

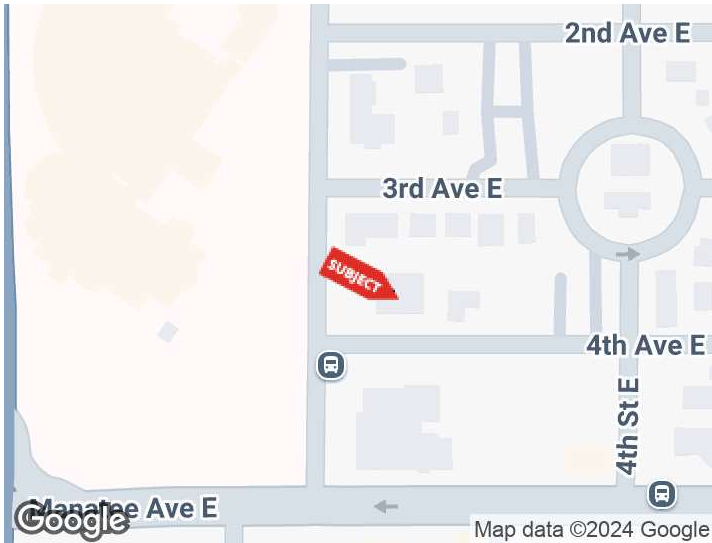


PRIOR PHYSICAL THERAPY WITH EXAM ROOMS

201 4TH AVE
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,477	29,125	71,145
Total Population	7,156	76,312	177,161
Average HH Income	\$41,676	\$47,497	\$50,649



For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

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OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	5,853 SF
Available SF:	1,602 SF
Renovated:	2019
Zoning:	T5

PROPERTY OVERVIEW

The Omega Medical Building is located directly across from Manatee Memorial Hospital. Medical Office suite A and B are now available with approx. 1,602 sf. This medical space was previously built out to allow for physical therapy. Half of the space has an open area for therapy and the other half general doctors' offices with sinks.

Suite A and B include:

- Waiting area
- Reception with check in and check out station
- Admin office
- 3 exam rooms with sinks
- 2 private restrooms
- Open physical therapy room

Additional handicap restroom is located in the common hallways just outside of this suite.

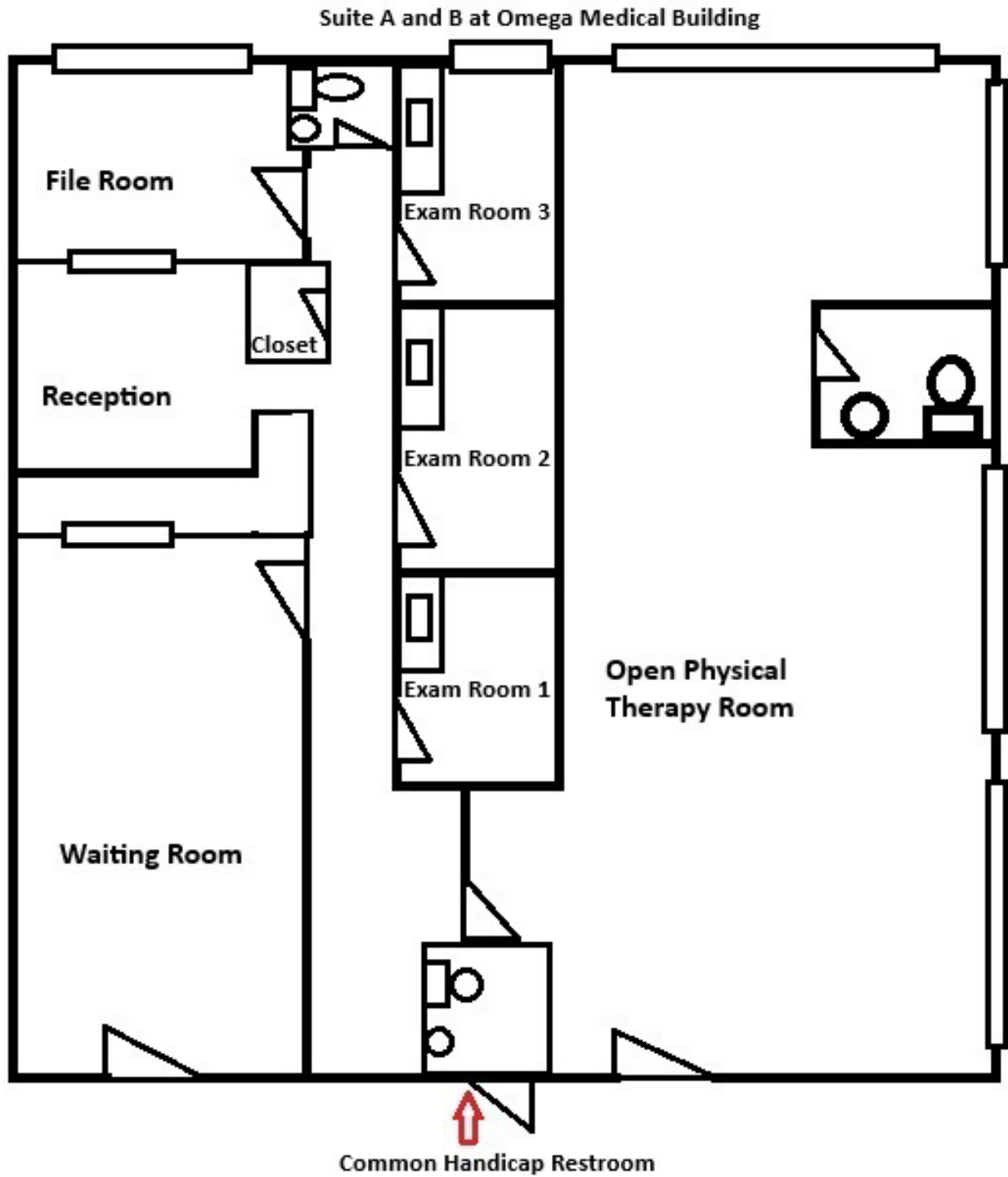
Omega Medical Building has ample parking with covered parking. Elevator access for easy access just off the covered parking area. Don't miss out on very rare medical office located in the heart of downtown Bradenton neighboring Manatee Memorial Hospital! Signage available on the street pylon directly across from Manatee Memorial Hospital.

