

3911 Golf Park Loop Ste 103

3911 GOLF PARK LOOP STE 103 BRADENTON, FL 34203



PROPERTY DESCRIPTION

Amazing opportunity to add this net leased investment to your investment portfolio.

Ideally located in Peridia Office Park, a meticulously maintained professional office condominium association. Easy access to I-75, Downtown Bradenton, Downtown Sarasota, and Lakewood Ranch.

The unit has been beautifully updated and features a layout suitable for a multitude of users. The suite features a storefront entrance, 5 private offices, a large open collaborative workspace, two restrooms, and a kitchen.

Perfect fit for an investor seeking an income producing property and 1031 exchange buyer.

Contact agent for additional information and to schedule a private tour.

OFFERING SUMMARY

Sale Price:	\$599,999
Number Offices:	5
Lot Size:	2.10 AC
Space Size:	1,980 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	566	3,860
Total Population	355	1,303	9,205
Average HH Income	\$98,692	\$98,452	\$94,704



DEREK ROBBINS

Broker Associate

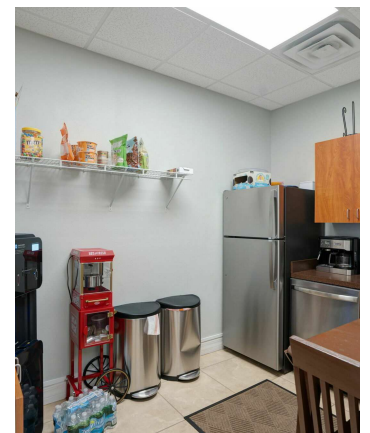
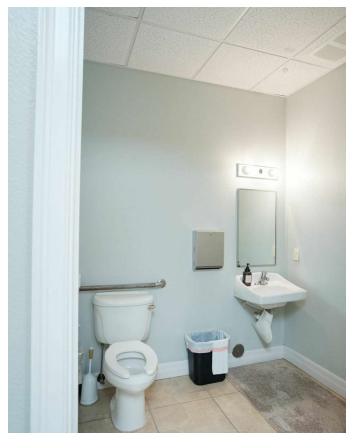
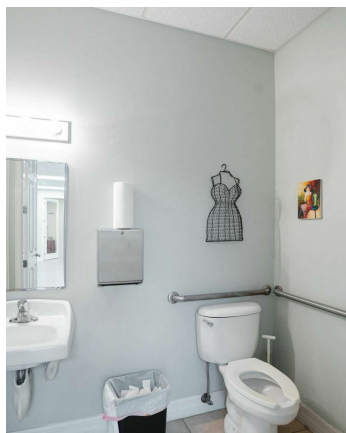
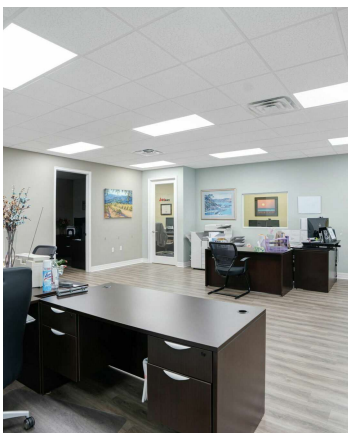
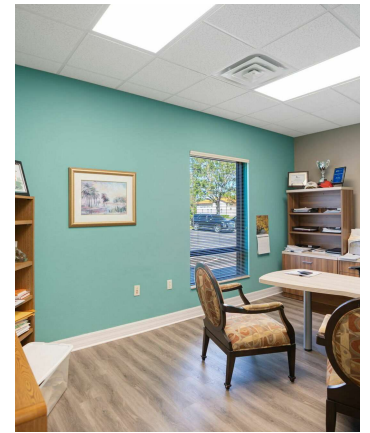
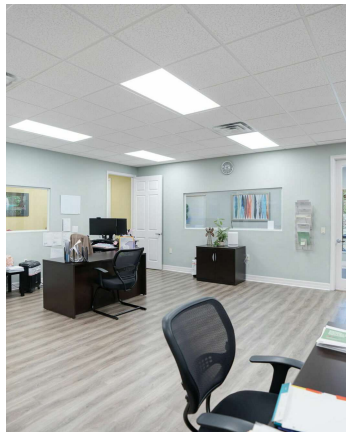
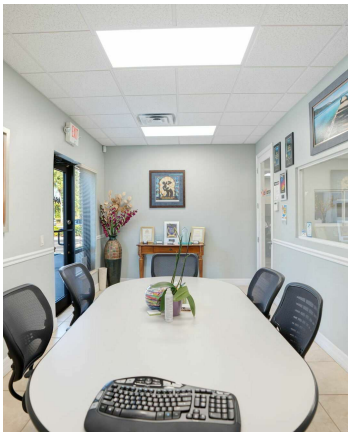
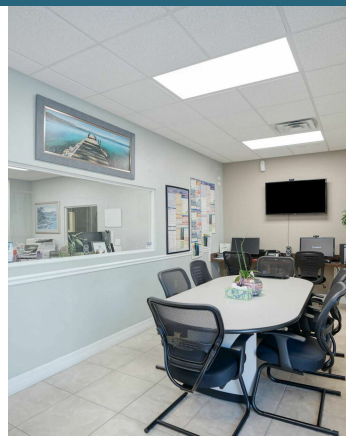
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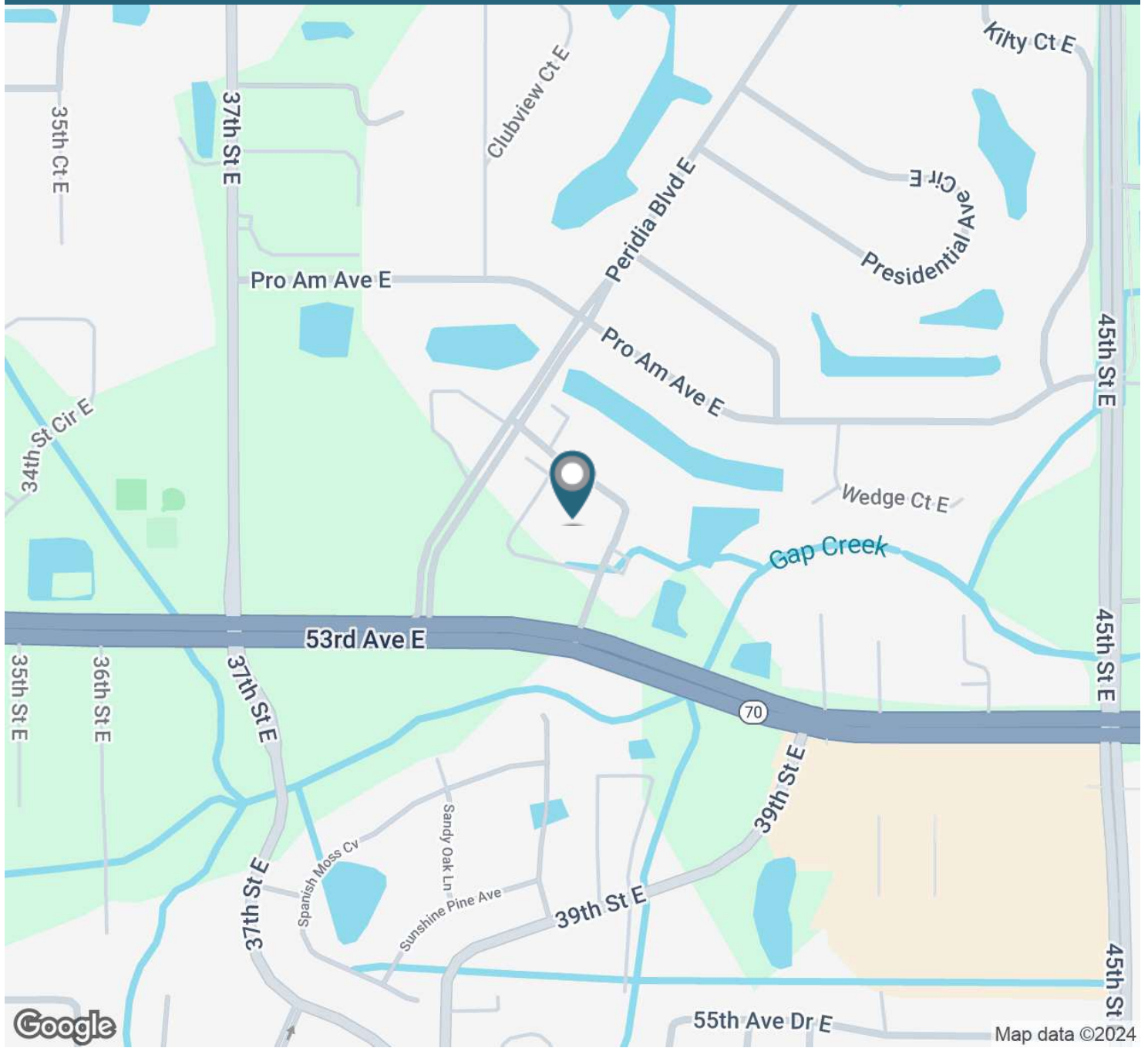


