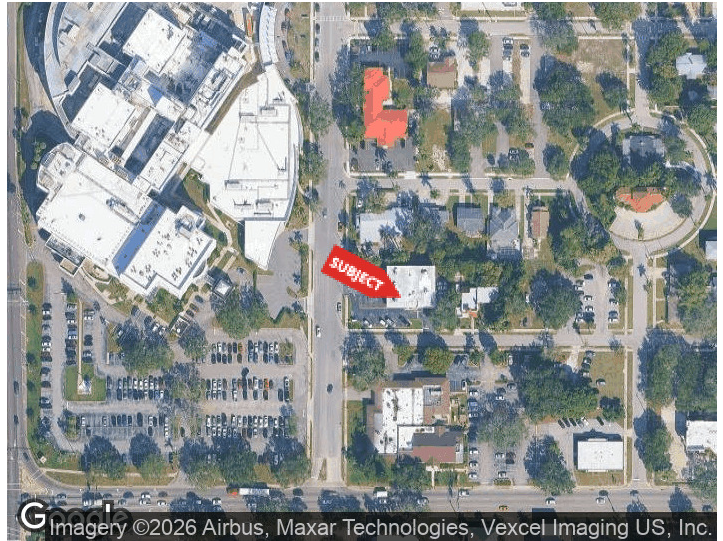




**OMEGA
MEDICAL
BUILDING**

201 4TH AVE E
BRADENTON, FLORIDA 34208



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	681	2,861
Total Population	361	1,644	7,200
Average HH Income	\$78,752	\$80,567	\$80,845

For More Information

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

BRADENTON MEDICAL OPPORTUNITY W/ T5 ZONING



OFFERING SUMMARY

Sale Price:	\$2,550,000
Building Size:	6,000 SF
Lot Size:	20,559 SF
Number of Units:	4
Price / SF:	\$425.00
Year Built:	1985
Zoning:	T5

PROPERTY HIGHLIGHTS

- Directly across from Manatee Memorial Hospital
- Expected to be delivered 100% vacant by November 1, 2026
- Approximately 35 private on-site parking spaces
- Elevator access and existing medical office infrastructure
- Flexible T5 zoning allowing mixed-use and redevelopment potential
- Potential for up to 5 stories by right (subject to approvals)
- Excellent visibility and accessibility within Bradenton's medical corridor

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

BRADENTON MEDICAL OPPORTUNITY W/ T5 ZONING

PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents 201 4th Ave E, Bradenton, FL

Property Type: Medical Office Building / Redevelopment Opportunity

Property Size: Approx. 24,000 SF ±

201 4th Ave E, also known as Omega Medical, presents a rare opportunity to acquire a strategically located medical office building directly across the street from Manatee Memorial Hospital in the heart of Bradenton's medical corridor. The property is currently almost entirely vacant and is expected to be delivered 100% vacant by November 1, 2026, creating exceptional flexibility for an owner-user, medical group, institutional operator, or redevelopment investor.

The building offers strong existing infrastructure for medical or professional office use, including elevator access to the main floor and an exceptionally high parking ratio with approximately 35 private on-site parking spaces, a significant advantage in this area. The property's prominent location provides outstanding visibility, accessibility, and immediate proximity to one of the region's primary healthcare campuses.

Zoned T5 (Urban Center), the property benefits from one of Bradenton's most flexible and redevelopment-friendly zoning classifications. T5 zoning is intended to support higher-intensity urban development, including medical, office, mixed-use, residential, and commercial uses. The zoning generally allows up to 5 stories by right, with potential for additional density or height through applicable city approvals and redevelopment incentives, making this a compelling long-term repositioning or redevelopment opportunity.

Whether repositioned as a flagship medical office, specialty healthcare facility, mixed-use development, or urban investment project, 201 4th Ave E offers a unique combination of location, parking, flexibility, and future upside in one of Bradenton's fastest-evolving districts.