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SUITE A & B FLOORPLAN



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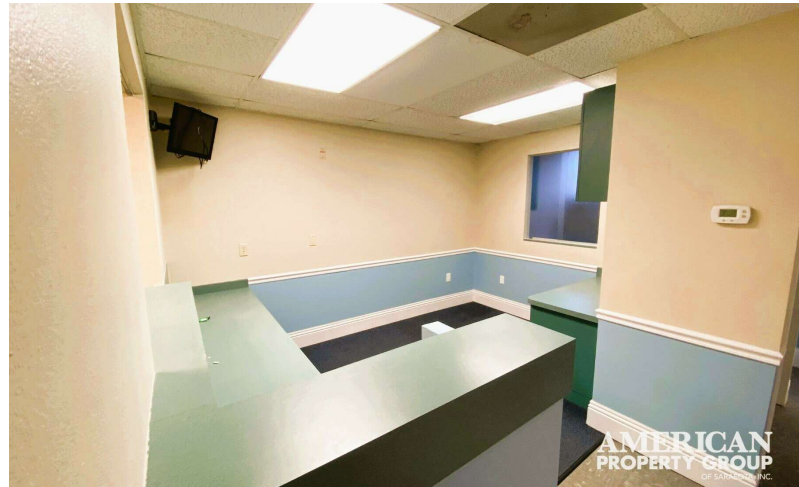


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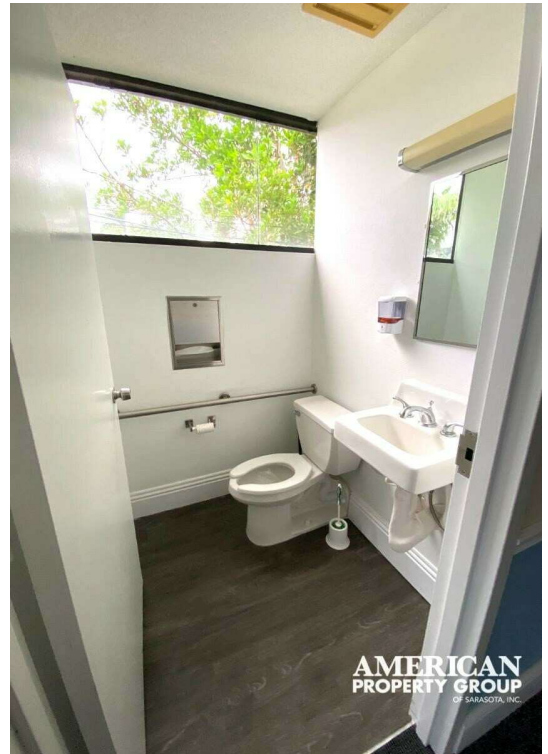


