



# 6404 MANATEE AVE W, STE. U

BRADENTON, FL 34209

## MELINDA GARRETT

COMMERCIAL REAL ESTATE ADVISOR

941.899.4842

MELINDAGARRETT@MSCCOMMERCIAL.COM

MSC | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



**PROPERTY SUMMARY**

**PROPERTY DESCRIPTION**

Turnkey, beautifully finished office suite offering approximately 750 SF of efficient, move-in ready space. The layout includes two private offices, a conference room, reception area with desk, waiting area, kitchenette, and private restroom. Ideal for a variety of professional users seeking a quiet and functional workspace with a private entrance.

**PROPERTY HIGHLIGHTS**

- ±750 SF office suite
- Two private offices + conference room
- Reception area with waiting space
- Kitchenette and private restroom
- Move-in ready, turnkey condition
- Located within a quiet, professional office complex

**OFFERING SUMMARY**

Lease Rate:	\$1,932.78 per month (NNN)
Available SF:	750 SF
Lot Size:	43,611 SF
Building Size:	750 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,441	4,205
Total Population	999	3,323	9,754
Average HH Income	\$79,857	\$90,672	\$100,209

Lease Rate	<b>\$1,932.78 PER MONTH</b>
------------	-----------------------------

**LOCATION INFORMATION**

Street Address	6404 Manatee Ave W, Ste. U
City, State, Zip	Bradenton, FL 34209
County	Manatee

**BUILDING INFORMATION**

Building Size	750 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	1982
Year Last Renovated	2024
Number of Buildings	1

**PROPERTY INFORMATION**

Property Type	Office
Property Subtype	Office Condo
Zoning	GC
Lot Size	43,611 SF
APN #	3772800151

**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**



ADDITIONAL PHOTOS

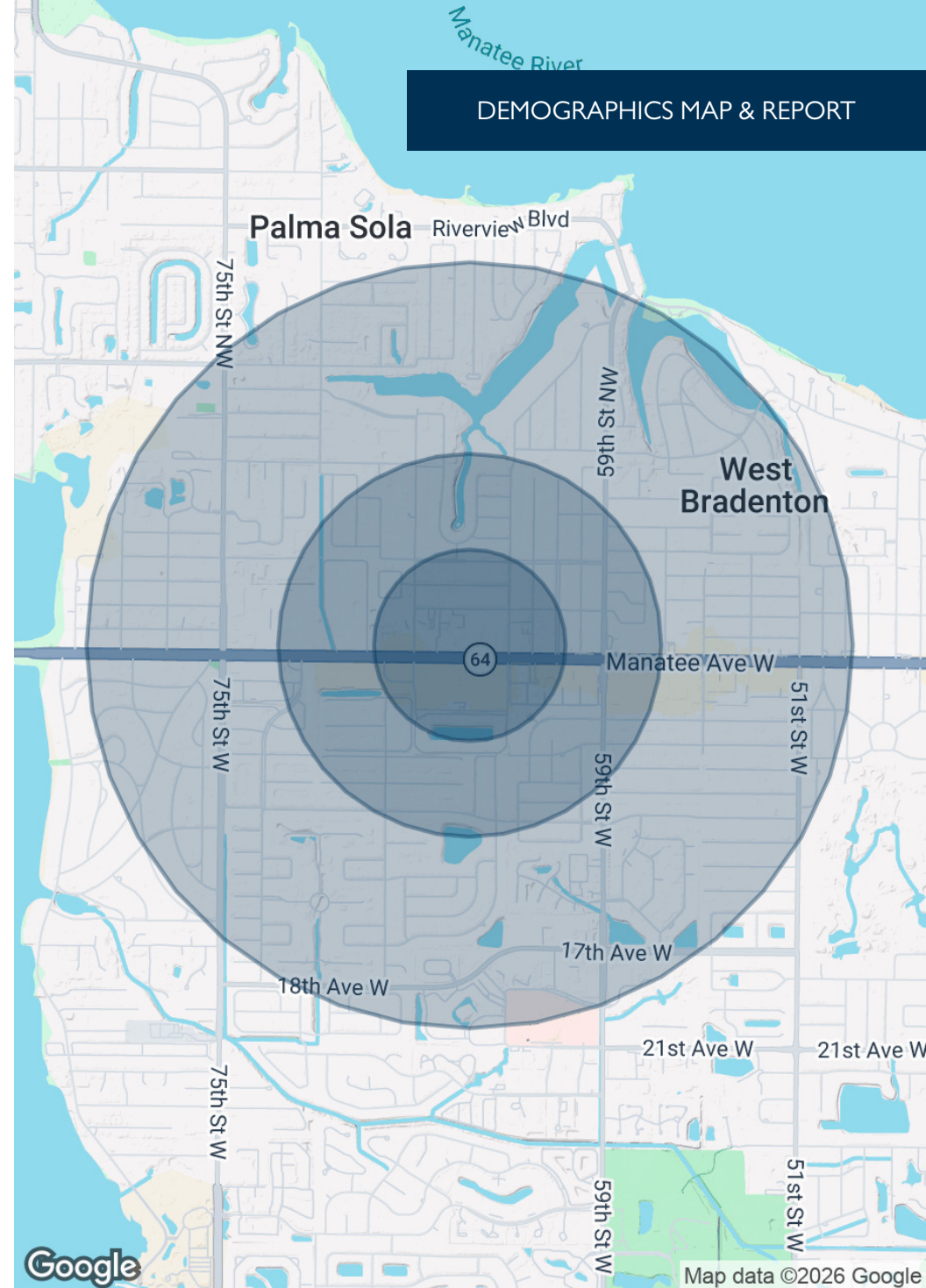




DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	999	3,323	9,754
Average Age	51.5	53.7	55.6
Average Age (Male)	49.2	52.1	54.6
Average Age (Female)	50.2	51.7	55.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	434	1,441	4,205
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,857	\$90,672	\$100,209
Average House Value	\$322,879	\$341,566	\$377,711

2023 American Community Survey (ACS)





Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**MELINDA GARRETT**

Commercial Real Estate Advisor

MelindaGarrett@msccommercial.com

Direct: 941.899.4842 | Cell: 941.899.4842

**PROFESSIONAL BACKGROUND**

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

**MSC Commercial**  
1605 Main Street Suite 500  
Sarasota, FL 34236  
941.957.3730

## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.