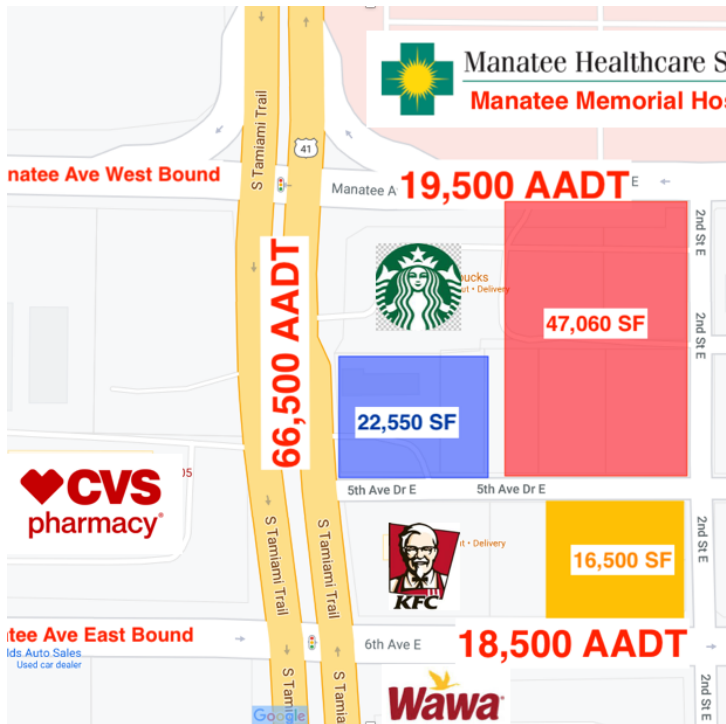


For Lease

RETAIL/OFFICE LAND LEASE SITES

120 Manatee Ave E, Bradenton, FL 34205



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	16,500 - 86,050 SF
Lot Size:	2 Acres
Zoning:	Flexible
Market:	Bradenton

PROPERTY OVERVIEW

Location and Opportunity! Land lease or build to suit on a choice of separate or combined parcels between East and Westbound Manatee Avenue directly across the street from Manatee Memorial Hospital. Join Starbucks, KFC, CVS in this busy location of over 100,000 cars a day.

PROPERTY HIGHLIGHTS

- Over 104,000 Combined AADT
- Visibility and Access from Multiple Roads
- Can be Combined

KEN HOSKINSON, JR.

