



**4214 SOLUTIONS
LN**
BRADENTON, FLORIDA 34211

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	848	42,062	177,924
Total Population	1,781	89,160	380,673
Average HH Income	\$115,038	\$90,263	\$66,388



For More Information

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BRADENTON, FL 34211



OFFERING SUMMARY

Lease Rate:	\$4,300.00 per month (MG)
Building Size:	16,132 SF
Available SF:	2,016 SF
Lot Size:	52,352 SF
Number of Units:	1
Year Built:	2023
Zoning:	PD-MU

PROPERTY OVERVIEW

American Property Group presents 4214 Solutions Lane, Lakewood Ranch, FL 34236

Between SR 64 and SR 70, these 8 brand-new construction flex units sit right in the heart of Lakewood Ranch, Florida. Don't miss out on a 2,000 SF unit in the most developing city in the country.

Highlights:

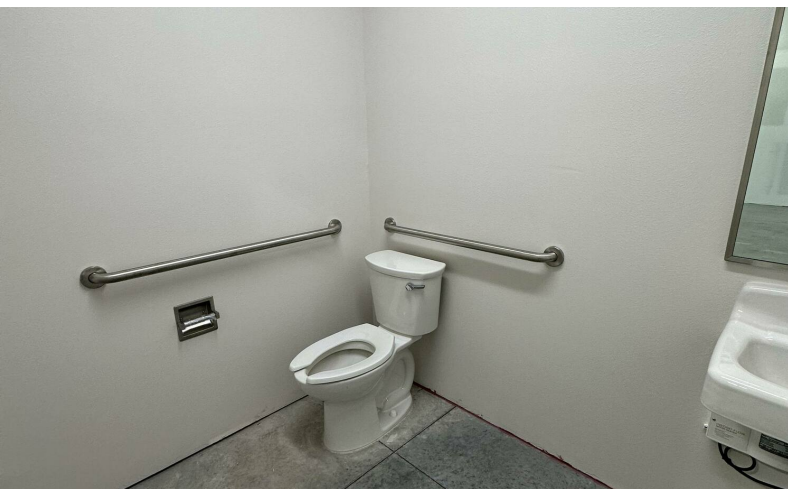
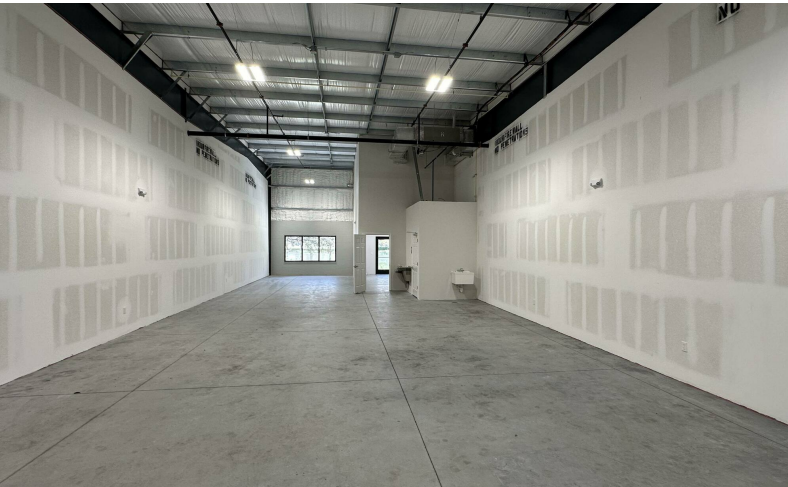
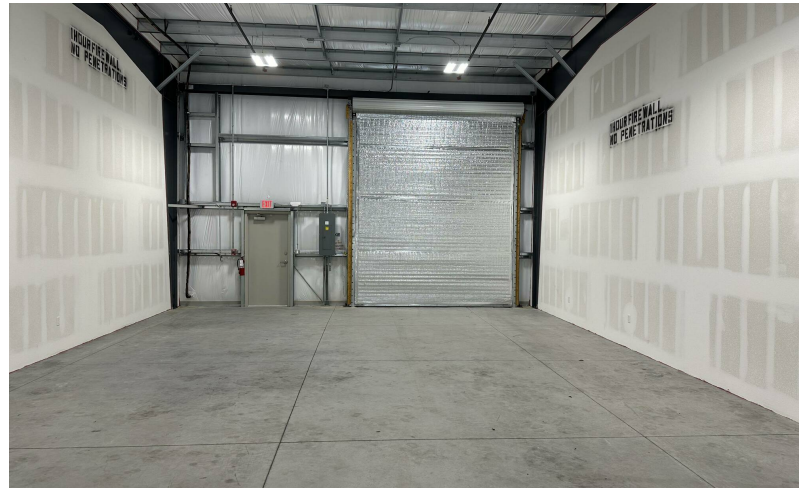
- Waterfront view
- 14 Foot OHD
- Fully insulated
- Lakewood Ranch warehouse (impossible to find)

