

# **WAGNER REALTY**

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210  
Phone: 941-727-2800 Fax 941-727-2900

## **FOR LEASE**

### **Class A Office Space**

### **2,611 Sq. Ft. +/-**



**David Fletcher & Jay Heagerty**

**Wagner Realty**

**3639 Cortez Rd. W. Suite 200**

**Bradenton, FL 34210**

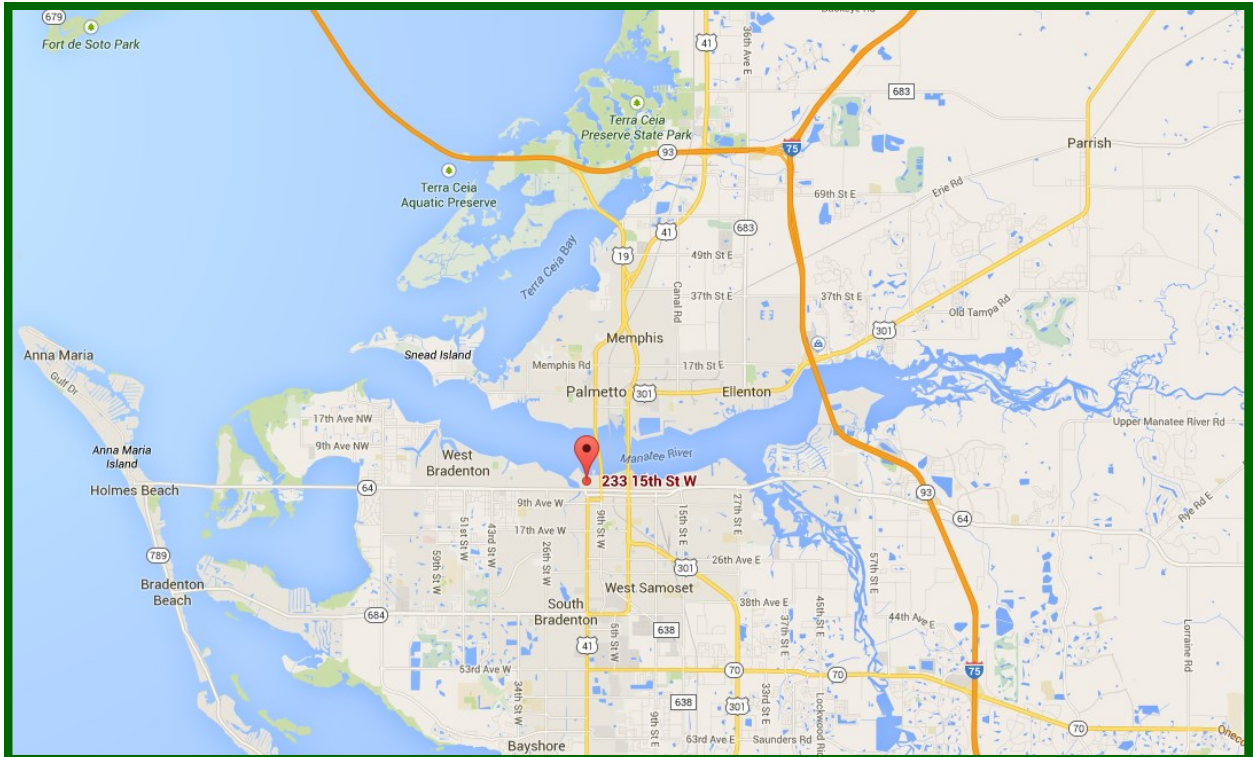
**941-727-2800**

# Property Information

- **Property address 233 15th St W, Bradenton, FL**
- **2,611 sq. ft. @ \$12 per sq. ft. NNN**
- **Ideally located in downtown Bradenton, close to Manatee County offices, Court House, City Hall and Manatee Memorial Hospital.**
- **Well-appointed former Attorney office space**
- **Five large offices**
- **Two conference rooms**
- **Kitchen area**
- **Filing room—plenty of storage**
- **Reception/Walk-in area**
- **Parking in front of office plus additional parking to the rear**

