

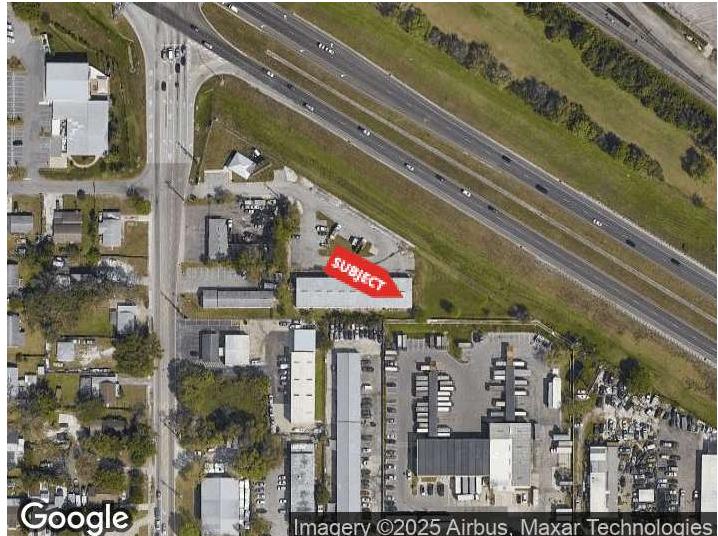
## 2301 9TH ST E BRADENTON, FLORIDA 34208

### PROPERTY HIGHLIGHTS

- 1,500 SF warehouse unit
- Overhead door for easy access and efficient workflow
- Office space and private restroom in each unit
- Prime location just south of US-301
- Two dedicated parking spaces per unit
- Excellent visibility to attract business and customers

### DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 236       | 786       | 4,257    |
| Total Population  | 786       | 2,596     | 13,059   |
| Average HH Income | \$62,920  | \$61,557  | \$57,886 |



For More Information

### BRIAN SEIDEL

CCIM - Broker Associate  
941 544 2970  
brian@americanpropertygroup.com

# 1,500 SF WAREHOUSE SPACE



## OFFERING SUMMARY

|                  |                               |
|------------------|-------------------------------|
| Lease Rate:      | \$2,000.00 per month<br>(NNN) |
| Building Size:   | 10,000 SF                     |
| Available SF:    | 1,500 SF                      |
| Lot Size:        | 1.66 Acres                    |
| Number of Units: | 9                             |
| Year Built:      | 1988                          |
| Renovated:       | 2005                          |
| Zoning:          | LM                            |

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2301 9th St E, Bradenton, FL

Property Type: Warehouse for Lease

Available Size: 1,500 SF

Explore a flexible warehouse lease opportunity at 2301 9th St E, Bradenton, FL. Now offering one 1,500 SF unit, this location is perfect for growing businesses in need of functional space with great visibility and access.

Property offers a strategic location in Bradenton's thriving commercial real estate market –ideal for service providers, storage, light industrial, or distribution.