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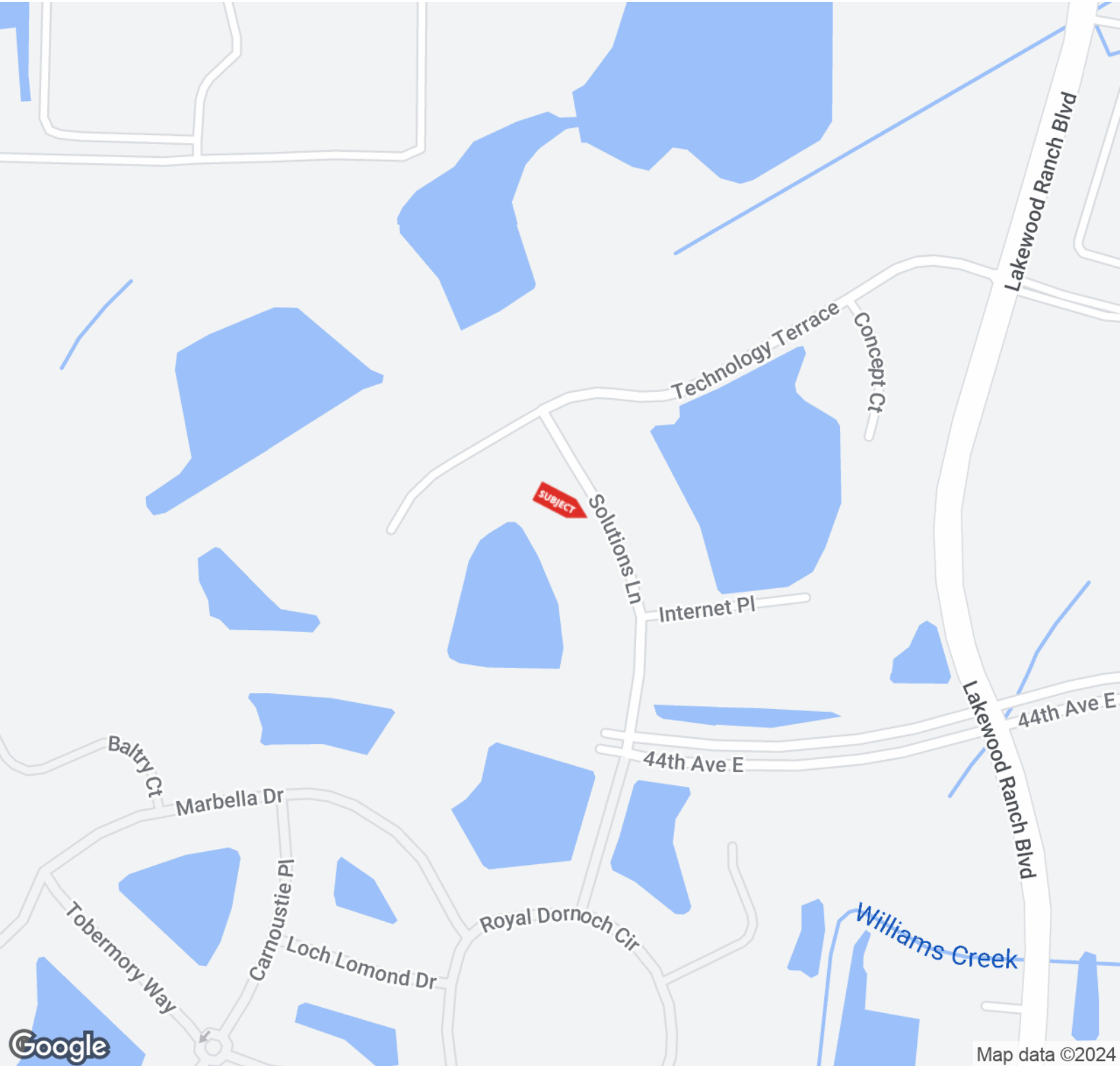


