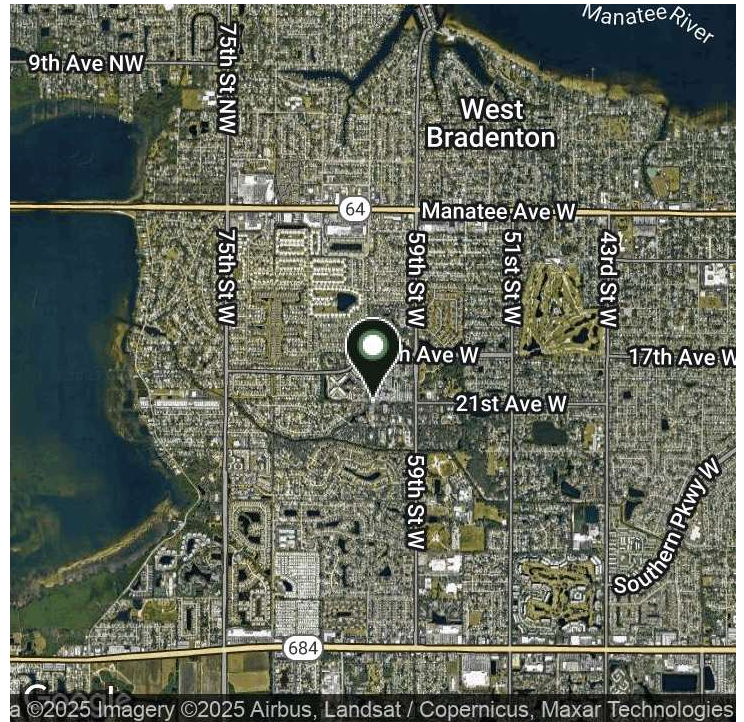


6215 21ST AVE W
BRADENTON, FL 34209



OFFERING SUMMARY

Sale Price: \$3,900,000.00

CAP Rate: 7.75%

UNIT A: 3,347 sq. ft.

Unit B: 11,925 sq. ft.

PROPERTY OVERVIEW

Exceptional investment opportunity adjacent to HCA Florida Blake Hospital. 2 unit professional medical facility with long term NNN radiology tenants. Attractive and well maintained building providing unparalleled convenience for both medical practitioners and clients alike.

Recent improvements include:
New Roof
Painting of building
Reglazed windows
Repaved/striped parking lot

PROPERTY HIGHLIGHTS

- 15,272 sq. ft. building
- 1.7 Acre lot
- Zoned: BR_P in City of Bradenton
- 36 Parking Spaces

