



SUNBAY PLAZA OFFICE AVAILABLE

2424 Manatee Ave E, Bradenton, FL 34208



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present lease opportunities in Sunbay Plaza. Co-Tenants include Los Laureles Market, Metro PCS and Manatee Glass & Mirror. The plaza is easily accessible with two points of ingress & egress on Manatee Ave E and additional access from 24th St E. Retail Tenants have the opportunity for building and pylon signage. Pylon signage available visible to 44,500 vehicles on Manatee Ave E (SR 64).

PROPERTY SUMMARY

Lease Rate:	\$17.00 per month (MG)
Available SF:	2,550 SF
Building Size:	37,230
Market:	Bradenton-Sarasota-Venice
Submarket:	Manatee Ave E



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RETAIL & OFFICE AVAILABLE AT SUNBAY PLAZA

RETAILER MAP

Retail & Office Available At Sunbay Plaza

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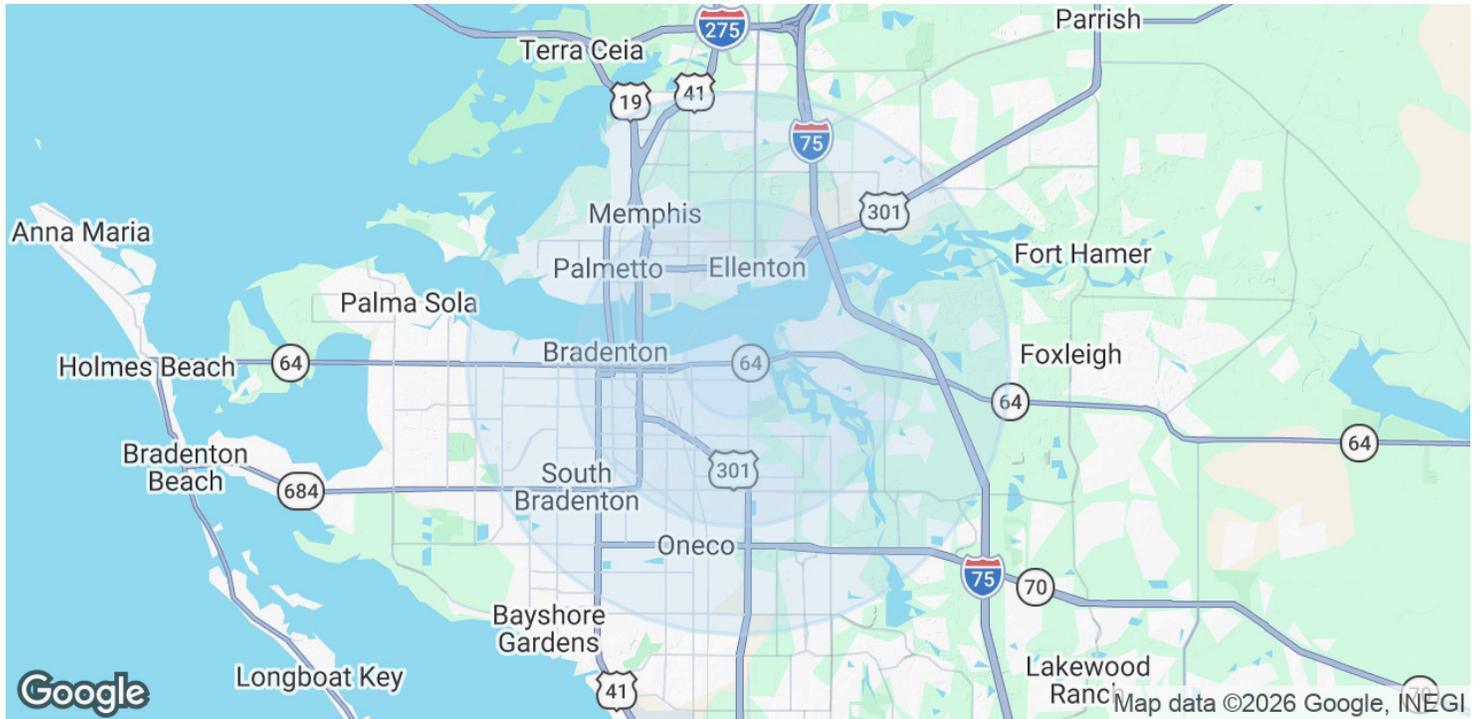
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,167	55,388	158,410
Average age	31.9	36.4	40.3
Average age (Male)	31.7	34.8	39.2
Average age (Female)	35.1	39.3	42.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,714	19,713	61,368
# of persons per HH	2.6	2.8	2.6
Average HH income	\$40,595	\$46,587	\$51,029
Average house value	\$413,376	\$351,898	\$234,370

* Demographic data derived from 2020 ACS - US Census



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