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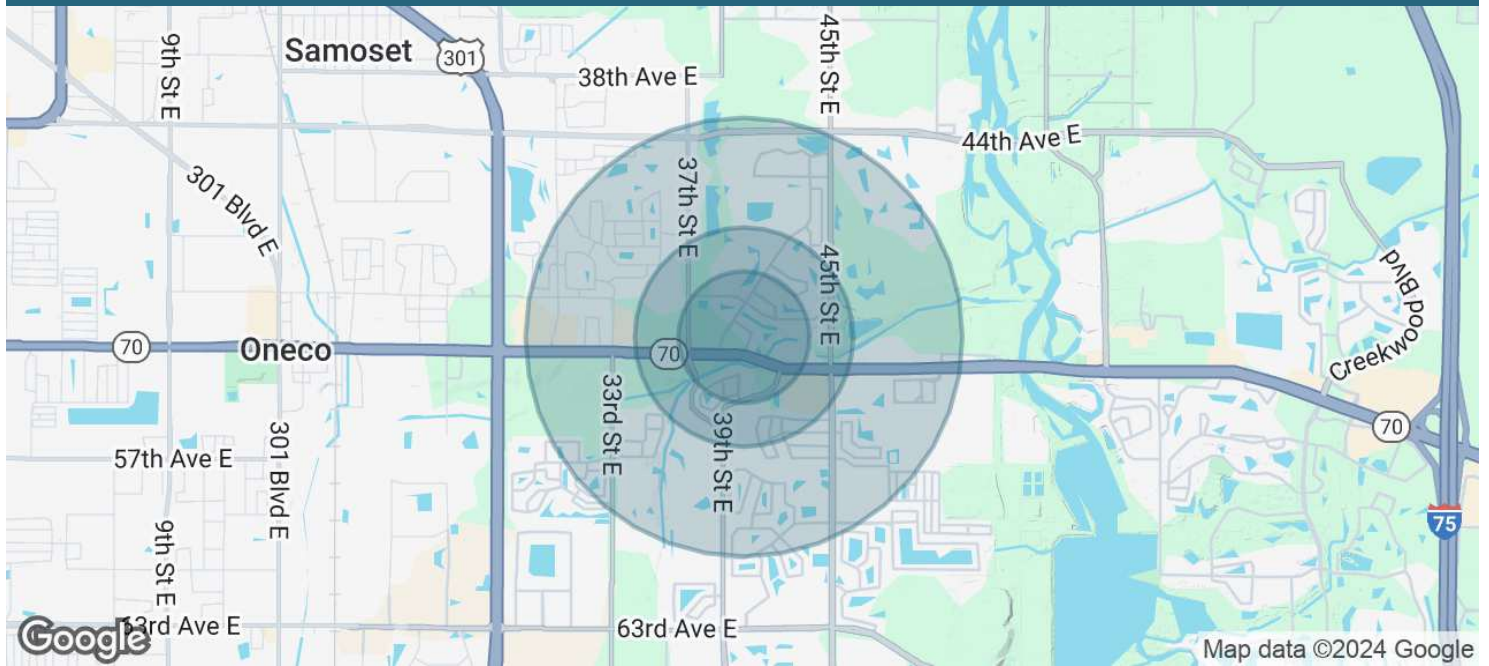
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	355	1,303	9,205
Average Age	57	53	49
Average Age (Male)	57	52	48
Average Age (Female)	57	53	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	566	3,860
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$98,692	\$98,452	\$94,704
Average House Value	\$357,362	\$358,960	\$361,880

Demographics data derived from AlphaMap



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