

AMERICAN PROPERTY GROUP

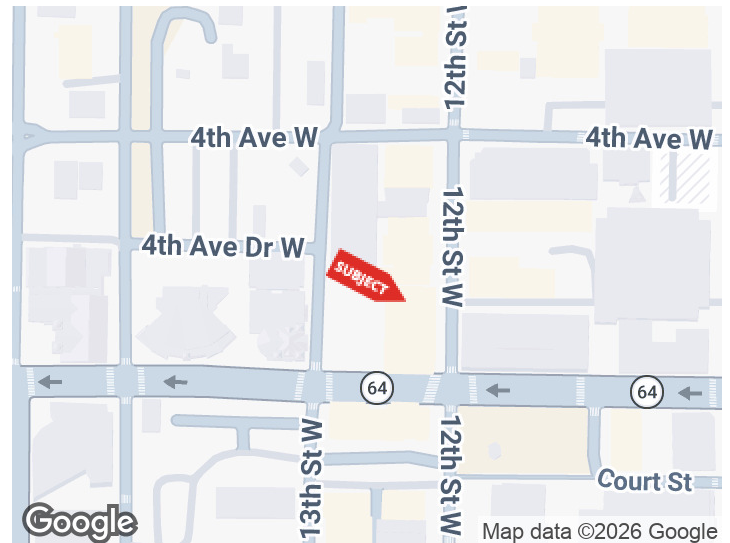
OF SARASOTA, INC.



NEWLY BUILT OUT RETAIL SPACE

442 12TH ST W
BRADENTON, FLORIDA 34205

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,924	32,203	72,884
Total Population	10,085	81,993	179,815
Average HH Income	\$49,932	\$50,369	\$50,857



For More Information

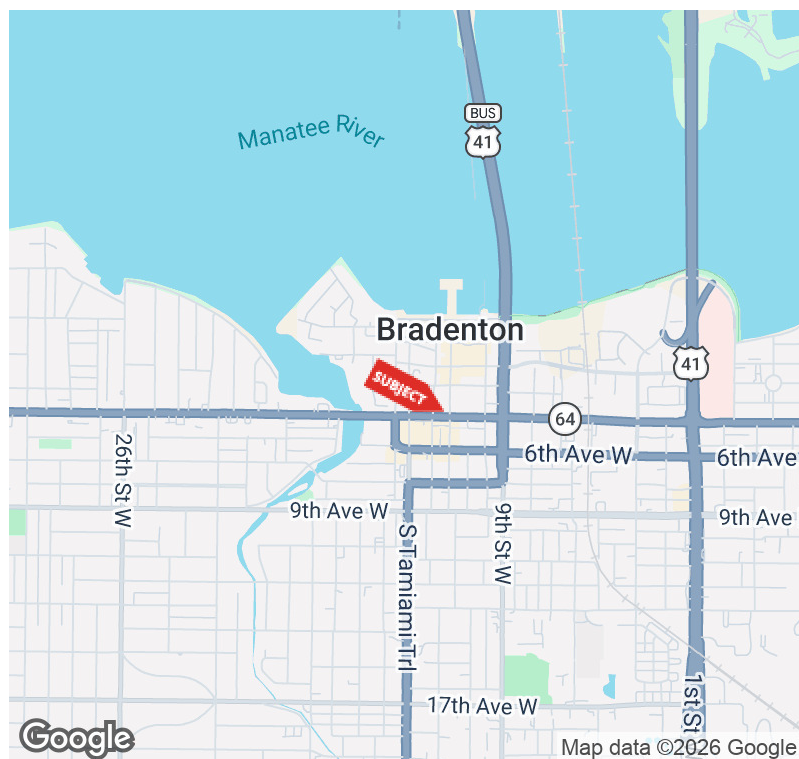
ADAM DOAK

Commercial Realtor

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adoak@americanpropertygroup.com

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OFFERING SUMMARY

Lease Rate:	Negotiable Based on TI Needs
Building Size:	2,160 SF
Available SF:	2,160 SF
Renovated:	2025
Zoning:	T5

PROPERTY OVERVIEW

Recently built out with all new flooring, handicap restrooms, electrical, plumbing and ready for occupancy!

This space is in the middle of restaurants, bars, retail, hotels, and Bradenton Riverwalk. This space has access to a shared ally for additional outdoor seating.

