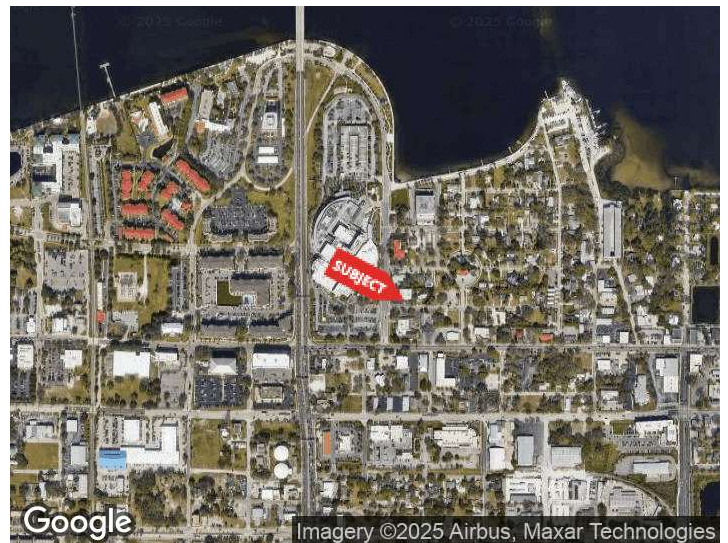




MEDICAL AND OFFICE SPACE NEXT TO MANATEE MEMORIAL HOSPITAL

201 4TH AVE
BRADENTON, FLORIDA 34208

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

SPACE FROM +/- 775 SF TO 900 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	5,853 SF
Available	Suite A - 775 SF
Available	Suite B - 900 SF
Available	Both Suite A and B - 1,675 sf
Renovated:	2019
Zoning:	T5

PROPERTY OVERVIEW

The Omega Medical Building is located directly across from Manatee Memorial Hospital. Medical Office has two neighboring suites available that can be leased in it's entirety of approx. 1,675 sf or you can lease Suite A that has approx. 775 sf or Suite B that has 900 sf +/- . This medical space was previously built out to allow for physical therapy.

Suite A has a mostly open area for therapy with one private restroom.

Suite B has a waiting area, reception with check in and check out station, admin office, 3 exam rooms (with sinks) and a private restroom.

Common Handicap Restroom is located just outside of suite A and B.

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

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.

* Building CAM is currently \$12.50 psf

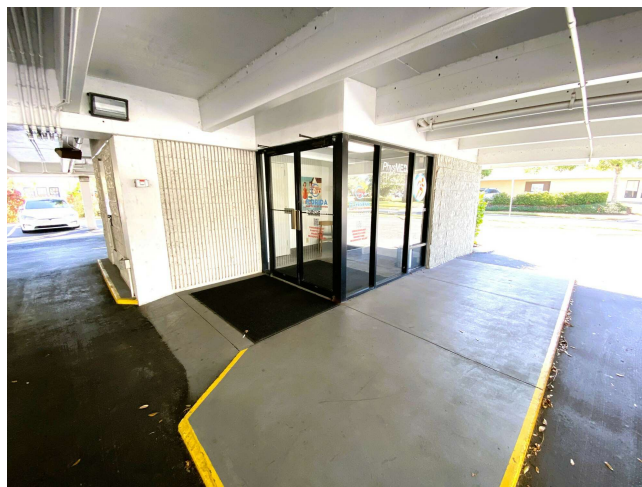
ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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201 4th Ave