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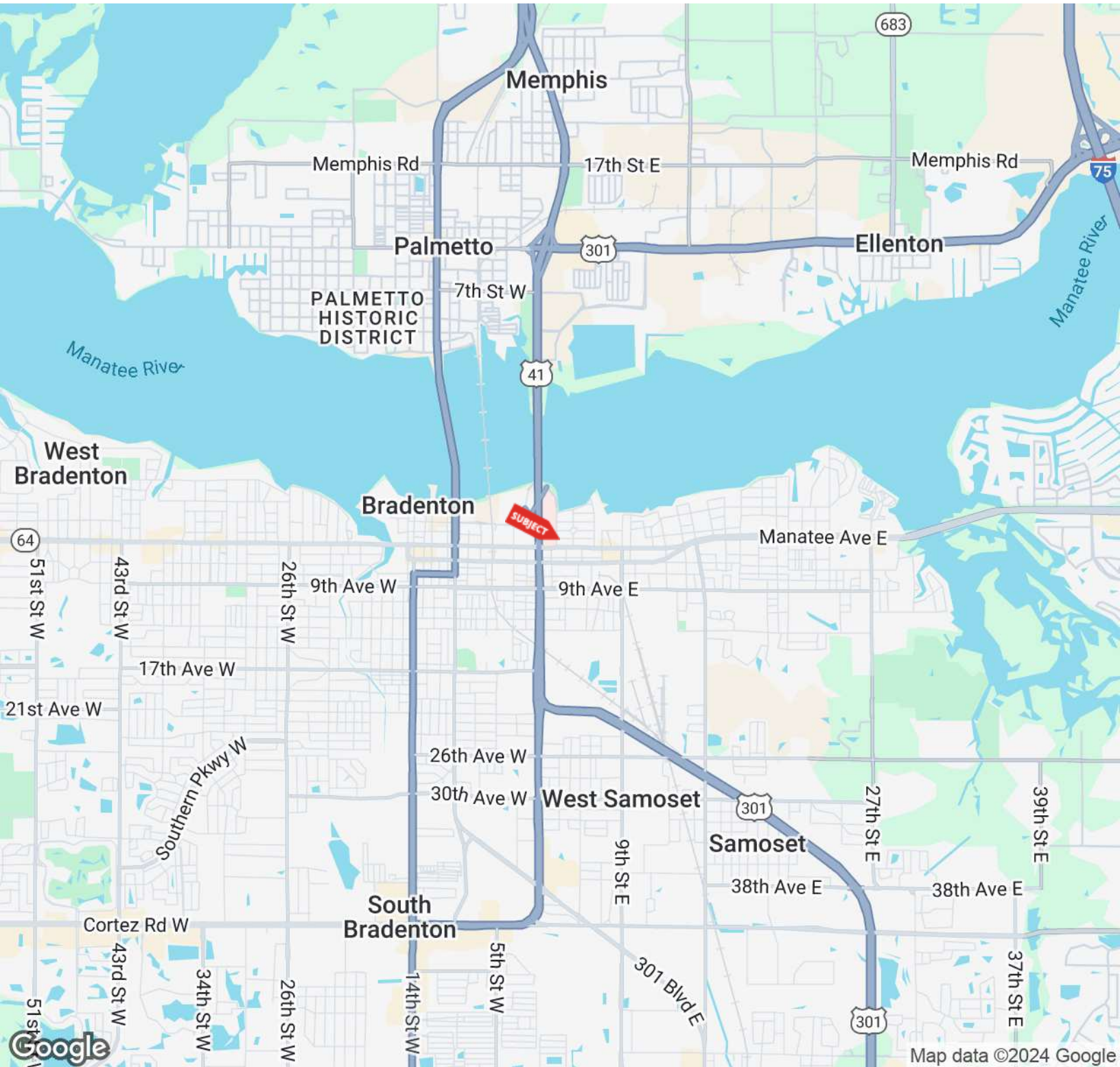


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