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

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Since 1908

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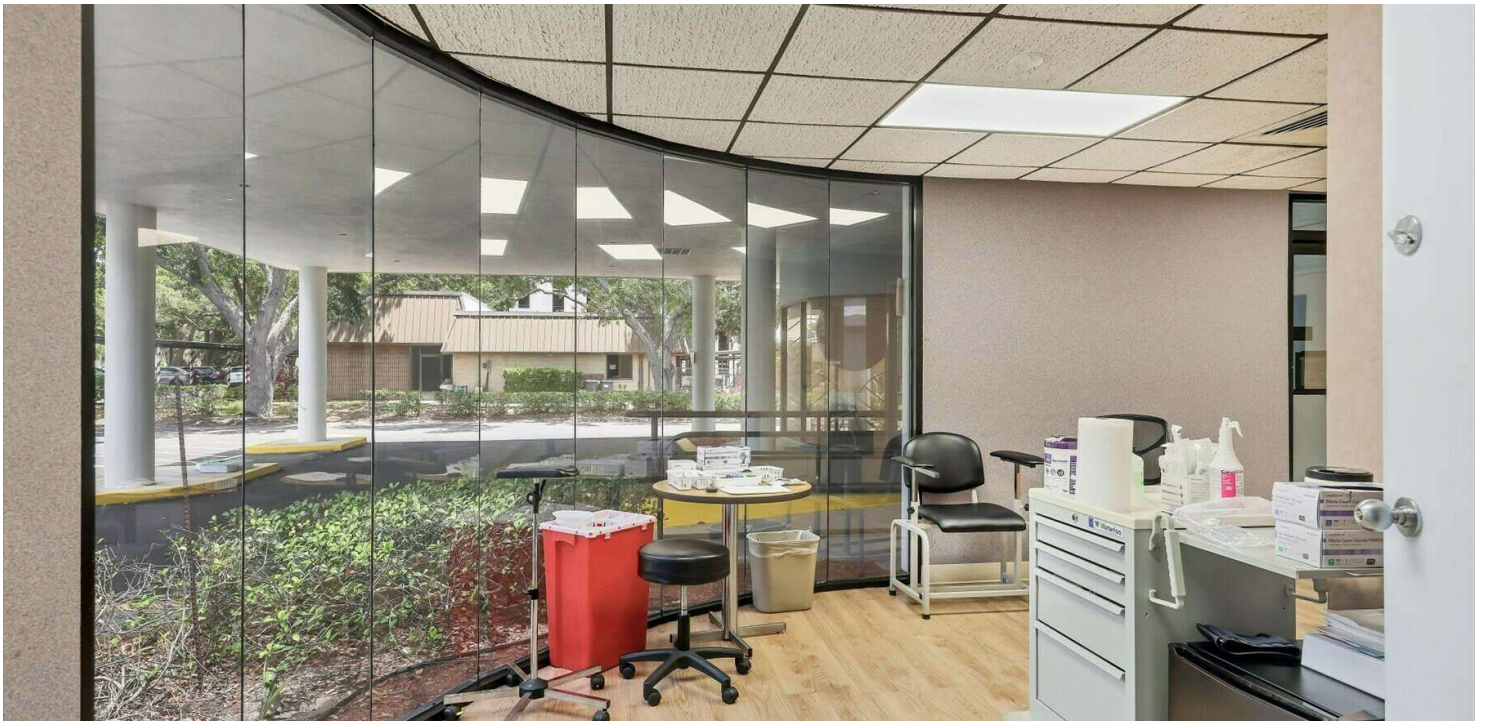
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