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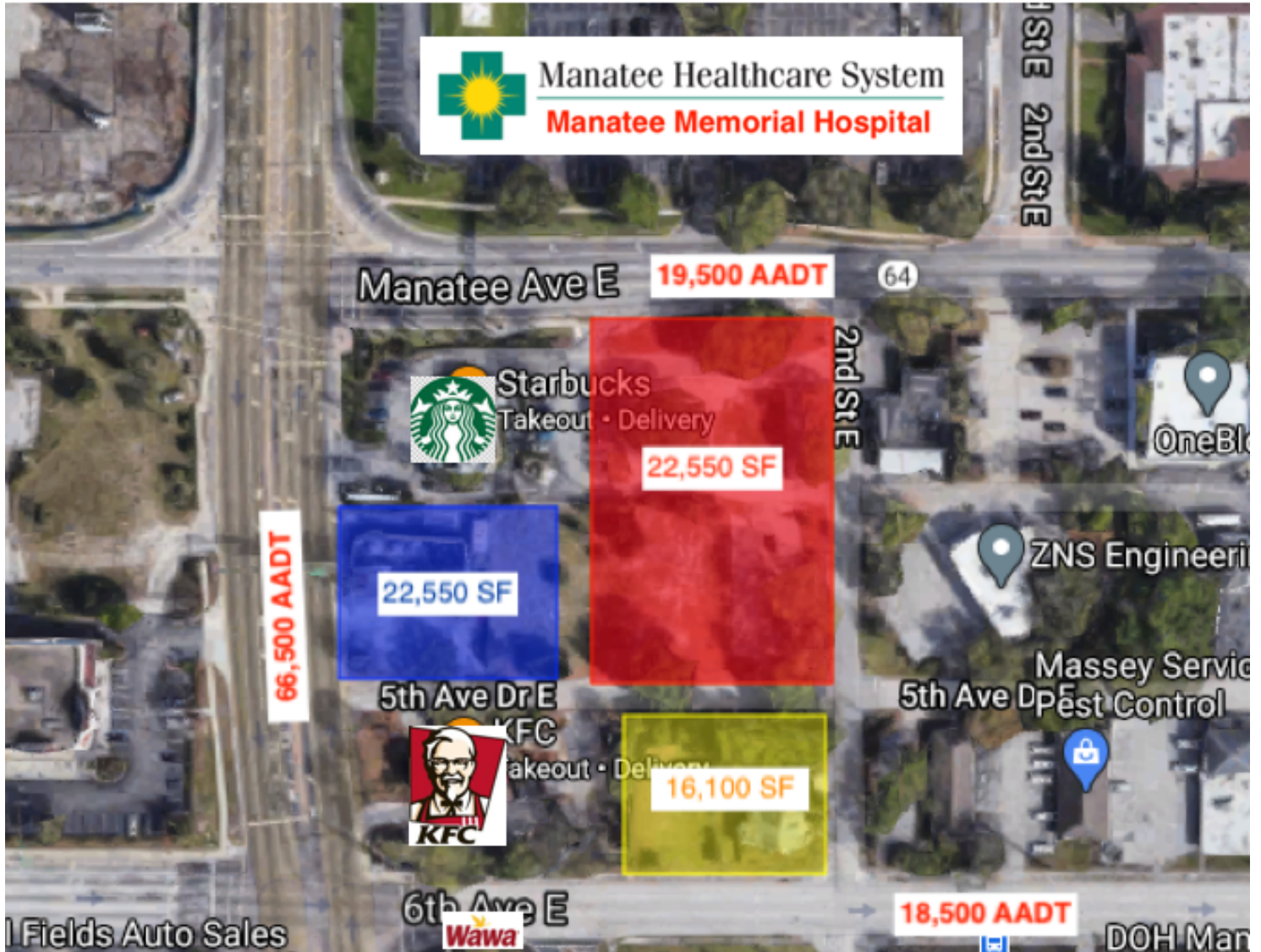
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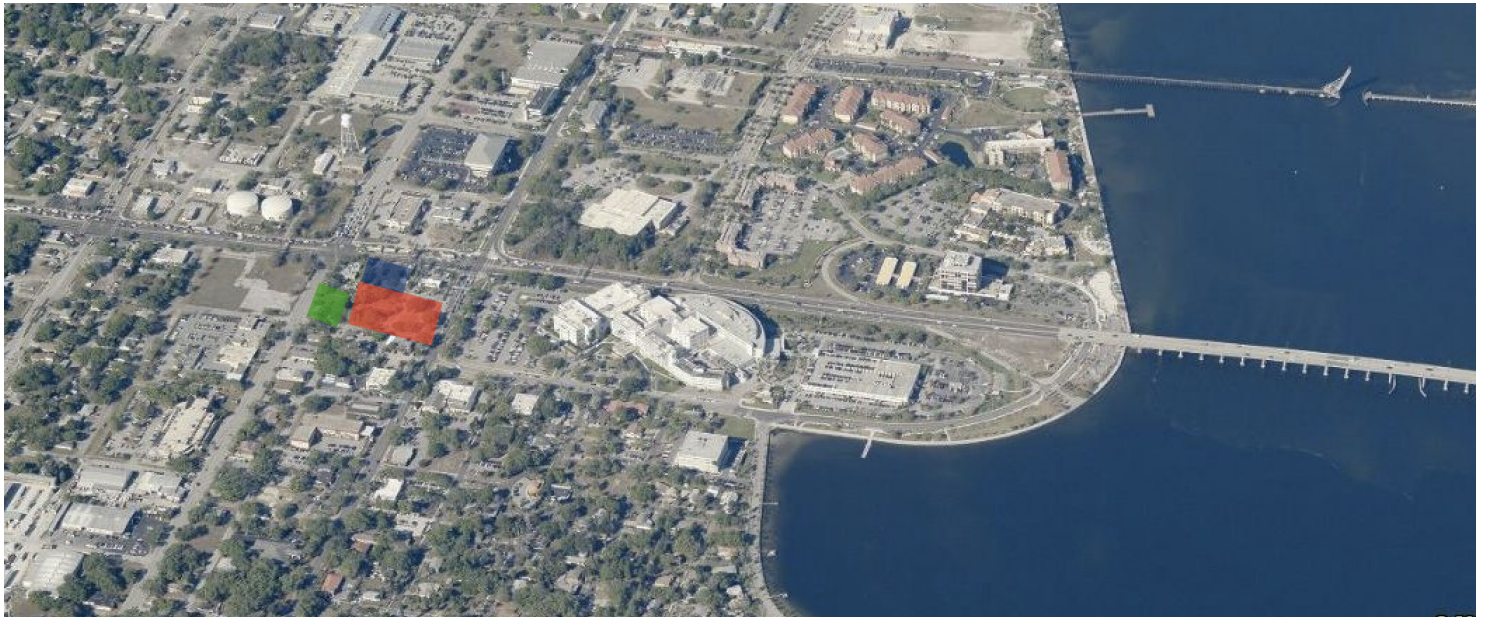
120 Manatee Ave E, Bradenton, FL 34205