Parcel IDs Included:

3159000300

3159000102

3159000151

3159000201

3159000250



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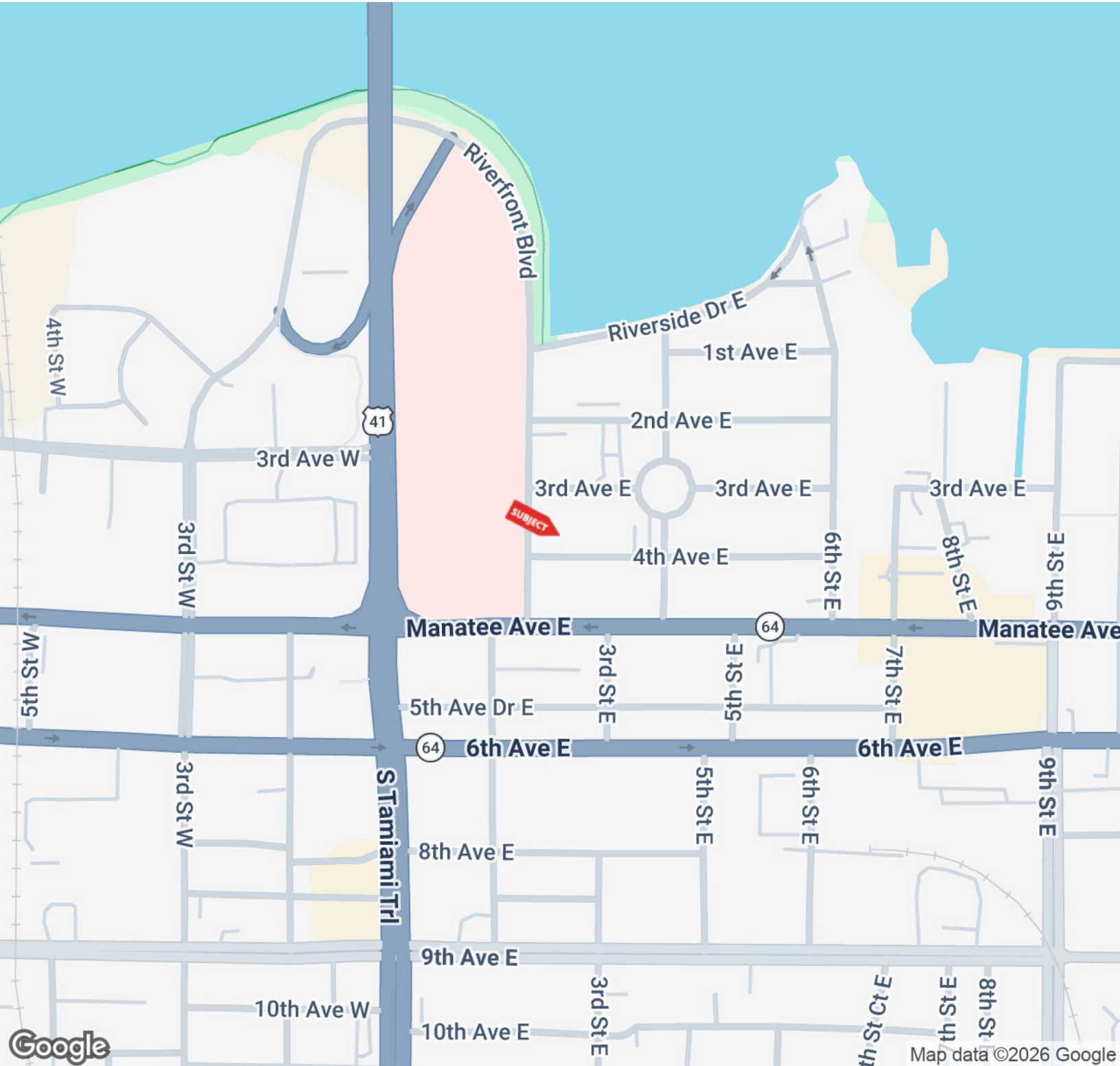