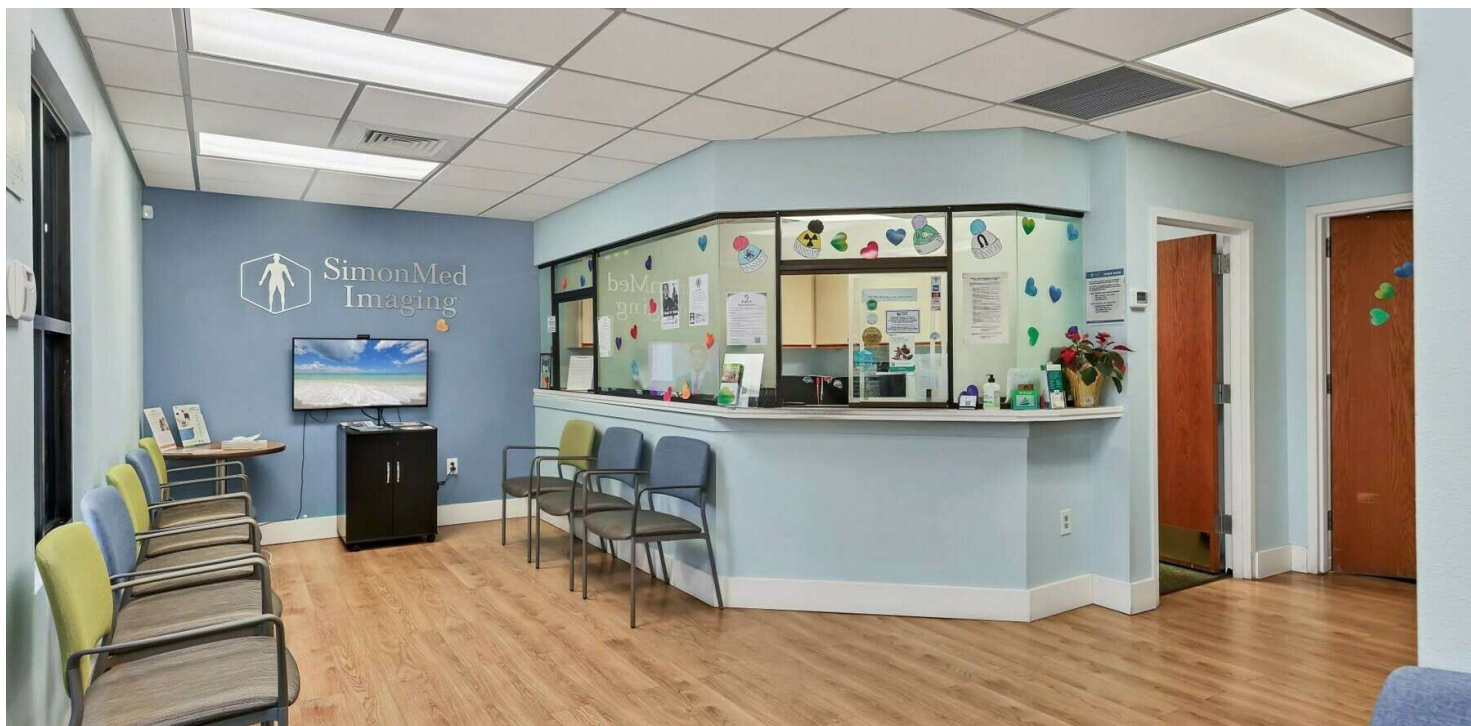
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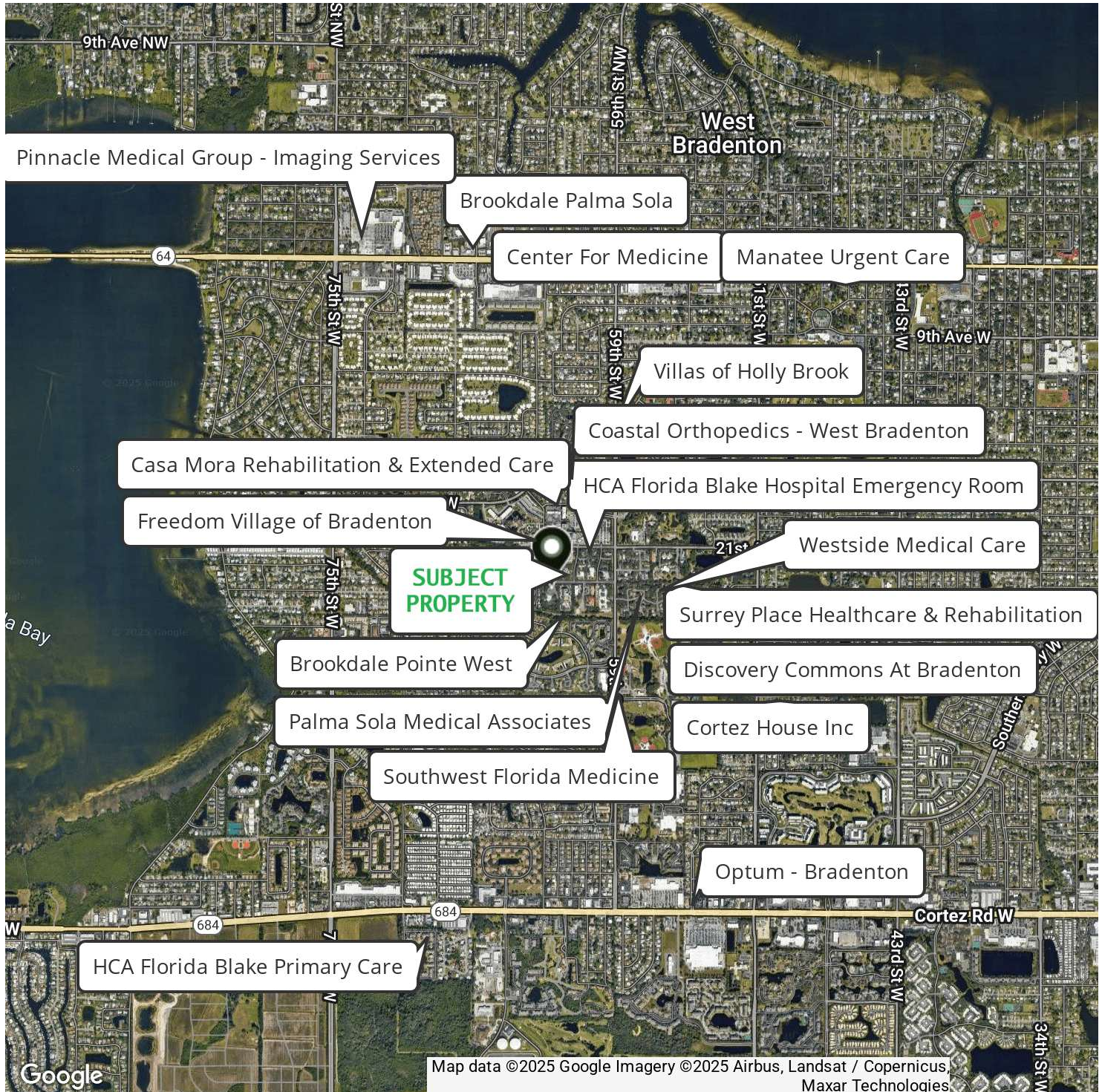
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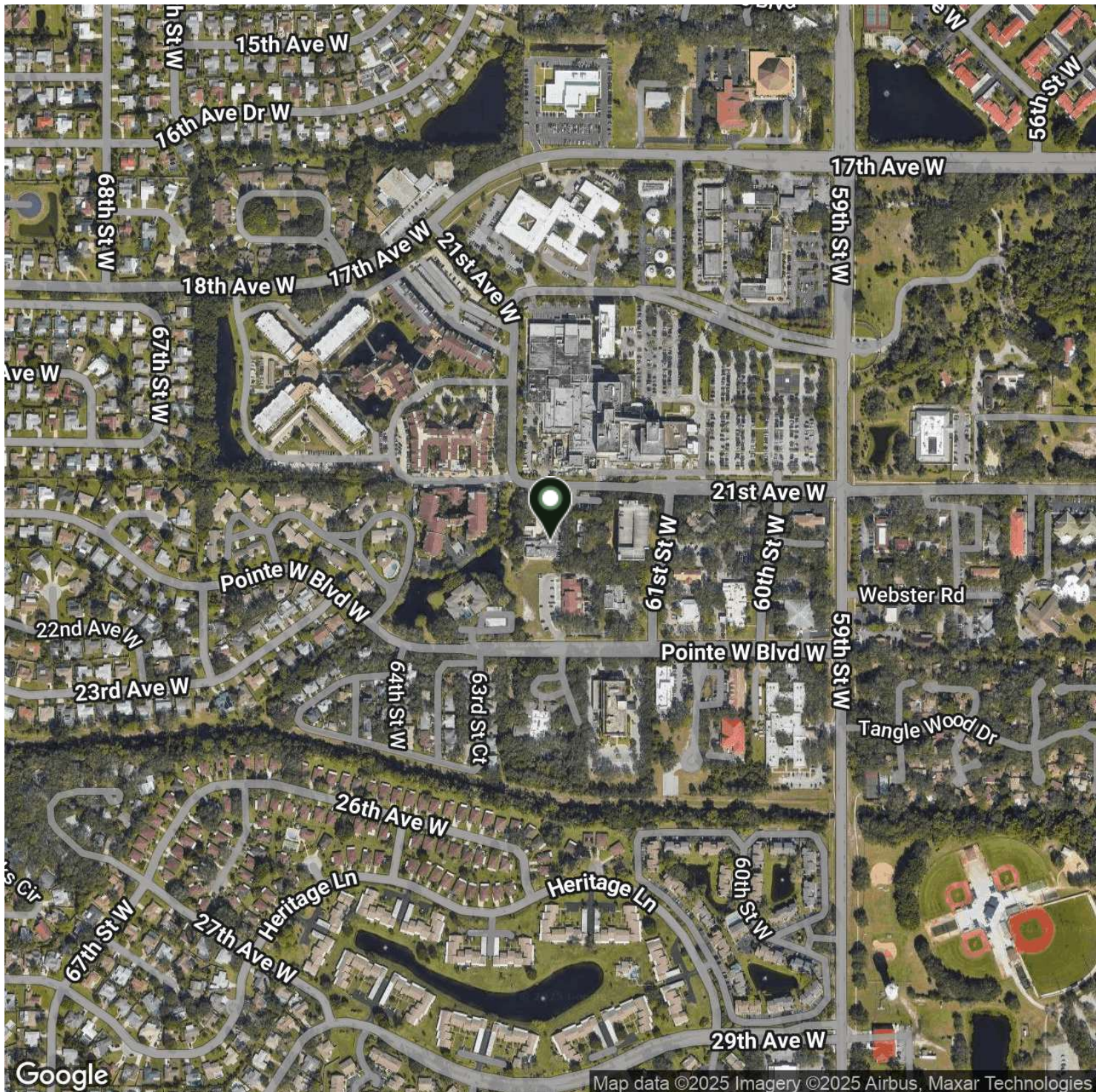