SPACE FROM +/- 775 SF TO 900 SF AVAILABLE

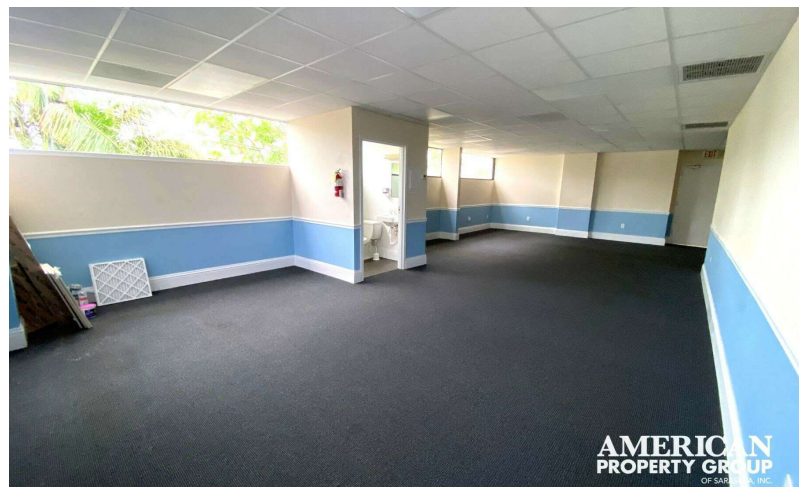
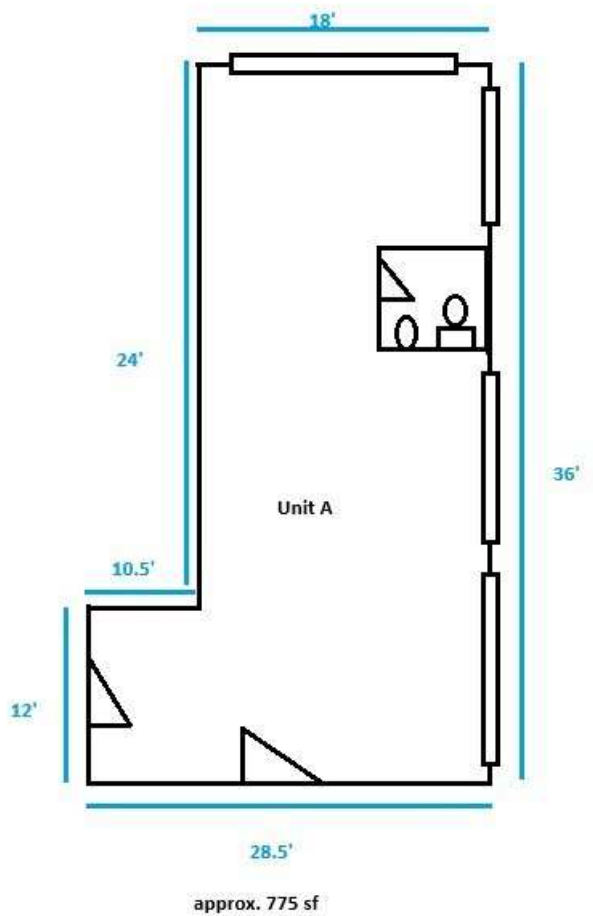


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SUITE A

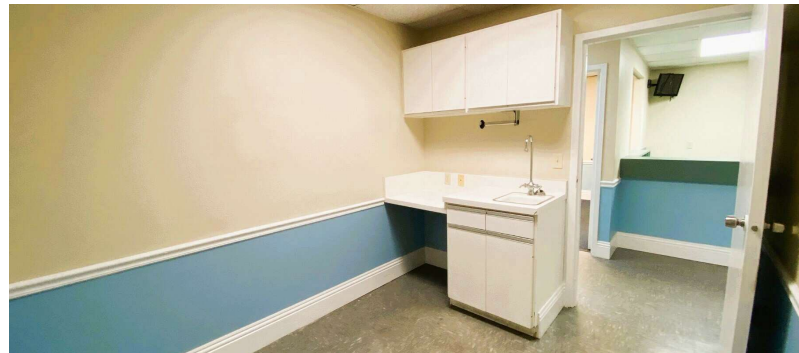
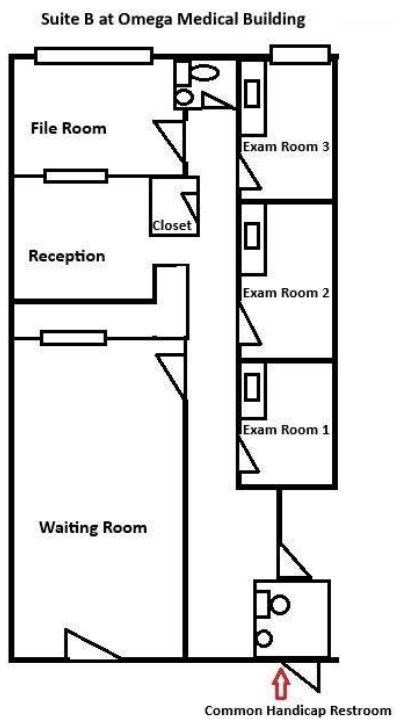


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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SUITE B



ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

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LOCATION LOCATION LOCATION!

