

FORMER BANK - BRADENTON

FOR LEASE

4601 MANATEE AVE W, BRADENTON, FL 34209



LOCATION DESCRIPTION

Located on the Manatee Ave W & 46th St W

PROPERTY HIGHLIGHTS

- 1.18 Acres
- 3,966 SF building with 3 D/T and 1 ATM location
- Full access corner location
- Easily converted to medical or fast food
- Strong visibility & exposure to SR 64/Manatee Ave (40,000 ADT)



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Population	8,751	80,719	164,904
Daytime Population	8,380	87,167	164,632
Households	3,696	35,201	70,644
Average HH Income	\$104,721	\$82,810	\$78,520



RYAN WADDELL

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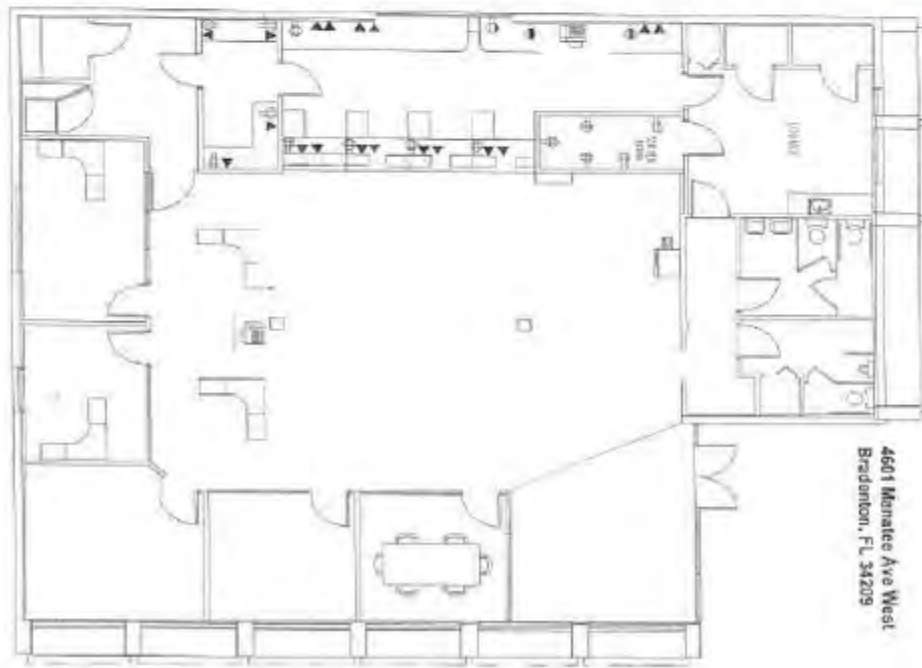
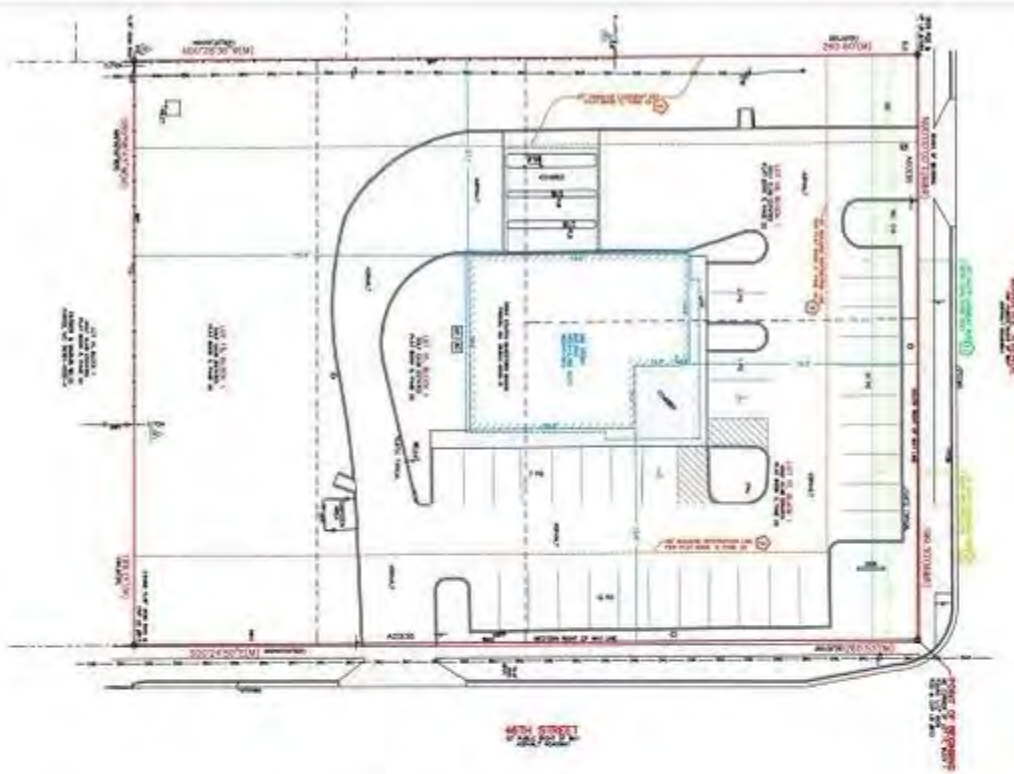
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