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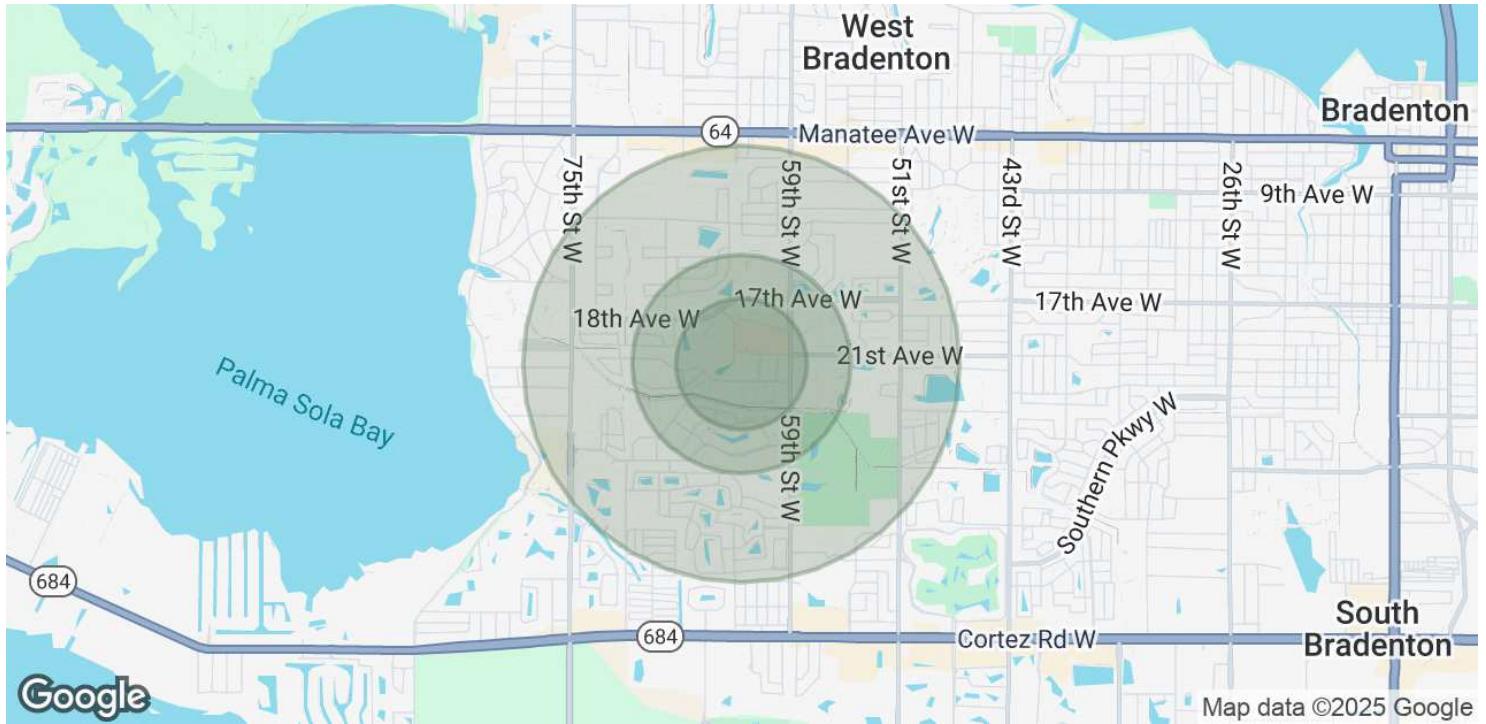
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,267	3,347	11,560
Average Age	68	63	58
Average Age (Male)	65	60	56
Average Age (Female)	70	64	59

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	597	1,643	5,676
# of Persons per HH	2.1	2	2
Average HH Income	\$76,921	\$80,786	\$87,064
Average House Value	\$430,146	\$404,923	\$383,017

Demographics data derived from AlphaMap

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