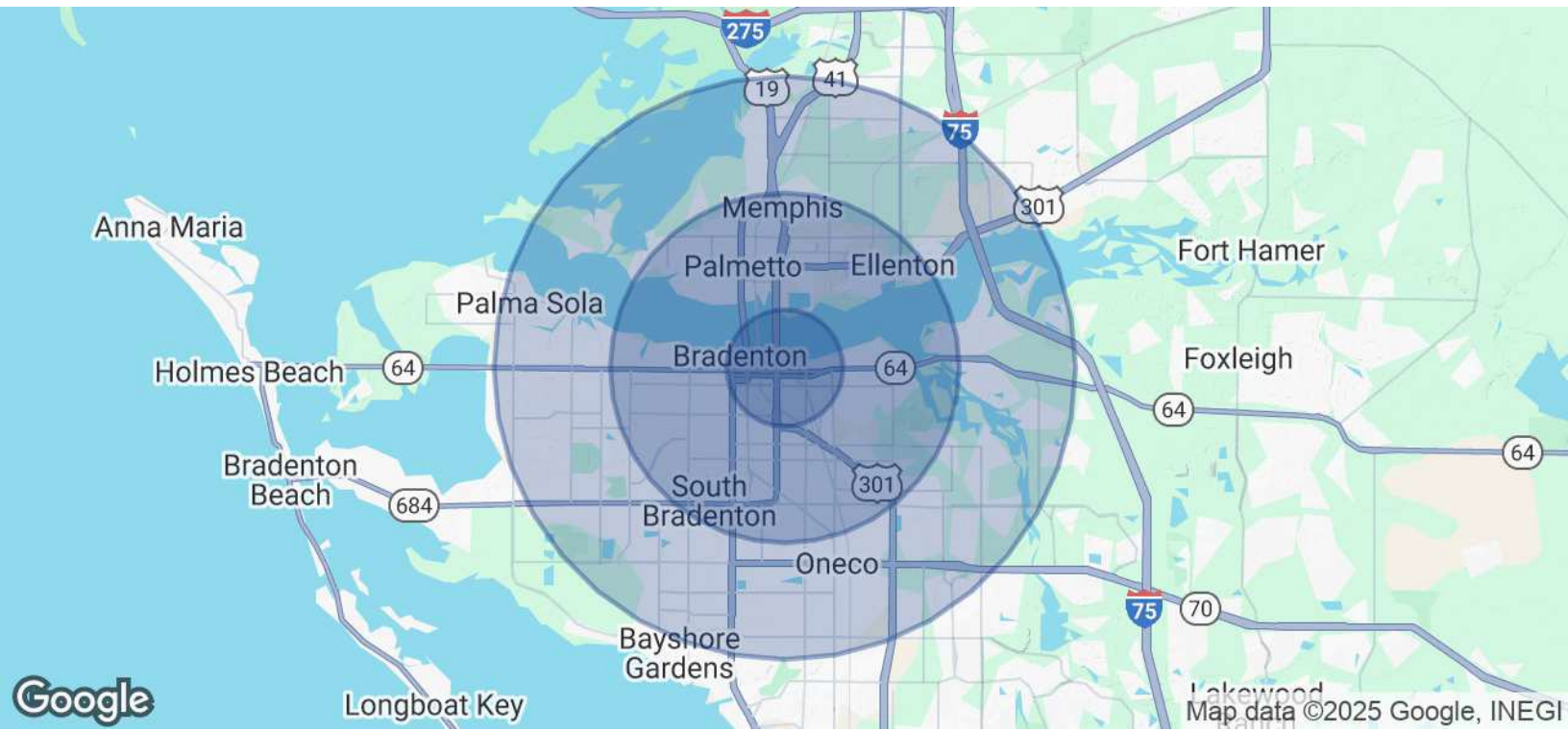


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Commercial Realtor
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adoak@americanpropertygroup.com

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SPACE FROM +/- 775 SF TO 900 SF AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,156	76,312	177,161
Average Age	38.5	38.7	41.7
Average Age (Male)	34.8	37.0	40.5
Average Age (Female)	40.7	41.1	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,477	29,125	71,145
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$41,676	\$47,497	\$50,649
Average House Value		\$201,806	\$237,487

2020 American Community Survey (ACS)

ADAM DOAK
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