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

# Aerial and Map



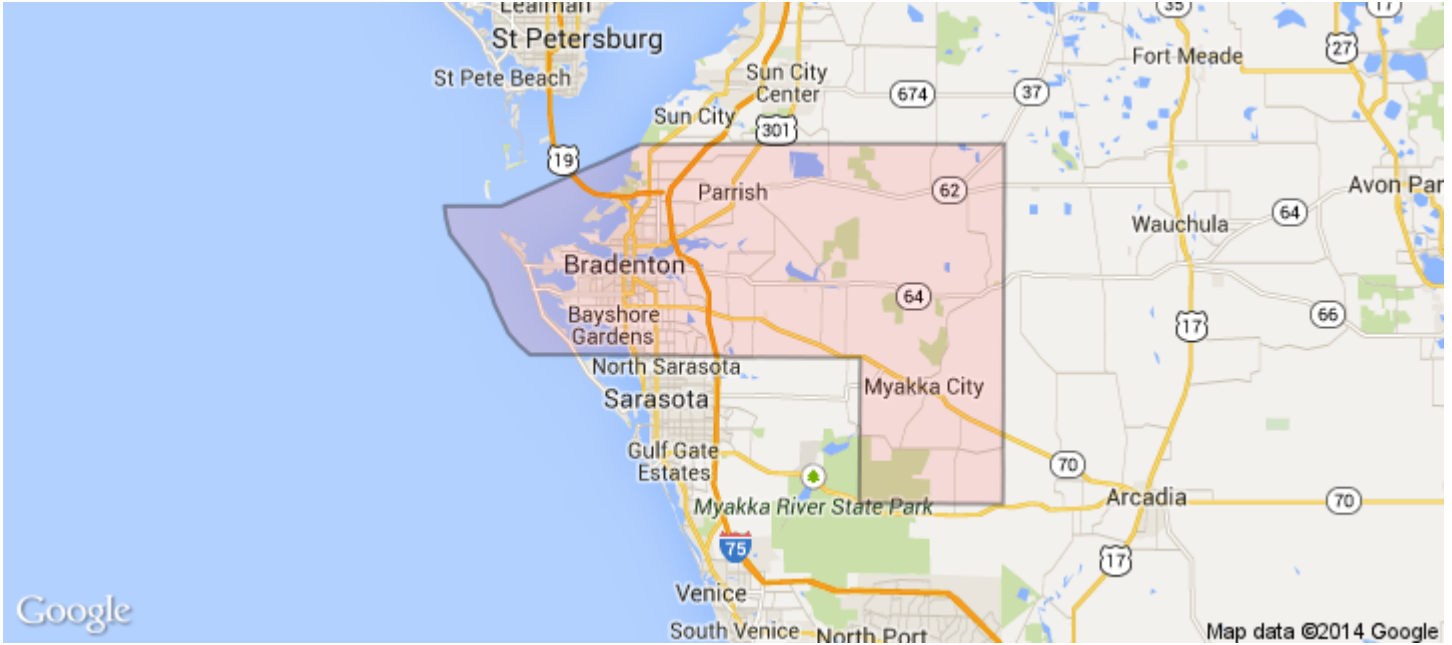
# Interior



# Demographics

# Demographic Statistics

## Manatee County, FL



**Disclaimer:** While we believe this information (via the United States Census Bureau, 2010 Census and 2010 American Community Survey) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

<b>322,833</b>	<b>148,906</b>	<b>8.9%</b>	<b>45.7</b>	<b>\$47,812</b>	<b>\$214,000</b>
Population	Workforce	Unemployment	Median Age	Household Income	Home Value

