

3910 Golf Park Loop

3910 GOLF PARK LOOP BRADENTON, FL 34203



PROPERTY DESCRIPTION

Fantastic opportunity to purchase a free-standing office building in the SR 70 corridor. The property is ideally located in the well-maintained Peridia Office Park, offering easy access to I-75 and Downtown Bradenton. The building consists of separate suites that are currently combined into one contiguous space. The suites can be subdivided, offering the opportunity to occupy 1,225 - 6,122 sf. The building has a great layout which is suitable for a multitude of users with multiple storefront entrances, open workspaces, private offices, restrooms, and breakrooms throughout. There is an abundance of parking in the private parking lot for the building.

PROPERTY HIGHLIGHTS

- Ability to provide 1,225 - 6,122 SF
- Great parking

OFFERING SUMMARY

Sale Price:	\$1,999,900
Lease Rate:	\$29.00 SF/yr (NNN)
Number of Units:	6
Available SF:	6,122 SF
Lot Size:	28,350 SF
Building Size:	6,122 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	566	3,742
Total Population	393	1,303	8,946
Average HH Income	\$99,192	\$98,452	\$94,806



DEREK ROBBINS

Broker Associate

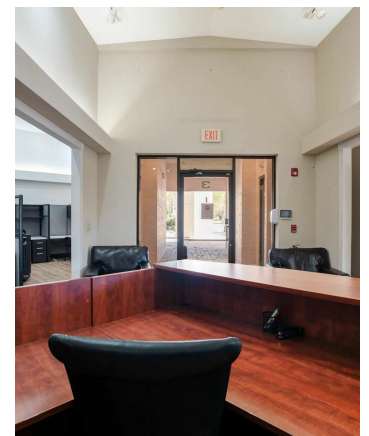
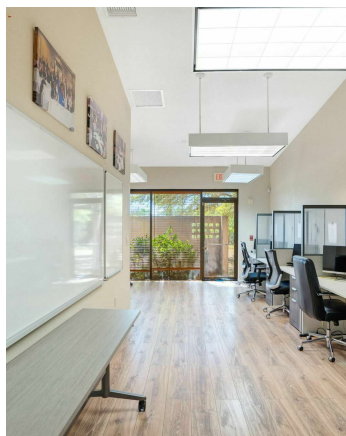
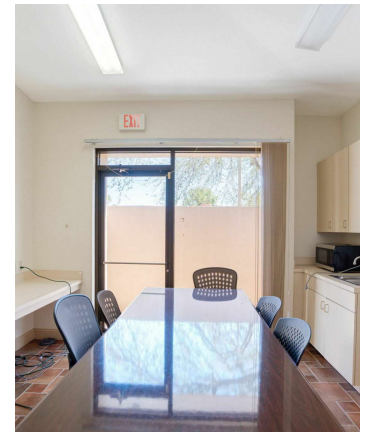
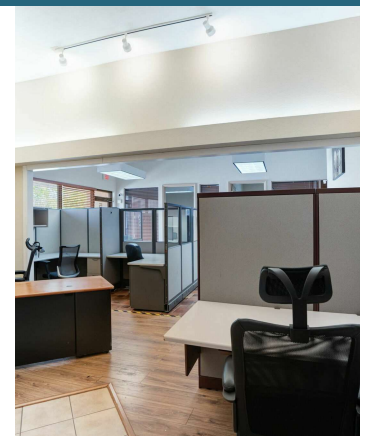
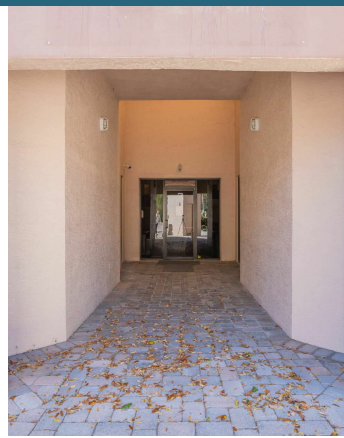
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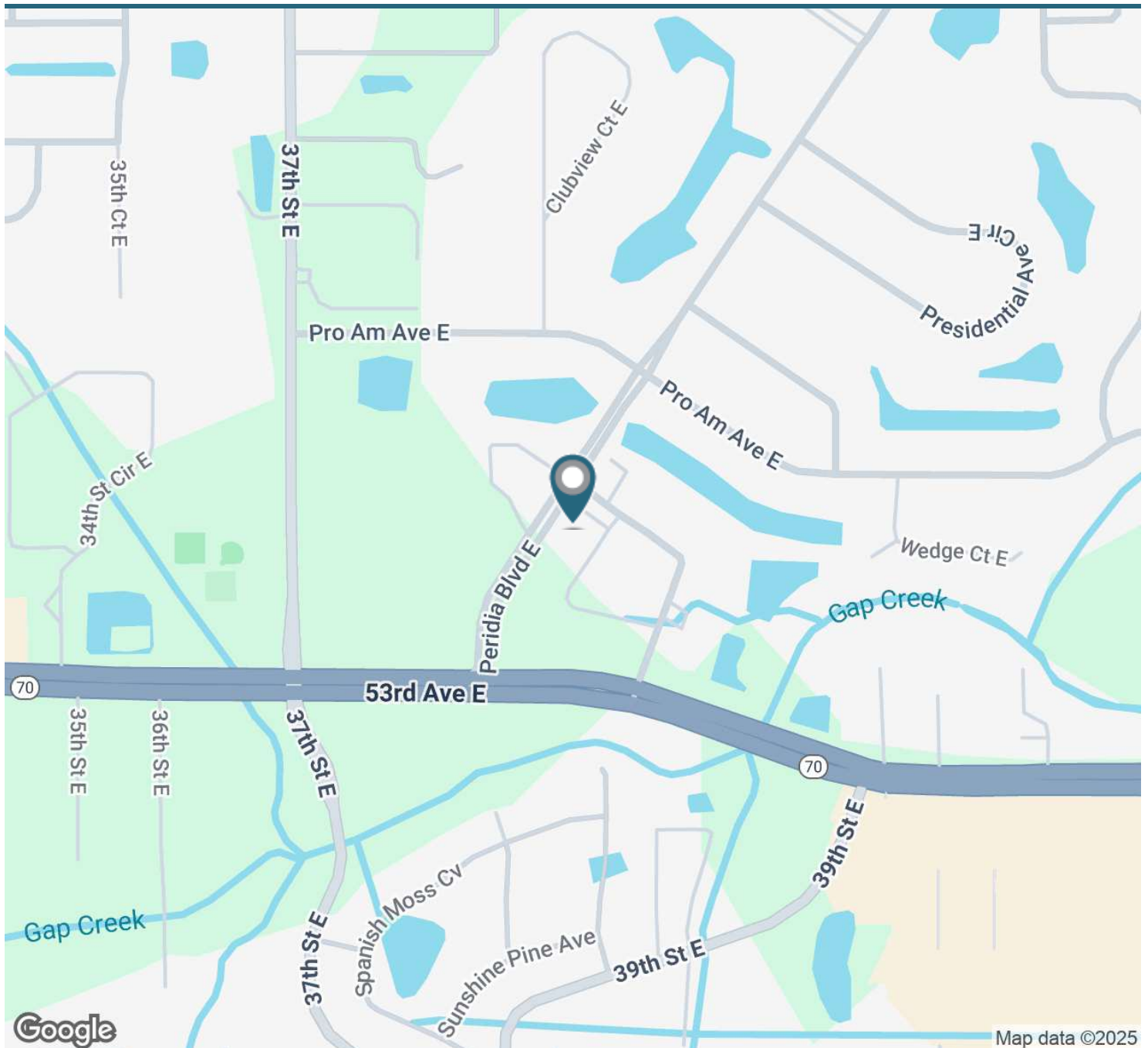
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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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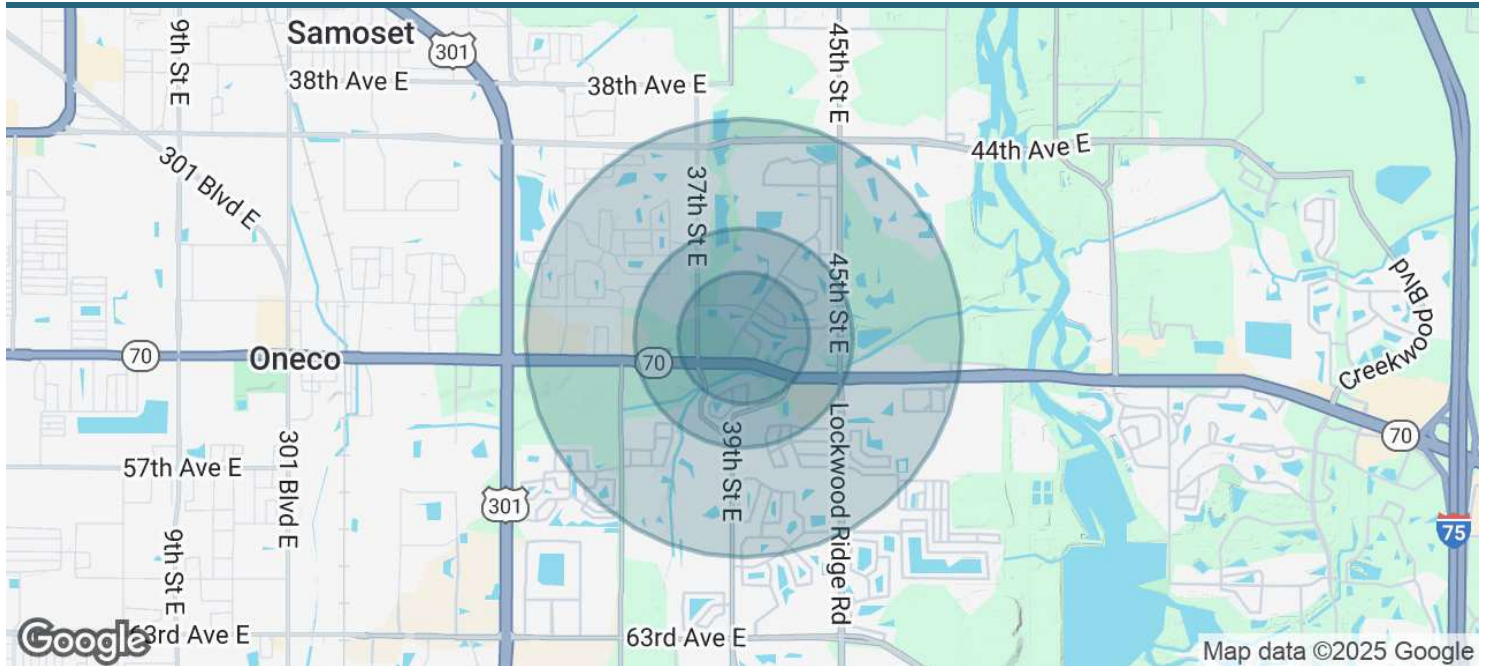
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	393	1,303	8,946
Average Age	57	53	49
Average Age (Male)	57	52	48
Average Age (Female)	57	53	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	566	3,742
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$99,192	\$98,452	\$94,806
Average House Value	\$357,116	\$358,960	\$360,699

Demographics data derived from AlphaMap



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