

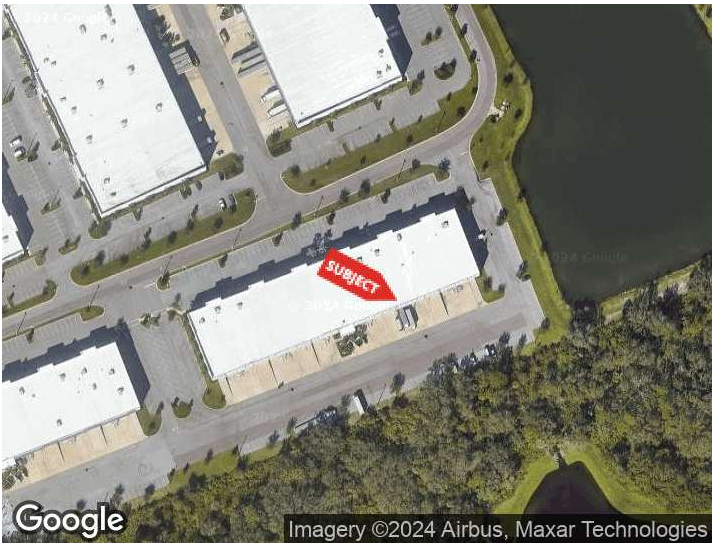


**CLASS A  
WAREHOUSE &  
OFFICE SPACE**

3165 LAKEWOOD RANCH  
BOULEVARD  
BRADENTON, FLORIDA 34211

**PROPERTY HIGHLIGHTS**

- 35,338 SF Class A Office Warehouse Space
- Newly Built
- Sublease Opportunity in Lakewood Ranch
- Private Offices and Conference Rooms
- Reception Area
- 5 Drive-Ins and 5 Loading Docks



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	336	1,396
Total Population	342	872	3,594
Average HH Income	\$164,087	\$164,000	\$161,935

For More Information

**BRIAN SEIDEL**  
CCIM - Broker Associate  
941 544 2970  
brian@americanpropertygroup.com

# CLASS A WAREHOUSE & OFFICE SPACE



## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	60,810 SF
Available SF:	35,338 SF
Year Built:	2019
Zoning:	PD-MU

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3165 Lakewood Ranch Blvd, Bradenton, FL, Suite 112

Property Type: Class A Office Warehouse Space

Property Size: 35,338 SF

Introducing a newly built, Class A office warehouse space available for sublease in the highly sought-after Lakewood Ranch area. This versatile property combines premium office amenities with extensive warehouse capabilities, perfect for businesses looking to elevate their operations. Featuring private offices, conference rooms, a reception area, and a spacious warehouse with 5 drive-ins and 5 loading docks, this modern facility offers exceptional accessibility and efficiency.

Visit us online at [AmericanPropertyGroup.com](http://AmericanPropertyGroup.com) to see all our listings or call (941) 923-0535 at your convenience.

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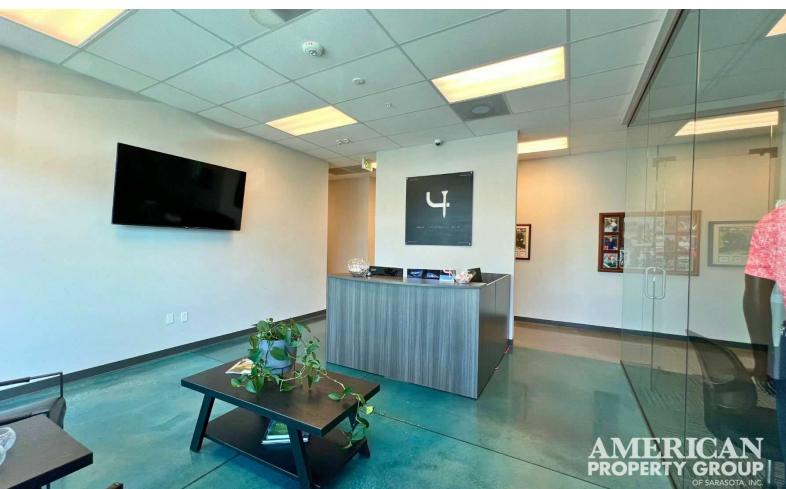
## BRIAN SEIDEL