Base rent does not have a number set due to the space needing a build out. Depending on what a future tenant would need done the owner will come up with a base rent.

PROPERTY HIGHLIGHTS

- ±2,160 SF available
- Newly renovated with updated flooring, electrical, and plumbing
- ADA-compliant restrooms
- Build-to-suit opportunity
- Shared alley access with potential outdoor seating
- Surrounded by restaurants, bars, retail, and hotels
- Walking distance to the Bradenton Riverwalk
- Excellent downtown location with strong pedestrian traffic

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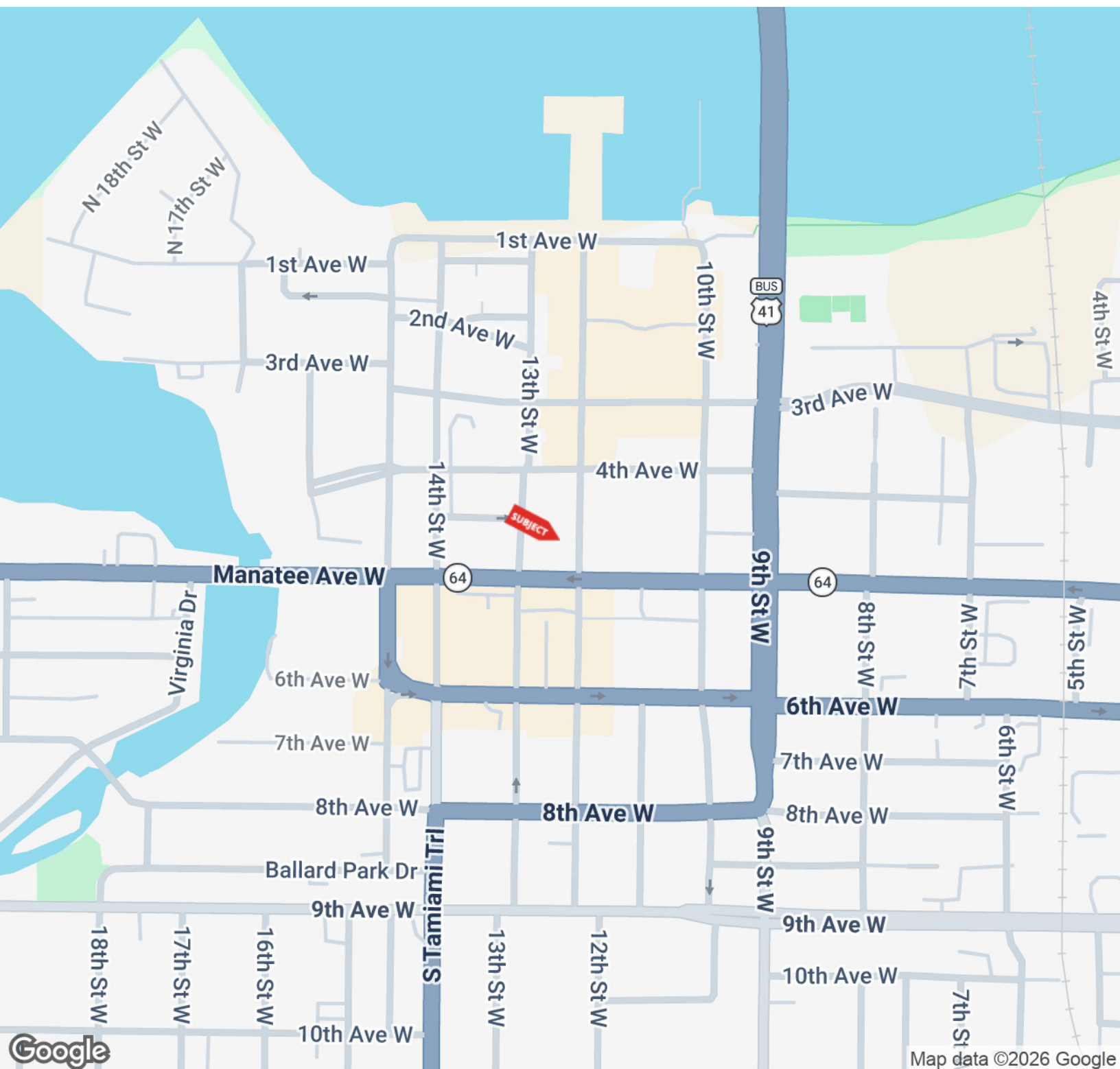


