



**STAND ALONE
MEDICAL/OFFICE
NEAR MANATEE
MEMORIAL HOSPITAL**

410 4TH AVE E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- 2,108 SF stand-alone medical/office building
- Prime location near Manatee Memorial Hospital
- Check-in reception area
- Two restrooms & three changing areas
- Two private offices & two open areas
- Breakroom/nurse station with sinks
- Nine designated parking spaces
- CAM: Approximately \$6/SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	984	3,223
Total Population	650	2,441	7,965
Average HH Income	\$58,092	\$62,364	\$63,790

For More Information

ADAM DOAK
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OFFERING SUMMARY

Sale Price:	\$735,000
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	2,108 SF
Available SF:	1,984 SF
Lot Size:	12,443 SF
Year Built:	1984
Zoning:	BR_T5

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 410 4th Ave E, Bradenton, FL

Property Type: Medical/Office Building

Situated just one block from Manatee Memorial Hospital, this stand-alone medical/office building is ideally located for healthcare or professional use. The 2,108 SF space offers a thoughtfully designed layout, including a check-in reception area, two restrooms, two open areas, two private offices, a breakroom/nurse station equipped with sinks, and three changing areas. The property also features nine designated parking spaces, ensuring convenience for staff and clients.

Tenant Improvements can be available including new flooring, interior paint and negotiable on any other items needed.

CAM: Approximately \$6/SF

Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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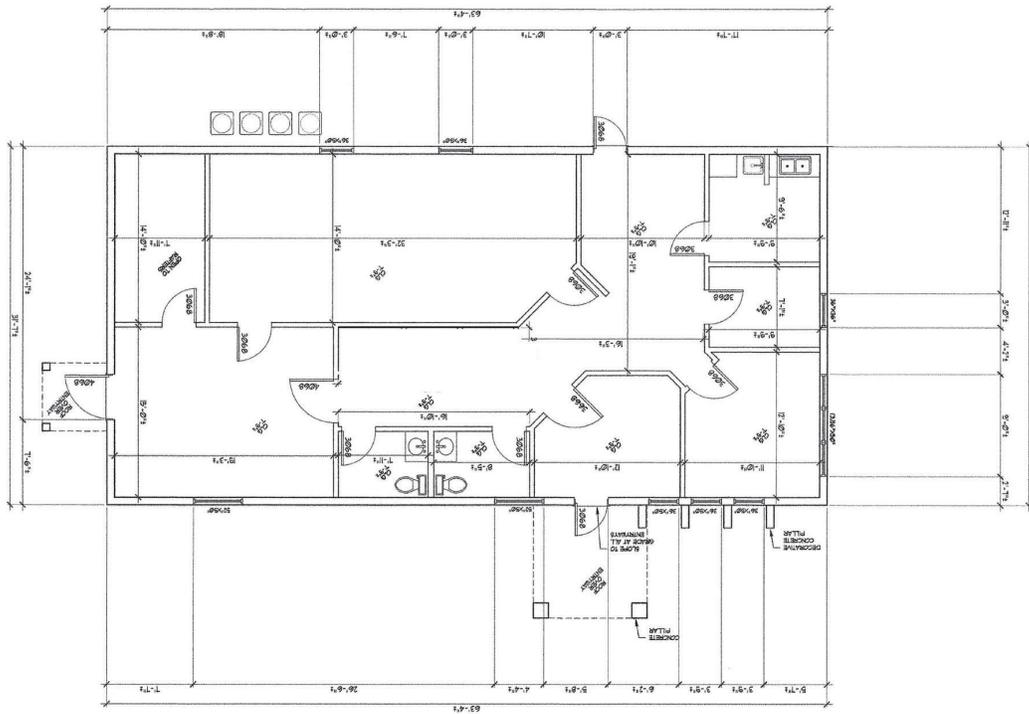


