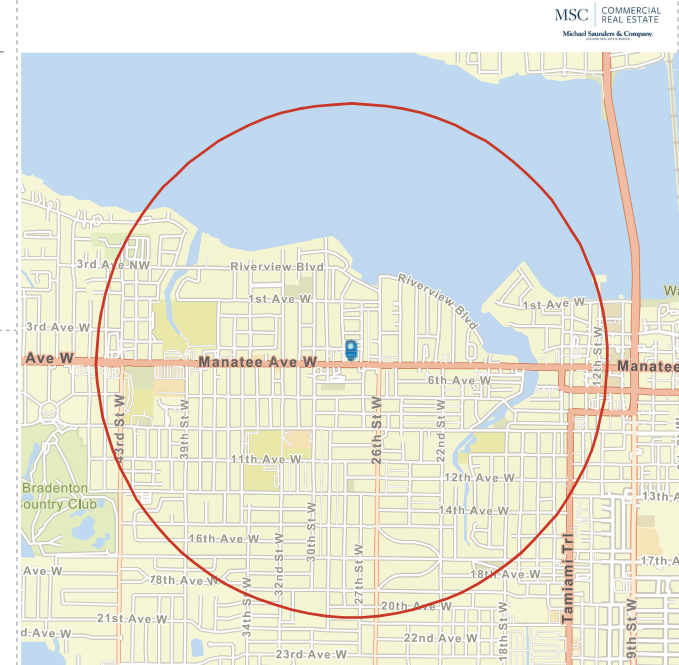
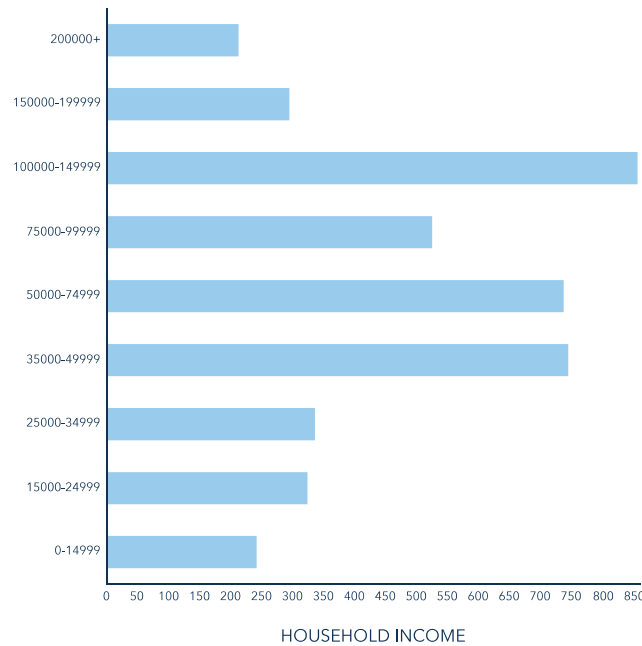
\$37,055

Per Capita Income



\$185,160

Median Net Worth



EMPLOYMENT



57.2%

White Collar



25.8%

Blue Collar



18.4%

Services

6.0%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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MANATEE AVE INVESTMENT OPPORTUNITY

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MELINDA GARRETT

Commercial Real Estate Advisor



1605 Main Street , Suite 500
Sarasota, FL 34236
T 941.899.4842
C 941.899.4842
MelindaGarrett@msccommercial.com

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

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C 941.350.9747
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FL #3125850

PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.