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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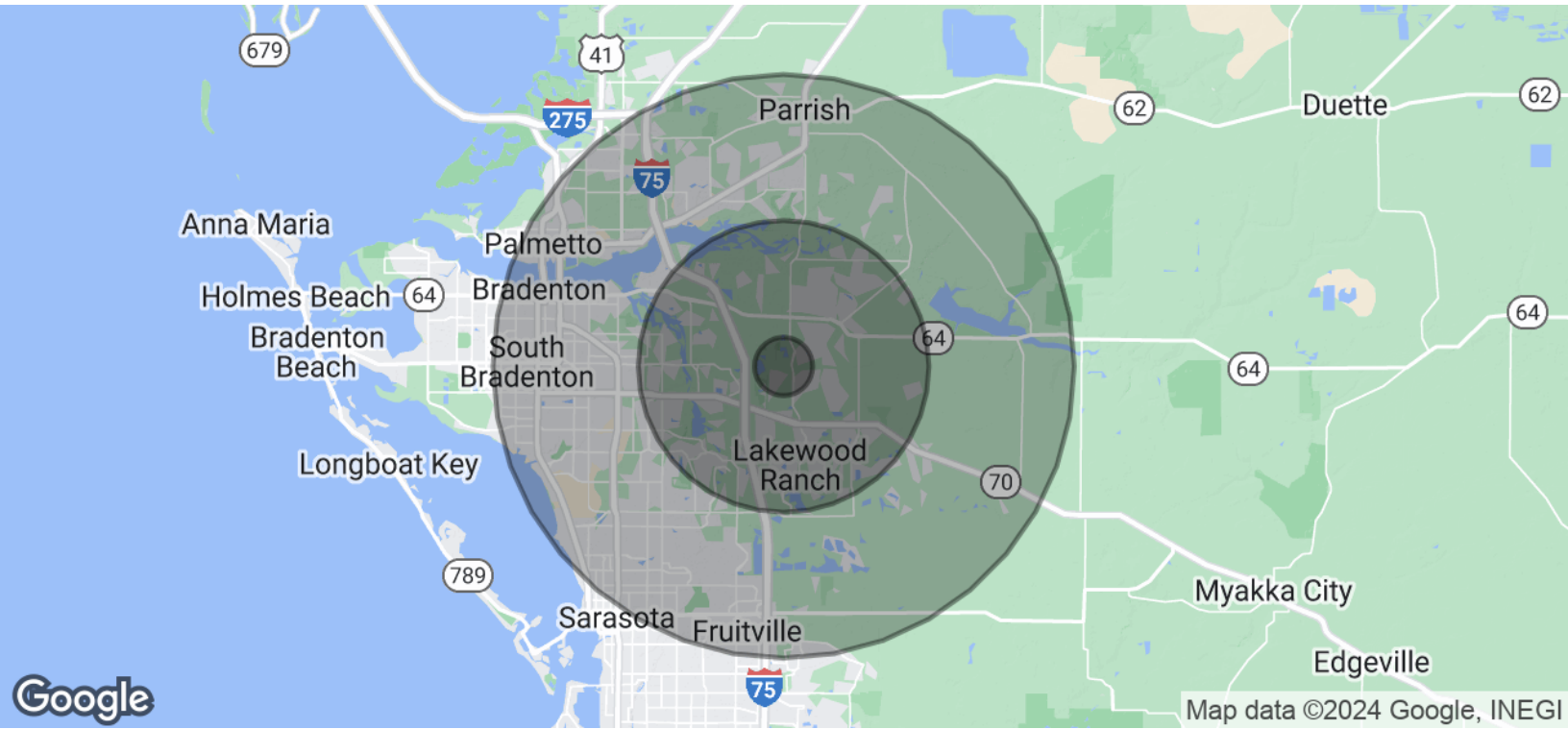


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,781	89,160	380,673
Average Age	50.0	49.9	46.3
Average Age (Male)	55.7	49.6	45.0
Average Age (Female)	48.6	50.5	47.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	848	42,062	177,924
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$115,038	\$90,263	\$66,388
Average House Value	\$417,358	\$351,568	\$237,971

* Demographic data derived from 2020 ACS - US Census

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