

Investment/Development Opportunity

4311 Manatee Ave W, Bradenton, FL 34209

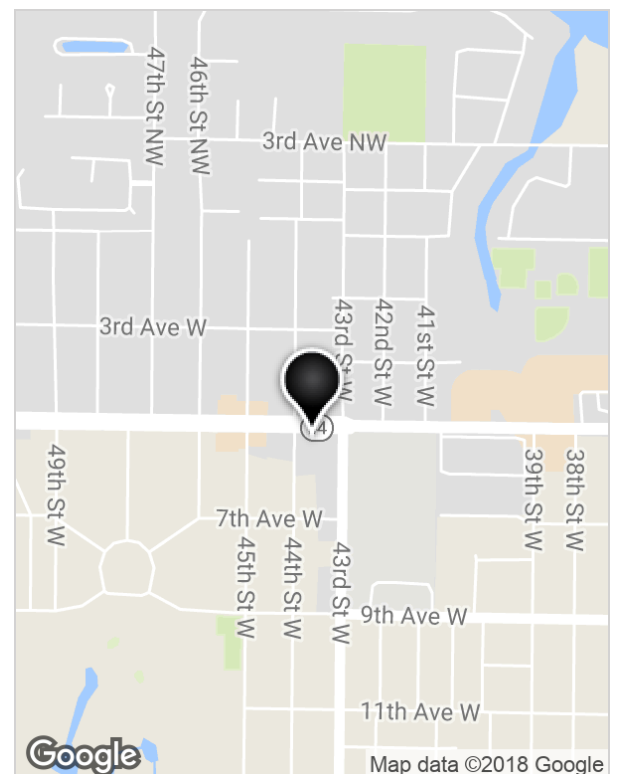


Total Square Feet: 13,730 SF

Sale Price: \$1,495,000

Total Land: 2.1 Acres +/-

- Corner outparcel at high traffic intersection
- Fantastic ingress and egress
- Zoned Suburban Commercial Corridor
- Great visibility with 46,000 average daily traffic count
- Well suited for Owner/User with Bank of America as tenant, occupying 54% (7,446 SF)
- Bank of America has 17 five-year renewal options - current lease runs to September 2019 at \$7.00 NNN
- 2 vacant office spaces of 3,580 SF and 2,702 SF
- Outstanding development opportunity if Bank of America vacates



Presented By:

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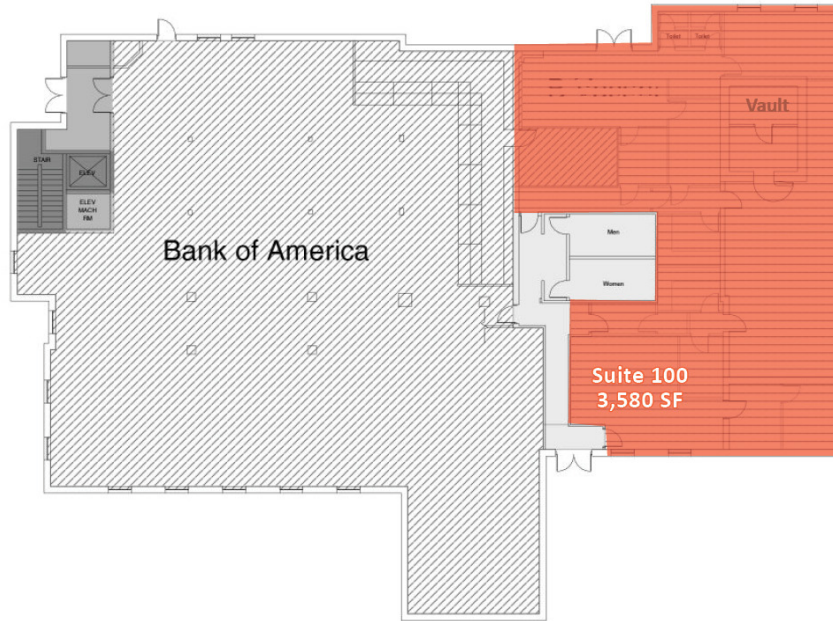
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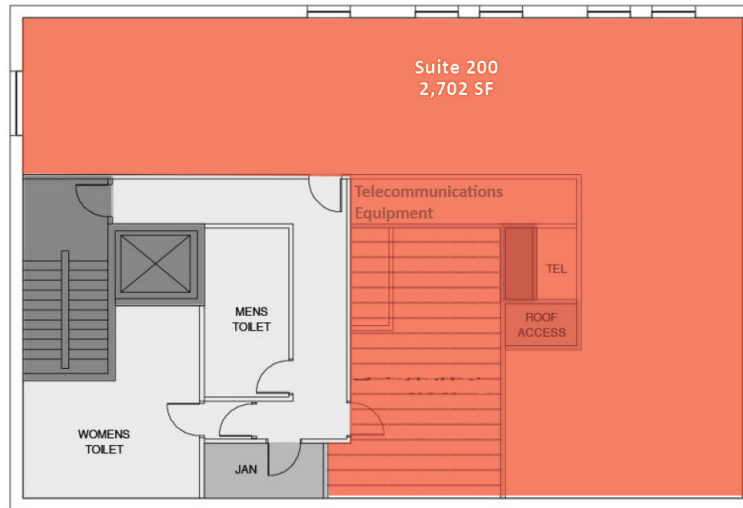
THE PLACE FOR SPACE

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1 GROUND FLOOR PLAN



2 2ND FLOOR PLAN

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