47,060 SF

22,550 SF

6,500 AAI

2nd St E



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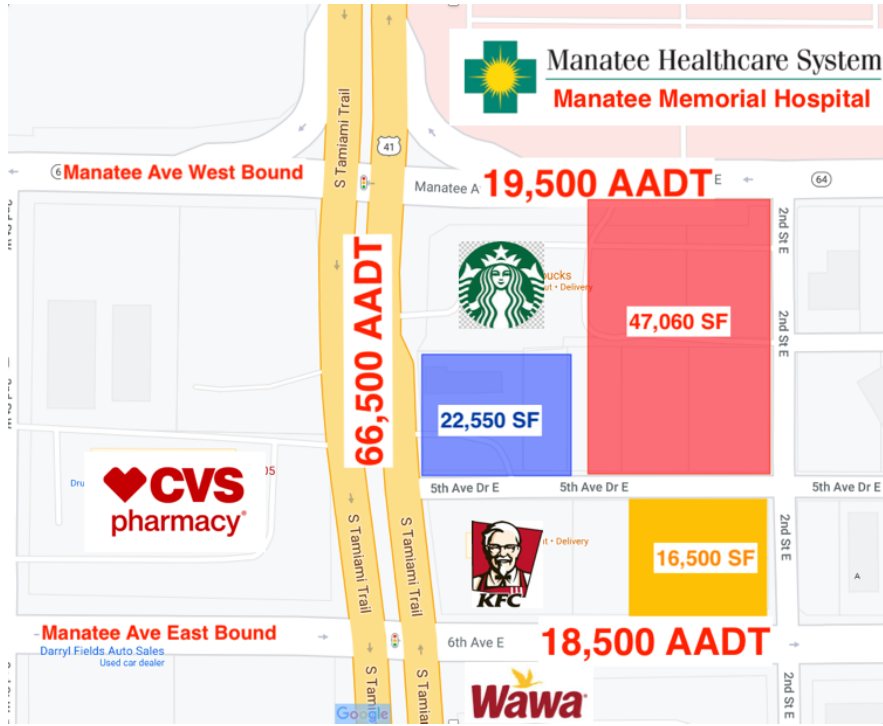
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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	16,500 - 86,050 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Manatee Avenue	Available	16,500 - 86,050 SF	Ground Lease	Negotiable	Multiple Access points and Signage Opportunities
1st Street (Tamiami Trail)	Available	16,500 - 86,050 SF	Ground Lease	Negotiable	Multiple Access points and Signage Opportunities
6th Ave E (Manatee Ave Eastbound)	Available	16,500 - 86,050 SF	Ground Lease	Negotiable	Multiple Access points and Signage Opportunities

