

WYMAN, GREEN & BLALOCK
REAL ESTATE INC.

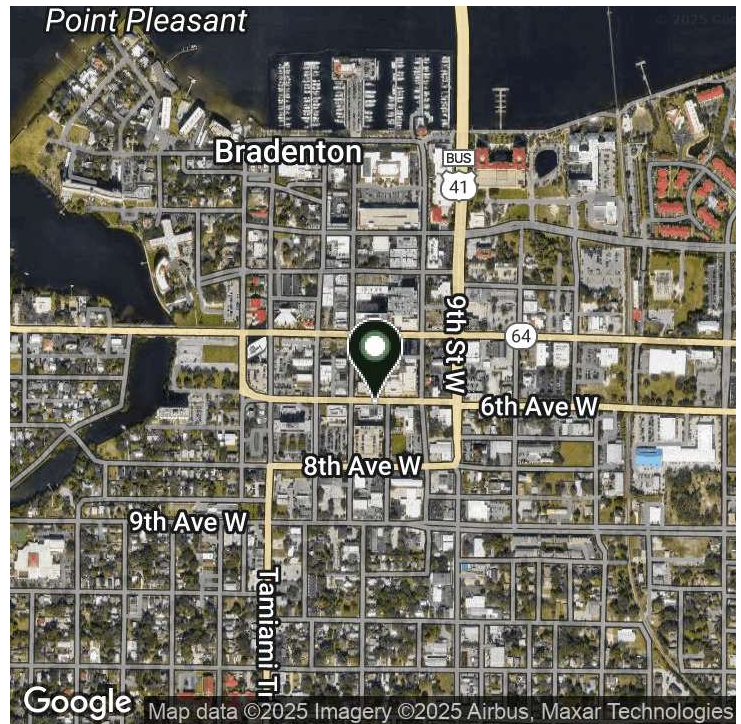
Since 1908

FOR LEASE

OFFICE BUILDING

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

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

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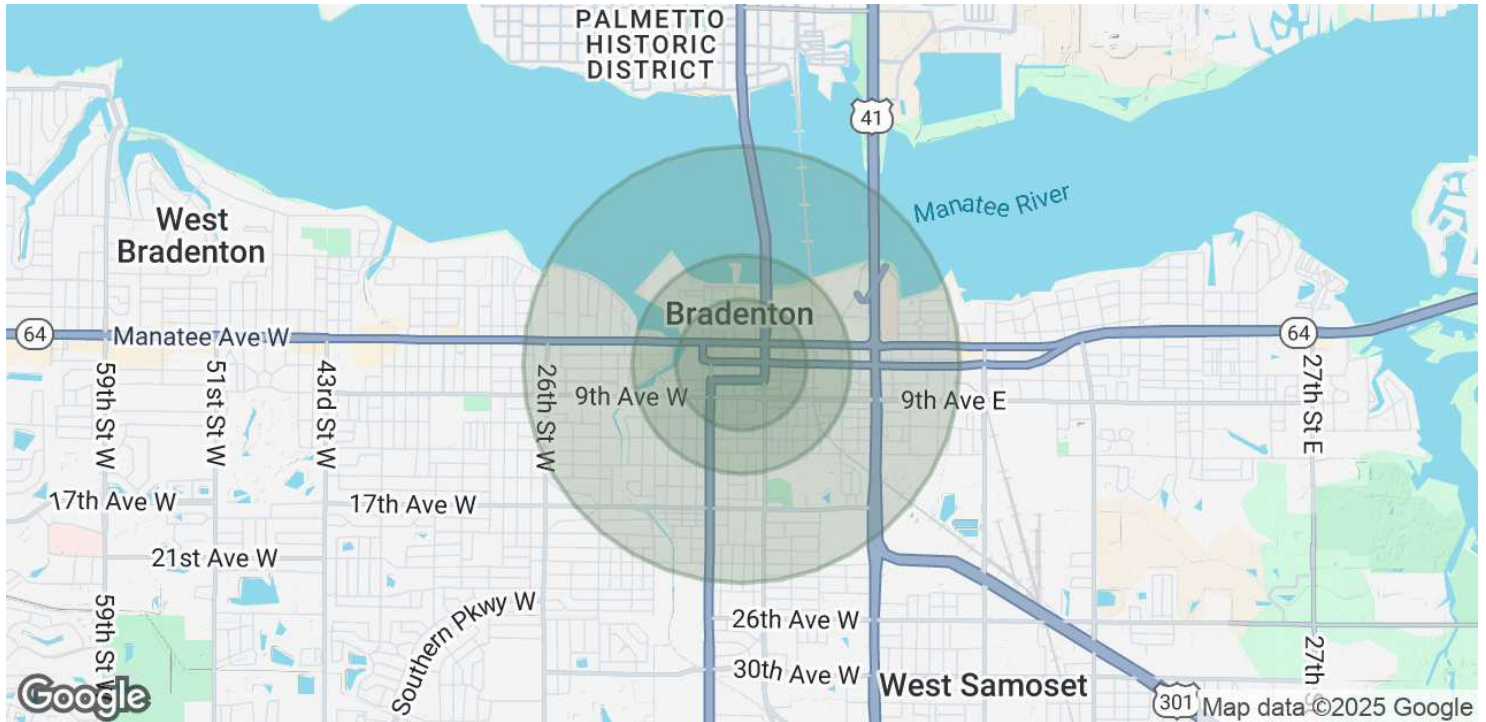
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	569	3,930	11,640
Average Age	56	49	44
Average Age (Male)	54	47	43
Average Age (Female)	58	50	45

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

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