



EXECUTIVE PROPERTY MANAGEMENT GROUP

1751 MOUND STREET, SUIT 206 SARASOTA, FL 34236
OFFICE- 941-365-0200 CELL- 941-809-7027 FAX- 941-365-0290
GARYLANDSMAN@COMCAST.NET

526-530 13th Street West Bradenton, Florida



Location: In Bradenton's Historic District. One block from the Manatee County Courthouse & Courthouse and in the center of Downtown's governmental and legal district. Across the street from two of Bradenton's largest and Class A office buildings: The First Bank Building and the Bank of America Building. One block from Bradenton Financial Center (where the well-known restaurant SOMA Diner has just relocated).

Exceptional location for businesses that rely on pedestrian traffic. Over 10,000 people work downtown and eat, drink coffee, need breakfast, lunch, haircuts, nails done, exercise, newspapers, cigarettes, snacks and office supplies.

Description: 14,320 sf. ft. in three rental spaces- 522 13th- 8,063 sf (ceiling height- 16'; leased); 526 13th- 3,212 sf (ceiling height- 11'); 530 13th- 3,045 sf (ceiling height- 12'). Very light & bright.

Suggested Uses: Perfect for restaurants, office supplies, healthclub or gym, sandwich shop, cafe, hair salon, medical office, bakery, retail shop, drug store.

Parking: Public parking lot just behind property on 14th Street. One block from the judicial center parking garage with 223 spaces. Within two blocks walking distance there are 366 public parking spaces in addition to 463 free on-street spaces downtown. There is an incorrect perception of limited parking downtown. The city parking garage with 212 spaces is located 1 1/2 blocks away on 12th Street W. between 6th and 8th Ave. W. across the street from the Bank of America building.

Price: \$21.75 PSF gross.

Sale Price- \$1,795,000



Above- 530 13th Street



Above- 530 13th Street

Below- 526 13th street





Above- 522 13th Street- First floor

Below- 522 13th Street- Second floor