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

3165 Lakewood Ranch Boulevard

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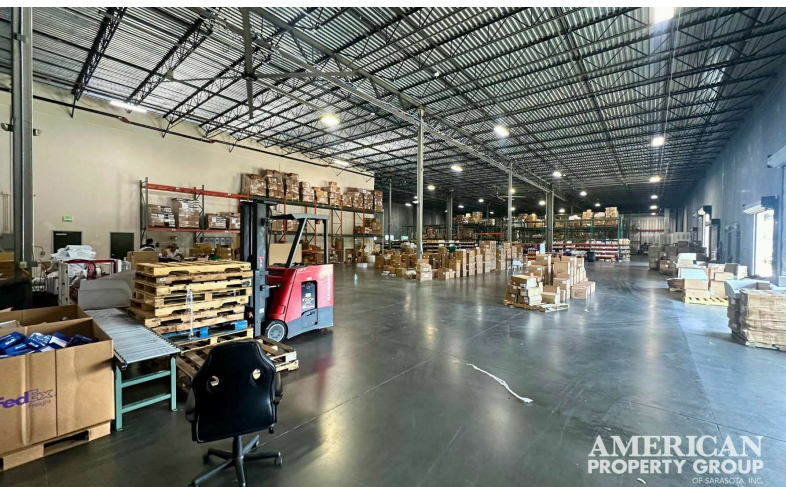
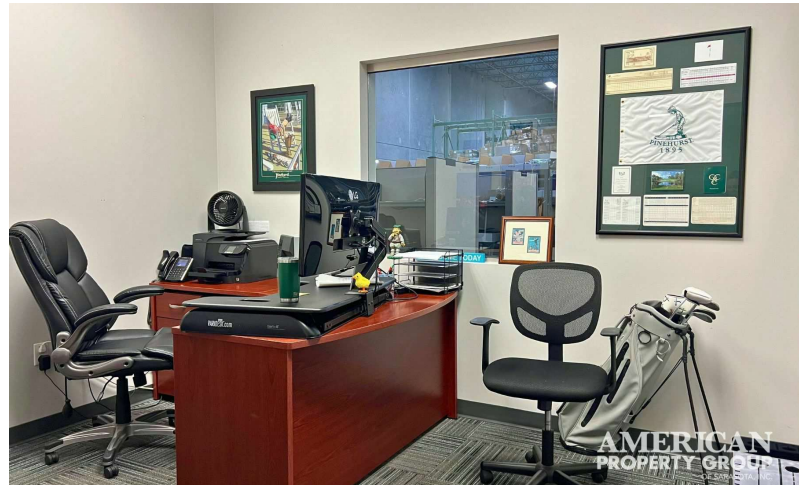