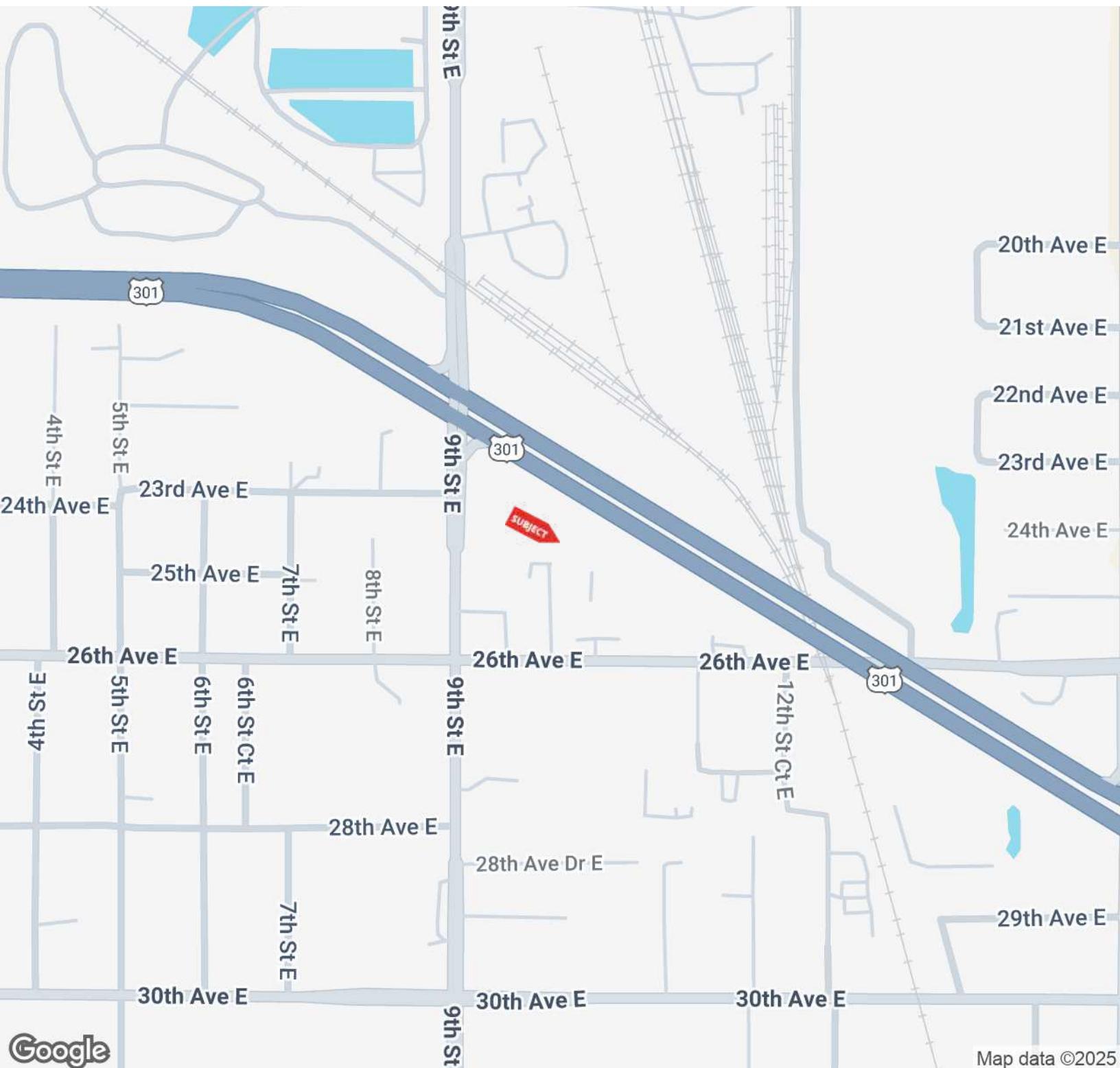
Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to explore all our listings.

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CCIM - Broker Associate  
941.544.2970  
[brian@americanpropertygroup.com](mailto:brian@americanpropertygroup.com)