### Population

2010 Census	322,833
2000 Census	264,002
1990 Census	211,704
Growth 2000-2010	22.28%
Growth 1990-2000	24.7%

### Population (Male)

2010 Census	156,115
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### Population (Female)

2010 Census	166,718
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### Population by Age (2010 Census)

Age 0 to 5	18,322	Age 0 to 5	6%
Age 5 to 10	18,136	Age 5 to 10	6%
Age 10 to 15	18,527	Age 10 to 15	6%
Age 15 to 20	18,100	Age 15 to 20	6%
Age 20 to 25	16,031	Age 20 to 25	5%
Age 25 to 30	16,627	Age 25 to 30	5%
Age 30 to 35	16,126	Age 30 to 35	5%
Age 35 to 40	17,484	Age 35 to 40	5%
Age 40 to 45	19,243	Age 40 to 45	6%
Age 45 to 50	21,723	Age 45 to 50	7%
Age 50 to 55	22,325	Age 50 to 55	7%
Age 55 to 60	21,713	Age 55 to 60	7%
Age 60 to 65	23,367	Age 60 to 65	7%
Age 65 and over	75,109	Age 65 and over	23%
<b>Total Population</b>	<b>322,833</b>		
<b>Median Age</b>	<b>45.7</b>		

### Median Age (Male)

2010 Census 44.2

### Median Age (Female)

2010 Census 47

### High School Graduates Age 25+ by Educational Attainment (2010 Census)

High School Graduate (or GED)	73,971	High School Graduate (or GED)	45%
Some College, No Degree	48,079	Some College, No Degree	29%
Associate or Bachelor's Degree	18,829	Associate or Bachelor's Degree	12%
Master's Degree	15,531	Master's Degree	10%
Professional School Degree	4,593	Professional School Degree	3%
Doctorate Degree	2,142	Doctorate Degree	1%
<b>Total High School Graduates Age 25+</b>	<b>163,145</b>		

### Population Age 5+ by Language at Home (2010 Census)

Only English	251,888	Only English	84%
Spanish or Spanish Creole	33,095	Spanish or Spanish Creole	11%
Other	15,098	Other	5%
<b>Total Population Age 5+</b>	<b>300,081</b>		

### Households

2010 Census	135,729
2000 Census	112,460
1990 Census	91,266
Growth 2000-2010	20.69%
Growth 1990-2000	23.22%

### Population in Households

2010 Census 318,016

### Average Household Size

2010 Census 2.34

### Households by Household Type and Size and Presence of Children (2010 Census)

Family Households	88,149	Family Households	65%
Married-couple family	67,778	Married-couple family	50%
With own children under 18 years	19,745	With own children under 18 years	15%
No own children under 18 years	48,033	No own children under 18 years	35%
Male Householder: no wife present	5,709	Male Householder: no wife present	4%
With own children under 18 years	2,889	With own children under 18 years	2%
No own children under 18 years	2,820	No own children under 18 years	2%
Female Householder: no husband present	14,662	Female Householder: no husband present	11%
With own children under 18 years	8,071	With own children under 18 years	6%
No own children under 18 years	6,591	No own children under 18 years	5%
Nonfamily Households	47,580	Nonfamily Households	35%
1 Person households	38,642	1 Person households	28%
2+ Unrelated people	8,938	2+ Unrelated people	7%
<b>Total Households</b>	<b>135,729</b>		

### Households by Household Income (2010 Census)

Less than \$25,000	31,682	Less than \$25,000	24%
\$25,000 to \$49,999	36,725	\$25,000 to \$49,999	28%
\$50,000 to \$74,999	24,428	\$50,000 to \$74,999	19%
\$75,000 to \$99,999	15,069	\$75,000 to \$99,999	11%
\$100,000 to \$124,999	9,064	\$100,000 to \$124,999	7%
\$125,000 to \$149,999	5,184	\$125,000 to \$149,999	4%
\$150,000 to \$199,999	4,580	\$150,000 to \$199,999	3%
\$200,000 or more	4,468	\$200,000 or more	3%
<b>Total Households</b>	<b>131,200</b>		
Average Household Income	\$65,815		
Median Household Income	\$47,812		

### Unemployment Rate

2010 Census 8.9%

### Population Age 16+ By Employment Status (2010 Census)

Labor Force	148,906	Labor Force	57%
In Armed Forces	196	In Armed Forces	0%
Civilian, Employed	135,533	Civilian, Employed	52%
Civilian, Unemployed	13,177	Civilian, Unemployed	5%
Not in Labor Force	110,986	Not in Labor Force	43%
<b>Total Population Age 16+</b>	<b>259,892</b>		



