



For Lease

**RIPCO**  
RETAIL LEASING

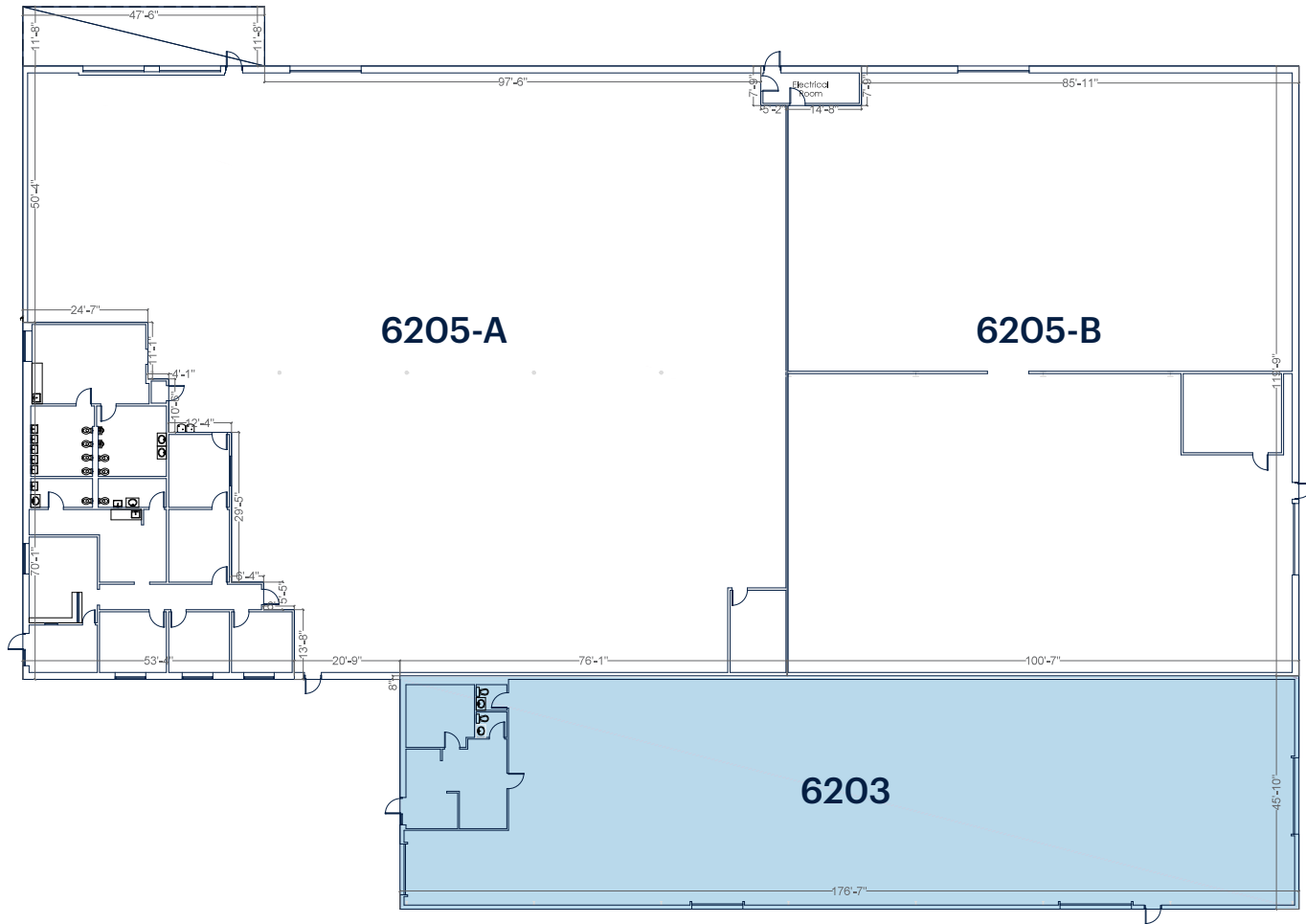
# 6203 31st Street East

SEC of 31st Street East and 62nd Avenue East  
Sarasota MSA | Bradenton, FL

±8,093 SF

Heavy power industrial space available for lease in Bradenton, FL

# Site Plan



<b>Location</b>	Southeast corner 31st Street East and 62nd Avenue East	
<b>Size</b>	Unit 6203	±8,093 SF
<b>Rent</b>	\$12.00 PSF NNN	
<b>CAM</b>	\$4.00 PSF	
<b>Possession</b>	6/1/2026	

<b>Comments</b>	Clear Height: 21 FT (75%) 13 FT in remainder
	Power: 2 Services, 480V available, 3 phase, 800 amps, Busbar connection available
	Roll Up Doors: 1-10 ft, 1-12 ft, 1-16 ft
	Glass Door Customer Entrance