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# 1,500 SF WAREHOUSE SPACE



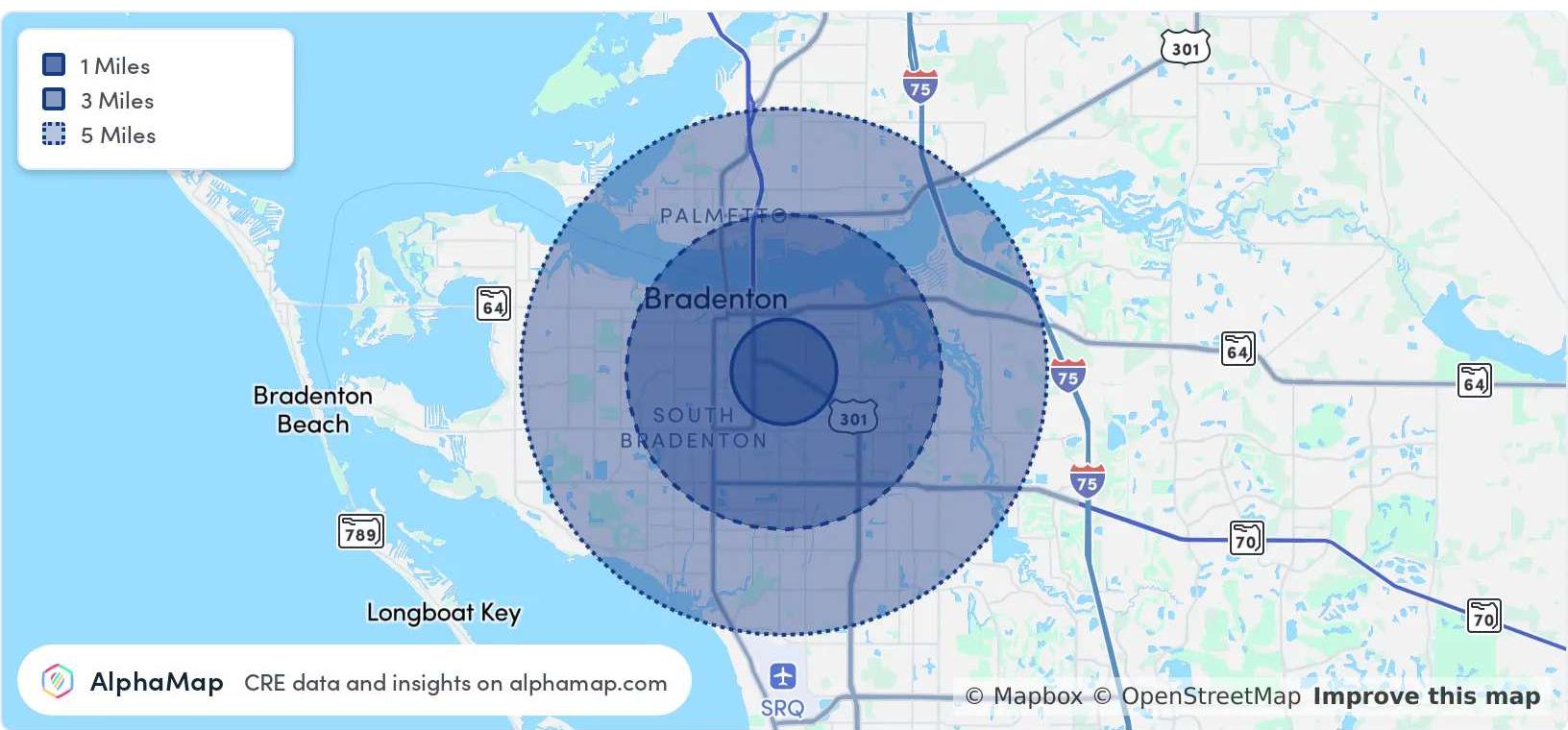
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# AMERICAN PROPERTY GROUP OF SARASOTA, INC.

# 1,500 SF WAREHOUSE SPACE



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,384 | 104,912 | 215,568 |
| Average Age          | 35     | 43      | 45      |
| Average Age (Male)   | 34     | 42      | 44      |
| Average Age (Female) | 36     | 44      | 46      |

## HOUSEHOLD & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,302     | 42,671    | 90,830    |
| Persons per HH      | 3.1       | 2.5       | 2.4       |
| Average HH Income   | \$58,422  | \$66,014  | \$76,164  |
| Average House Value | \$188,493 | \$238,491 | \$297,278 |
| Per Capita Income   | \$18,845  | \$26,405  | \$31,735  |

Map and demographics data derived from AlphaMap

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