### Employed Civilian Population Age 16+ by Industry (2010 Census)

Agriculture, forestry, fishing and hunting, mining and construction	14,387	Agriculture, forestry, fishing and hunting, mining and construction	11%
Manufacturing	11,182	Manufacturing	8%
Wholesale & retail trade	23,389	Wholesale & retail trade	17%
Transportation and warehousing, and utilities	5,454	Transportation and warehousing, and utilities	4%
Information	2,393	Information	2%
Finance, insurance, real estate and rental and leasing	10,480	Finance, insurance, real estate and rental and leasing	8%
Professional, scientific, management, administrative, and waste management services	15,145	Professional, scientific, management, administrative, and waste management services	11%
Professional, scientific, and technical services	7,340	Professional, scientific, and technical services	5%
Management of companies and enterprises	112	Management of companies and enterprises	0%
Administrative and support and waste management services	7,693	Administrative and support and waste management services	6%
Educational, health and social services	27,296	Educational, health and social services	20%
Arts, entertainment, recreation, accommodation and food services	12,877	Arts, entertainment, recreation, accommodation and food services	10%
Other services (except public administration)	6,840	Other services (except public administration)	5%
Public Administration	6,090	Public Administration	4%
<b>Total Employed Civilian Population Age 16+</b>	<b>135,533</b>		

### Employed Civilian Population Age 16+ by Occupation (2010 Census)

Management, Professional, and Related occupations	43,555	Management, Professional, and Related occupations	32%
Management, Business, and Financial Operations Occupations	19,295	Management, Business, and Financial Operations Occupations	14%
Professional and Related Occupations	24,260	Professional and Related Occupations	18%
Service Occupations	24,390	Service Occupations	18%
Healthcare support occupations	3,247	Healthcare support occupations	2%
Protective service occupations	2,637	Protective service occupations	2%
Food preparation and serving related occupations	7,669	Food preparation and serving related occupations	6%
Building and grounds cleaning and maintenance occupations	7,122	Building and grounds cleaning and maintenance occupations	5%
Personal care and service occupations	3,715	Personal care and service occupations	3%
Sales and Office Occupations	38,639	Sales and Office Occupations	29%
Sales and related occupations	19,063	Sales and related occupations	14%
Office and administrative support occupations	19,576	Office and administrative support occupations	14%
Farming, fishing, and forestry occupations	1,572	Farming, fishing, and forestry occupations	1%
Construction, Extraction, and Maintenance Occupations	13,639	Construction, Extraction, and Maintenance Occupations	10%
Production, Transportation, and Material Moving Occupations	13,738	Production, Transportation, and Material Moving Occupations	10%
<b>Total Employed Civilian Population Age 16+</b>	<b>135,533</b>		





### Workers by Workplace Environment (2000 Census)

Blue Collar Workers	66,661	Blue Collar Workers		34%
White Collar Workers	128,066	White Collar Workers		66%
Total Workers	194,727			






### Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+	132,191
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### Housing Units by Tenure (2010 Census)

Vacant Housing Units	36,961	Vacant Housing Units		21%
Occupied Housing Units	135,729	Occupied Housing Units		79%
Owner-Occupied	96,818	Owner-Occupied		56%
Renter-Occupied	38,911	Renter-Occupied		23%
Total Housing Units	172,690			

### Owner occupied Housing Units by Housing Value (2010 Census)

Less than \$50,000	10,118	Less than \$50,000		10%
\$50,000 to \$99,999	11,365	\$50,000 to \$99,999		12%
\$100,000 to \$149,999	10,848	\$100,000 to \$149,999		11%
\$150,000 to \$199,999	12,792	\$150,000 to \$199,999		13%
\$200,000 to \$249,999	12,446	\$200,000 to \$249,999		13%
\$250,000 to \$299,999	8,774	\$250,000 to \$299,999		9%
\$300,000 to \$399,999	12,475	\$300,000 to \$399,999		13%
\$400,000 to \$499,999	6,690	\$400,000 to \$499,999		7%
\$500,000 to \$749,999	6,744	\$500,000 to \$749,999		7%
\$750,000 to \$1,000,000	2,462	\$750,000 to \$1,000,000		3%
\$1,000,000 or more	2,503	\$1,000,000 or more		3%
Total Owner occupied Housing Units	97,217			
Median Housing Value	\$214,000			