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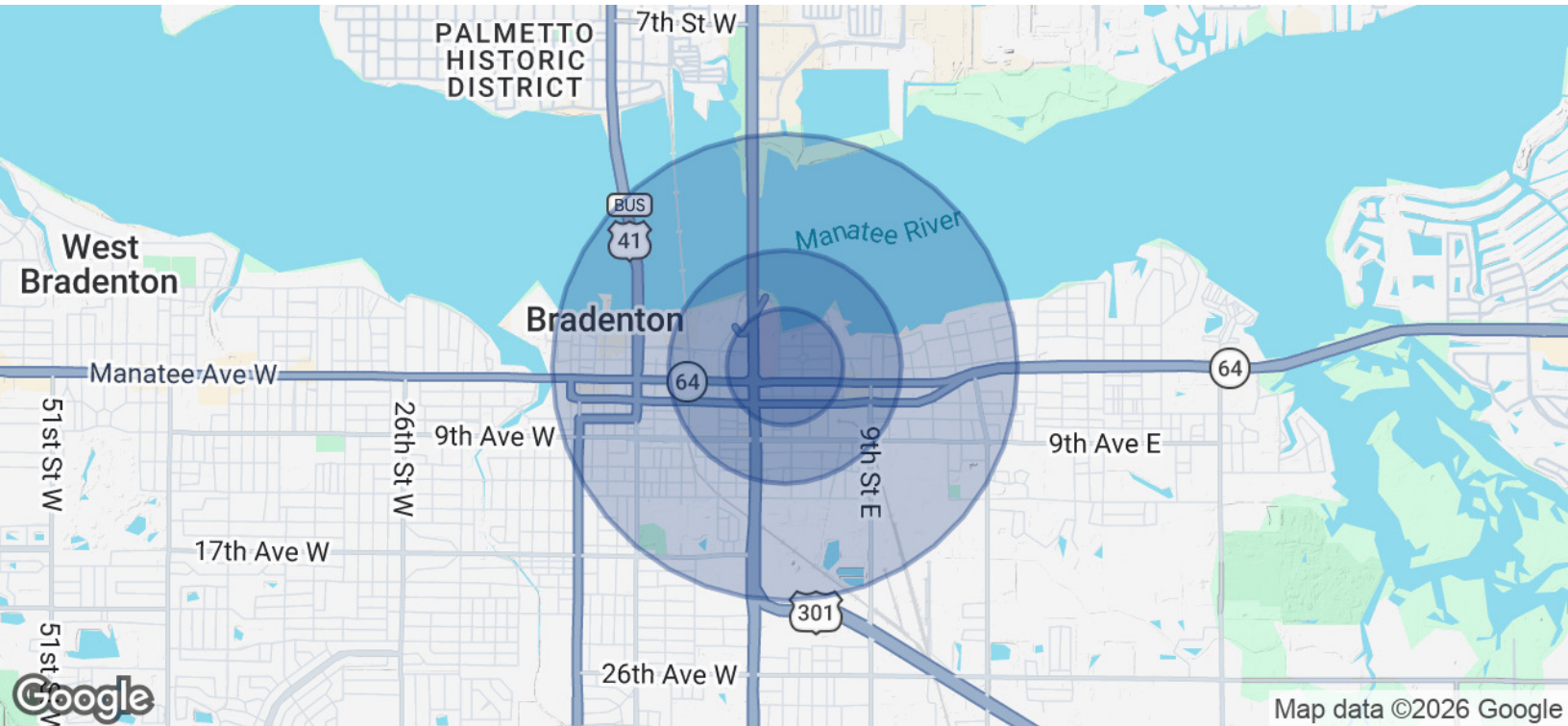
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BRADENTON MEDICAL OPPORTUNITY W/ T5 ZONING



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	361	1,644	7,200
Average Age	34.9	37.3	39.4
Average Age (Male)	37.2	40.0	39.0
Average Age (Female)	35.0	35.7	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	681	2,861
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$78,752	\$80,567	\$80,845
Average House Value	\$302,085	\$293,050	\$292,825

2023 American Community Survey (ACS)

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