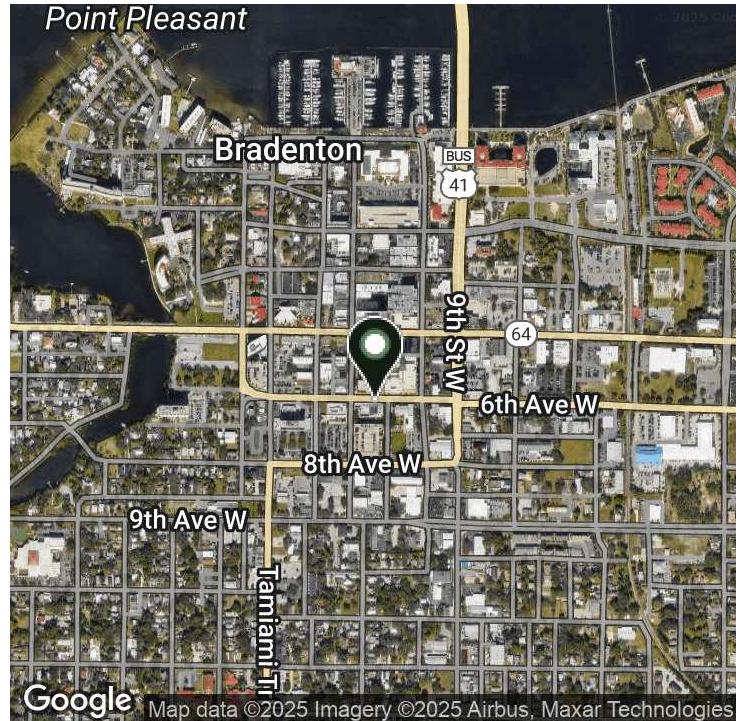


WALCAID BUILDING

1101 6TH AVE. W., BRADENTON, FL 34205



OFFERING SUMMARY

Available SF: 200 - 5,050 SF

Lease Rate: \$24.00 - 30.00 SF/yr
(MG)

Building Size: 16,186 SF

Parking: Onsite negotiable
County garage adjacent

PROPERTY OVERVIEW

Newly renovated office spaces are now available at the historic Walcaid Building, a Bradenton landmark since 1923. This property, built in the popular Mediterranean Revival style of the era, boasts a charming tiled central courtyard with iron gates and two floors of office suites. ADA compliant with an elevator, and newly remodeled restrooms on both floors, it offers modern amenities in a timeless setting.

The Walcaid commands a prime and highly visible corner positioned directly across from the Manatee County Courthouse & Judicial Center and has long been the desired location for professional offices. The area is distinguished by a diverse mix of restaurants, professional services, corporate headquarters, eclectic shops, cultural attractions and government offices, creating a dynamic hub for networking and collaboration.

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

WYMAN, GREEN & BLALOCK
REAL ESTATE INC.

Since 1908

FOR LEASE

OFFICE BUILDING

WALCAID BUILDING
1101 6TH AVE. W., BRADENTON, FL 34205



FOR MORE INFORMATION
WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

WALCAID BUILDING
1101 6TH AVE. W., BRADENTON, FL 34205



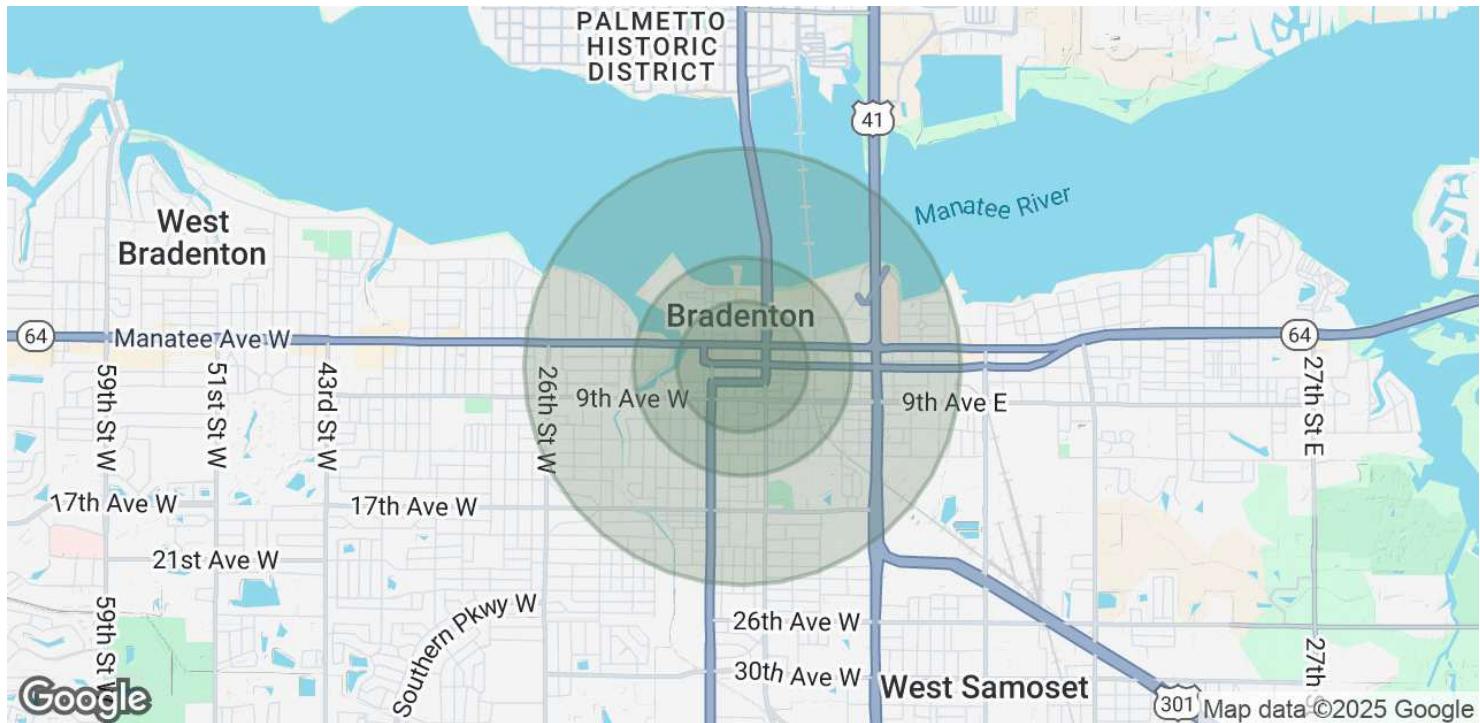
FOR MORE INFORMATION
WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

WALCAID BUILDING
1101 6TH AVE. W., BRADENTON, FL 34205



POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 569 | 3,930 | 11,640 |
| Average Age | 56 | 49 | 44 |
| Average Age (Male) | 54 | 47 | 43 |
| Average Age (Female) | 58 | 50 | 45 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 250 | 1,819 | 5,029 |
| # of Persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH Income | \$59,819 | \$64,830 | \$63,872 |
| Average House Value | \$260,975 | \$272,990 | \$260,294 |

Demographics data derived from AlphaMap

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.