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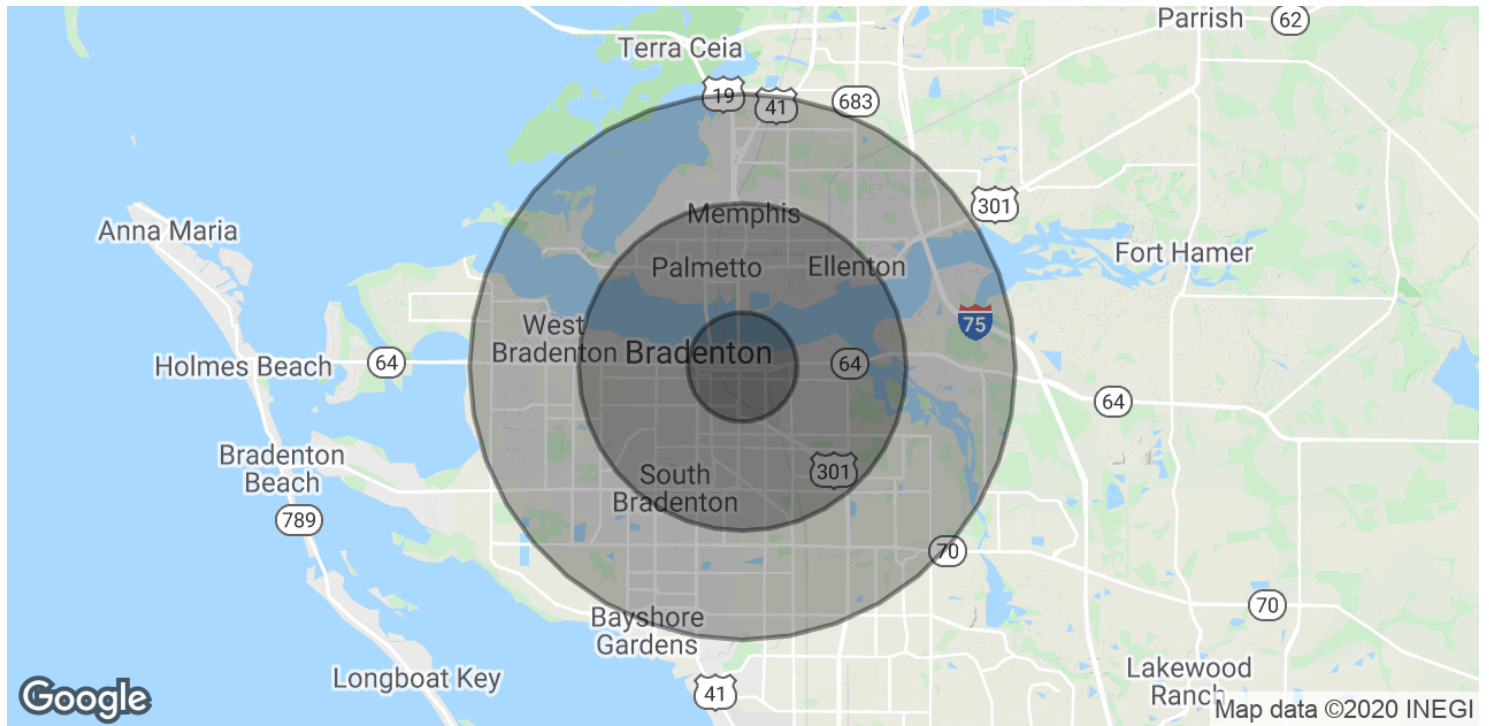
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,485	83,049	173,458
Average age	40.7	41.6	42.7
Average age (Male)	38.5	40.2	41.3
Average age (Female)	42.0	43.2	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,215	33,222	70,690
# of persons per HH	2.5	2.5	2.5
Average HH income	\$59,565	\$52,882	\$51,550
Average house value	\$248,225	\$225,439	\$234,699

* Demographic data derived from 2010 US Census

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