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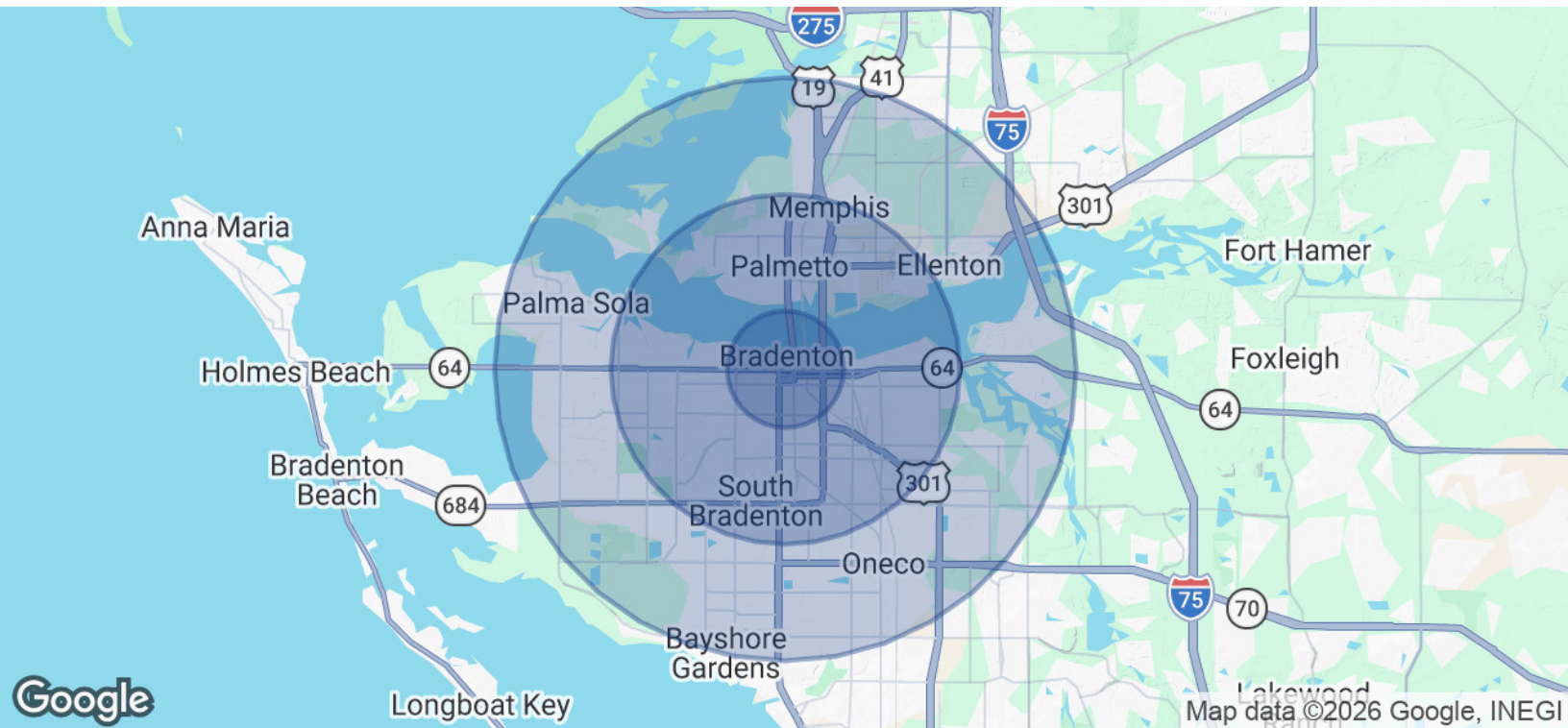


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,085	81,993	179,815
Average Age	40.3	40.1	42.3
Average Age (Male)	37.9	38.7	40.9
Average Age (Female)	41.1	41.9	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,924	32,203	72,884
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$49,932	\$50,369	\$50,857
Average House Value	\$253,222	\$213,332	\$236,821

2020 American Community Survey (ACS)

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