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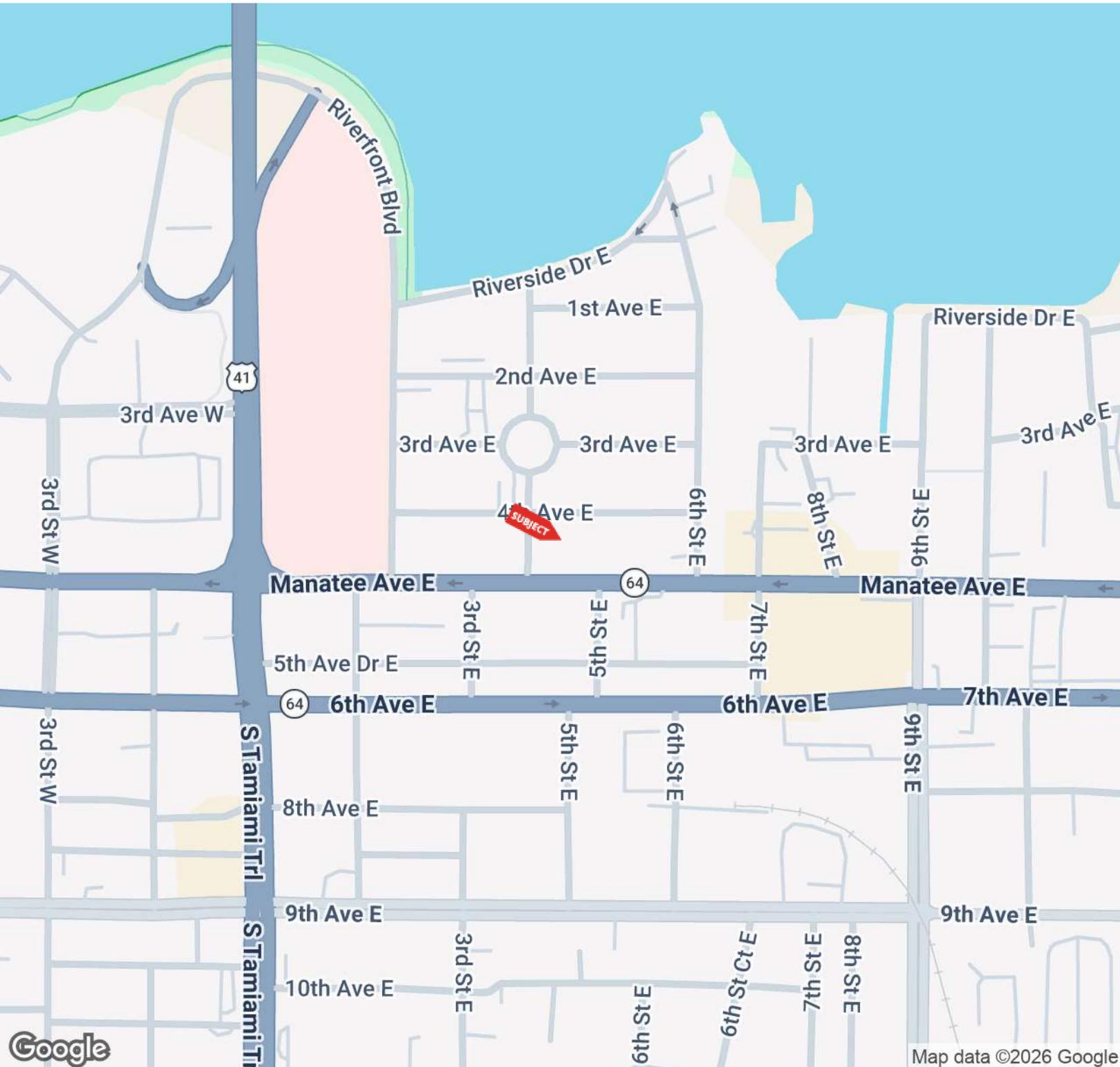


