

ELLENTON BUSINESS PARK
2408 US 301 N, Ellenton, FL 34222



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to lease units at Ellenton Business Park. This busy center on US 301 in Ellenton, FL. has two units currently available for lease, Unit 2416 B: 1,000 SF unit with roll up door and Unit 2411 D 750 SF with roll up door . Also available are 3, lawn space storage parcels of 250 sf. Property features ample parking and shared restrooms.

Property is very visible and easily accessible on US 301 from Bradenton, Palmetto, Ellenton & Parrish.

PROPERTY SUMMARY

Lease Rate:	\$1,000.00 MG)
Available SF:	750 SF
Building Size:	54,755 SF
Zoning:	LM
Market:	Bradenton-Sarasota-Venice
Submarket:	Ellenton



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ADDITIONAL PHOTOS

Ellenton Business Park

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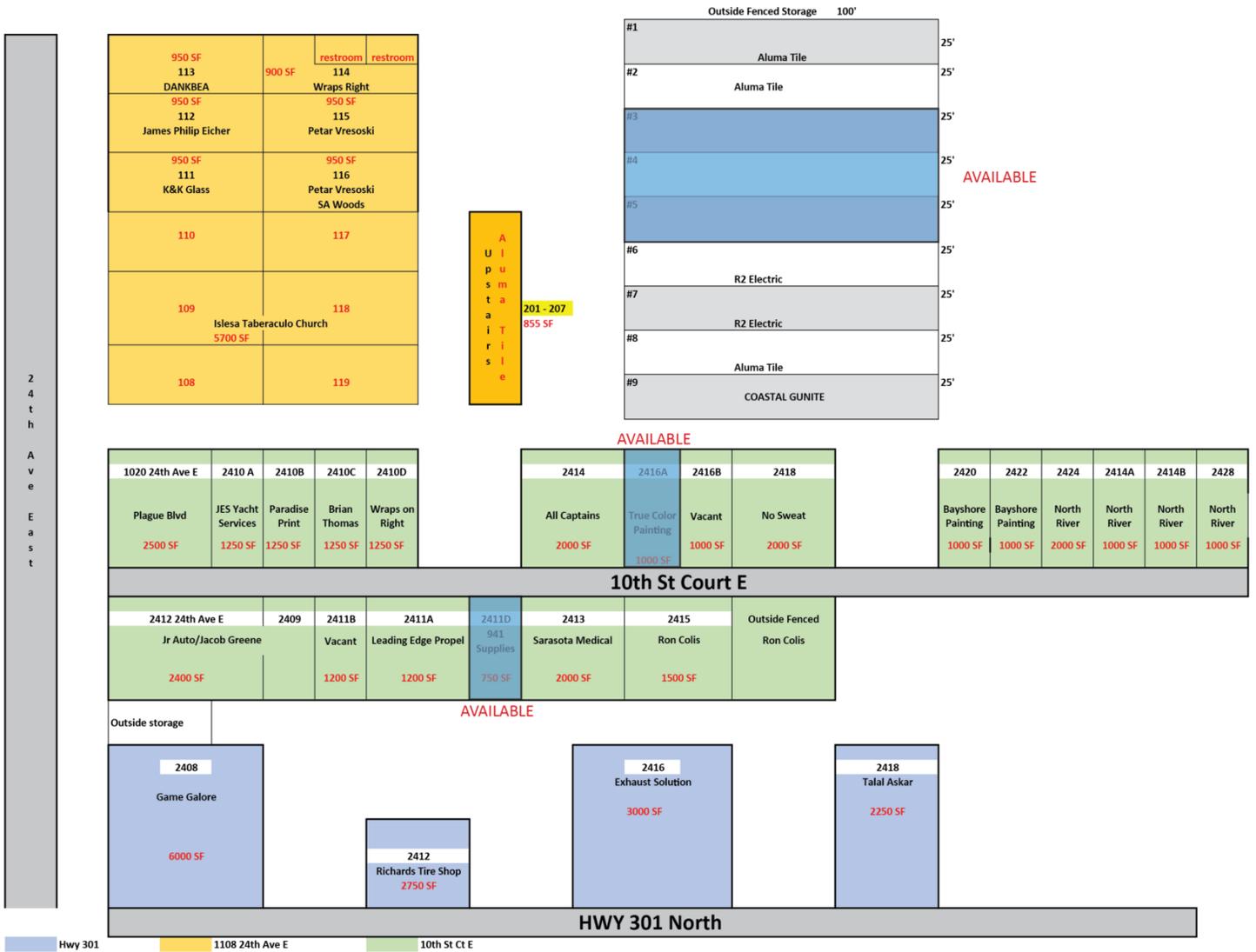
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SITE PLAN