# Property Imagery

Interior photos

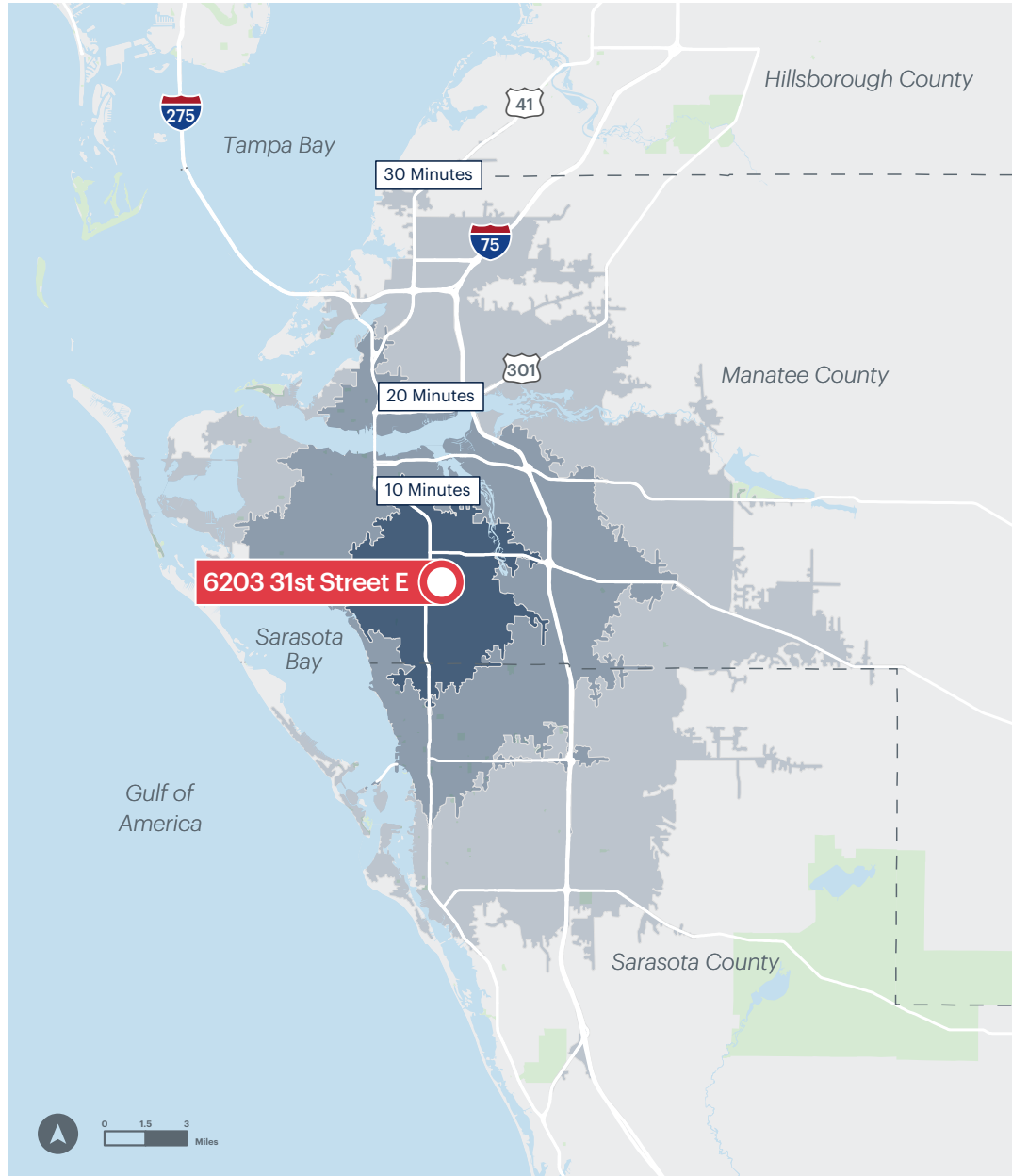


# Area Retail



# Area Demographics

2025 ESRI Summary Report



	10 minutes	20 minutes	30 minutes
<b>Total Population</b>	70,430	320,420	630,593
<b>Total Households</b>	29,904	141,540	276,017
<b>Average Household Income</b>	\$96,922	\$102,106	\$121,542
<b>Median Household Income</b>	\$74,813	\$71,102	\$83,248
<b>Median Age</b>	49.0	48.0	50.3
<b>Daytime Population</b>	73,726	359,738	648,753
<b>Total Employees</b>	31,888	172,283	284,103
<b>Total Businesses</b>	3,201	17,674	29,392