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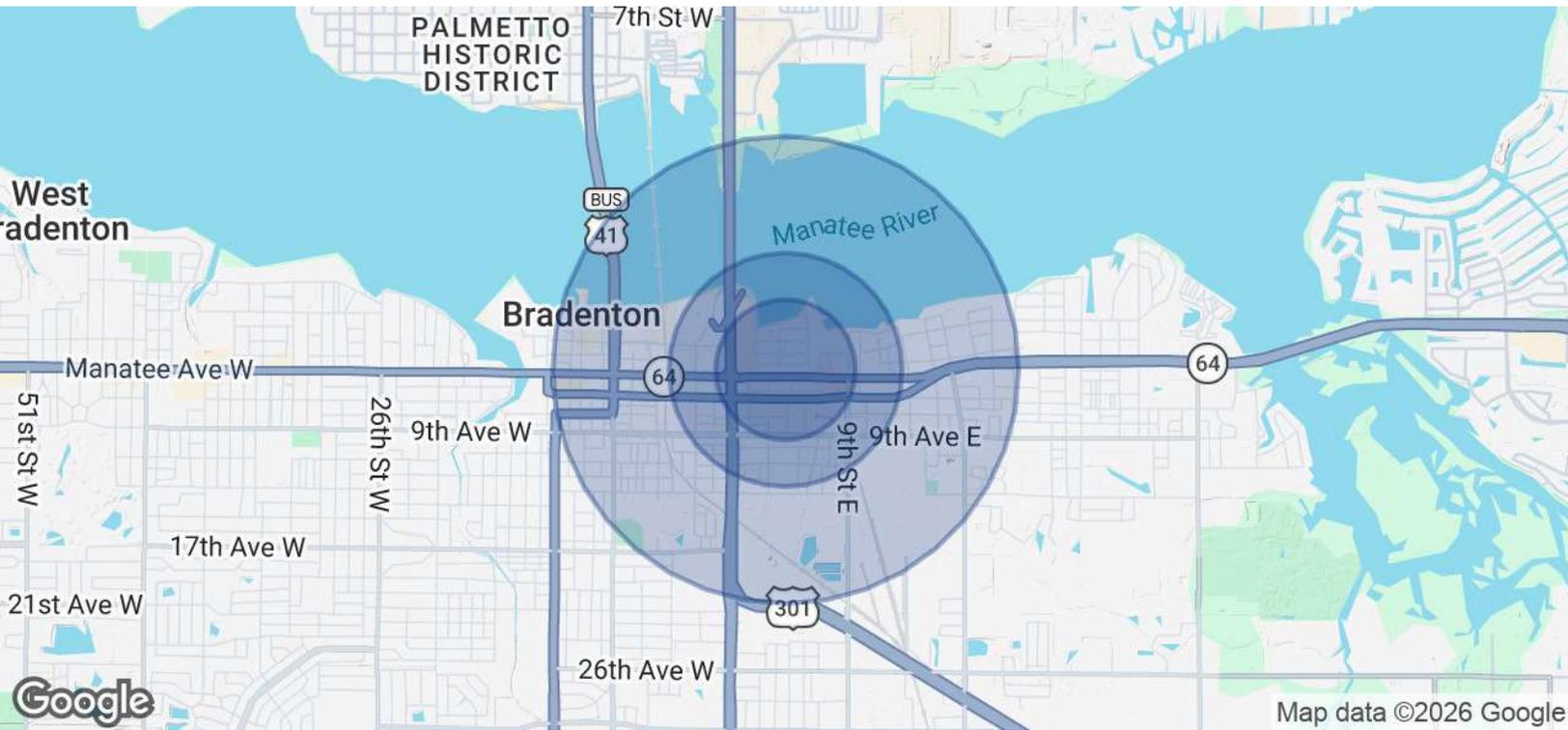


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	650	2,441	7,965
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	984	3,223
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$58,092	\$62,364	\$63,790
Average House Value	\$230,040	\$239,582	\$249,024

Demographics data derived from AlphaMap

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