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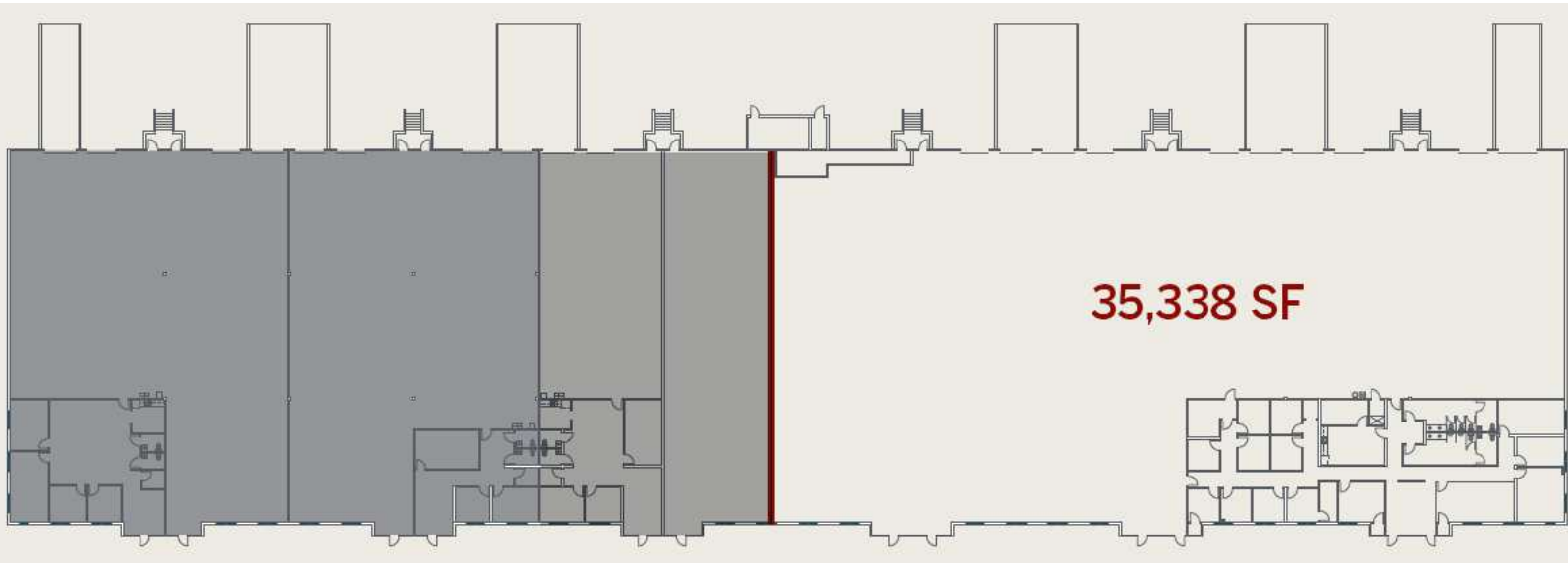
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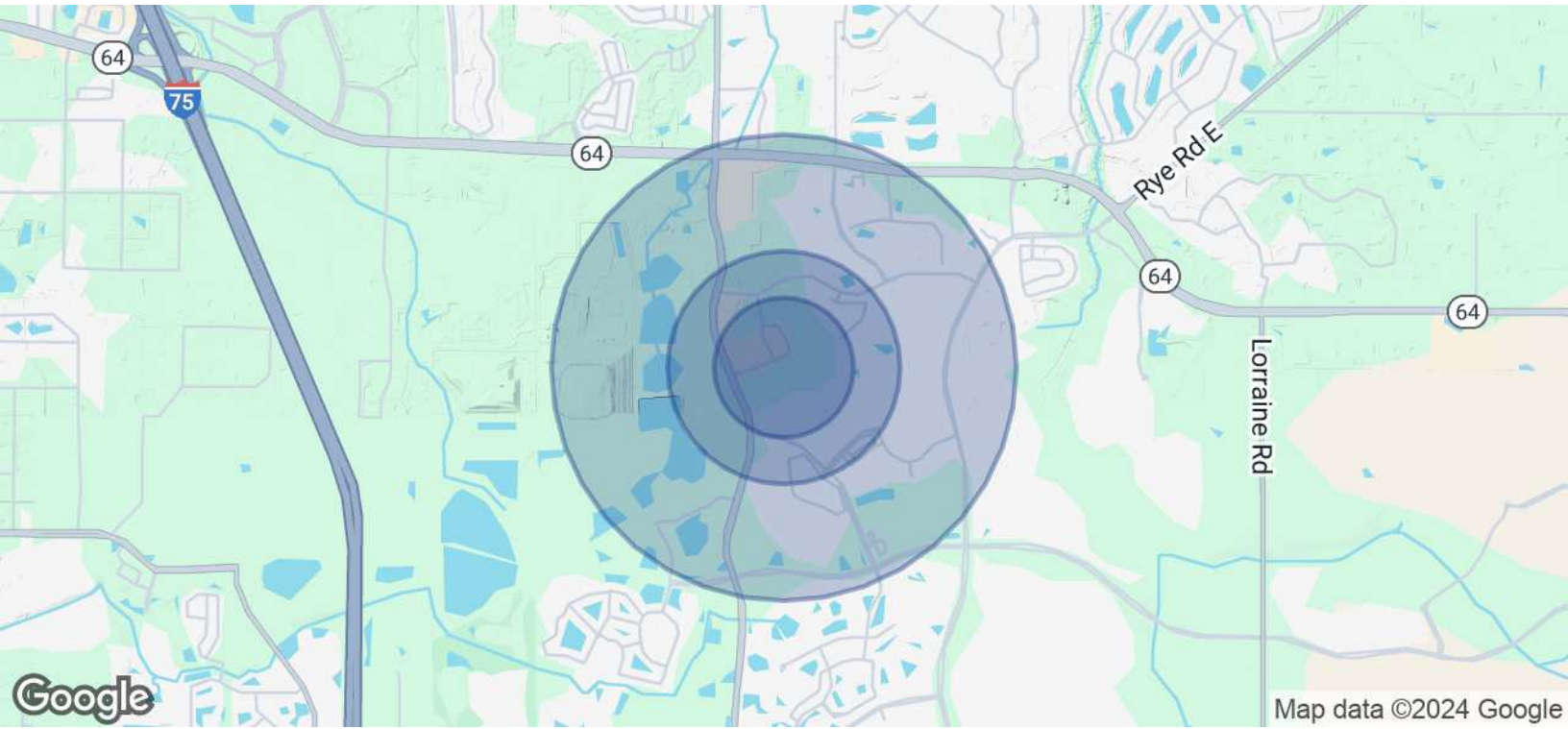


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# CLASS A WAREHOUSE & OFFICE SPACE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	342	872	3,594
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	336	1,396
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$164,087	\$164,000	\$161,935
Average House Value	\$748,382	\$746,338	\$735,478

Demographics data derived from AlphaMap

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