Ellenton Business Park

2408 US 301 N, Ellenton, FL 34222

Ellenton Business Park - Gorham 8-2023



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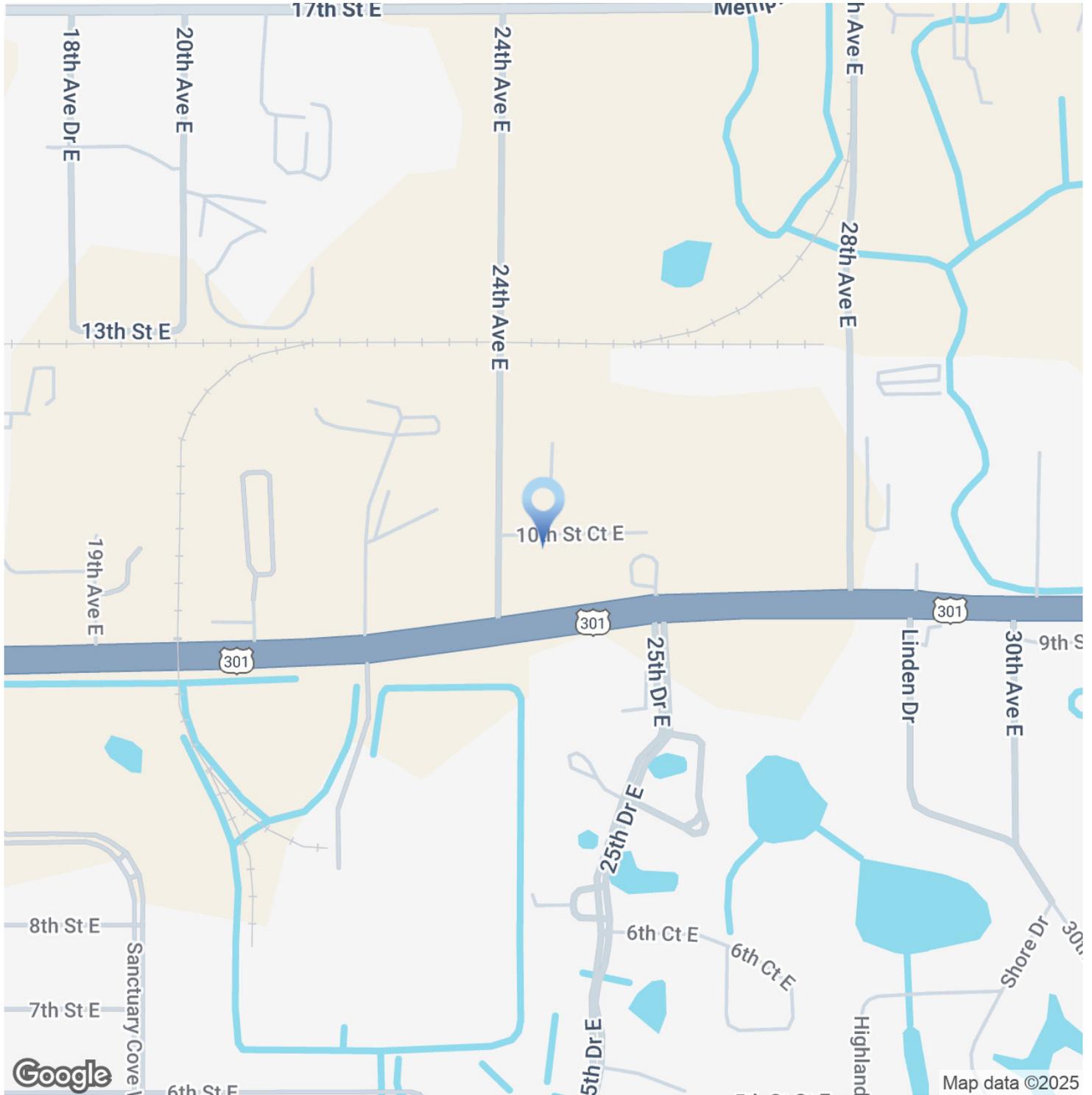
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LOCATION MAP

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,656	125,810	311,900
Average Age	38.9	41.6	44.6
Average Age (Male)	36.7	40.4	43.8
Average Age (Female)	41.8	43.3	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,321	48,956	128,857
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$45,036	\$52,432	\$60,387
Average House Value		\$218,517	\$248,787

2020 American Community Survey (ACS)



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