



ADDRESS

**2506 12th Ave W
Bradenton, FL 34205**

PROPERTY FEATURES

	1 Mile	3 Miles	5 Miles
Total Households:	5,363	36,880	71,710
Total Population:	13,833	90,136	175,728
Average HH Income:	\$59,298	\$52,110	\$51,850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

BENJAMIN BAKKER

Commercial Real Estate Specialist

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	4,580 SF
Lot Size:	0.2 Acres
Price / SF:	\$98.25
Year Built:	1920
Zoning:	Professional: Office/ Medical
Market:	Tampa Bay
Submarket:	Sarasota-Manatee

PROPERTY OVERVIEW

Hidden away on a peaceful tree-lined street just west of downtown Bradenton sits a beautiful historic home where you can live and work! This Spanish style home was originally built in 1920 and is located in a unique zoning district which allows for a variety of commercial uses as well as residential. In its current configuration this property is divided into two distinct spaces; a 2552 sf residential home, and a 1629 sf commercial space.

The residential portion is a 3 bedroom/2 bath home that features hardwood floors throughout most of the living area.

The commercial space features a full bathroom, 2 half baths, storage room/office, and a bonus space that can be used as a break room and/or more storage. Although this space has been used as a pre-school the wide-open floor plan lends itself to many different uses.

Outside you will find a concrete parking lot in the front with spaces for 5 cars, extra parking behind the building with space for 3-5 cars, and a large fenced yard (currently a playground) with mature trees and landscaping offering all of the privacy you need. With a property this versatile all you need to do is bring your desire to succeed!

Michael Saunders & Company
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ADDITIONAL PHOTOS



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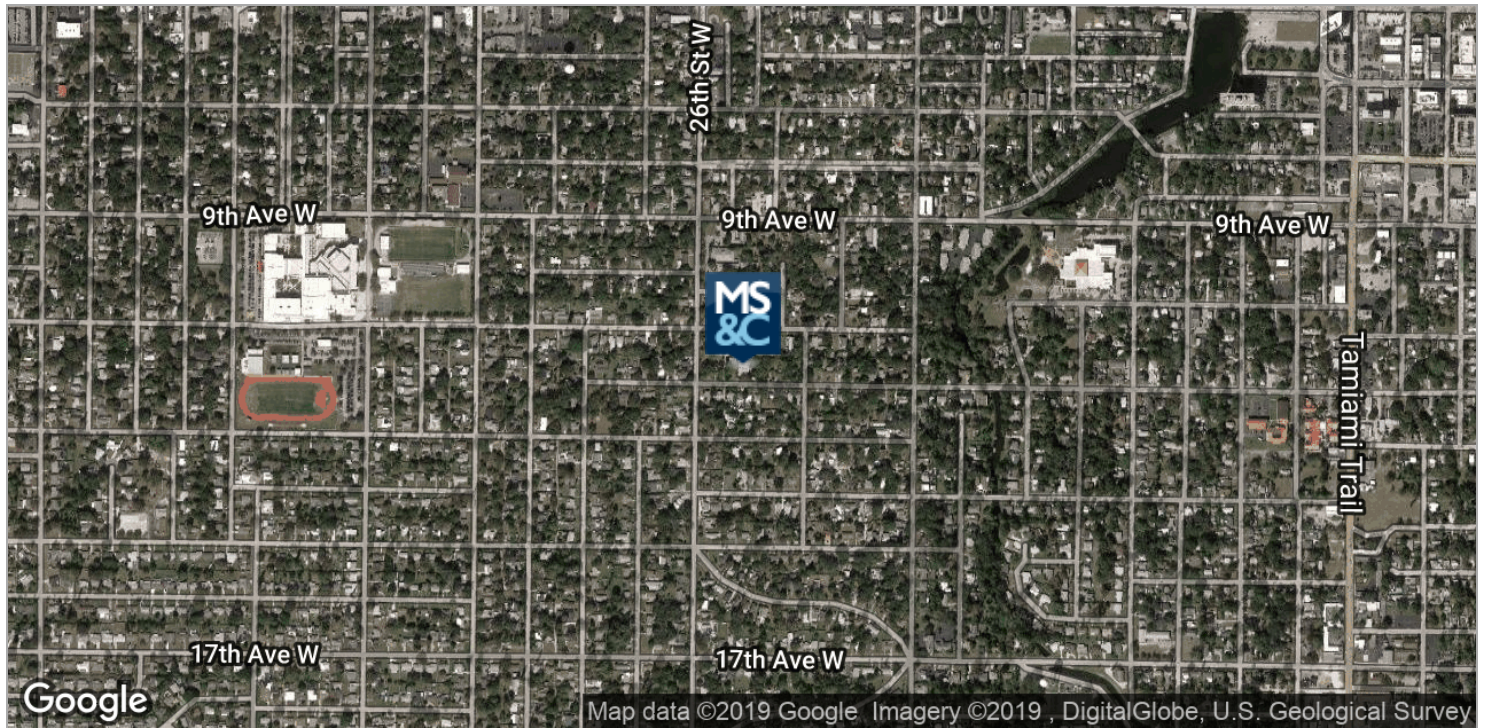
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LOCATION MAPS



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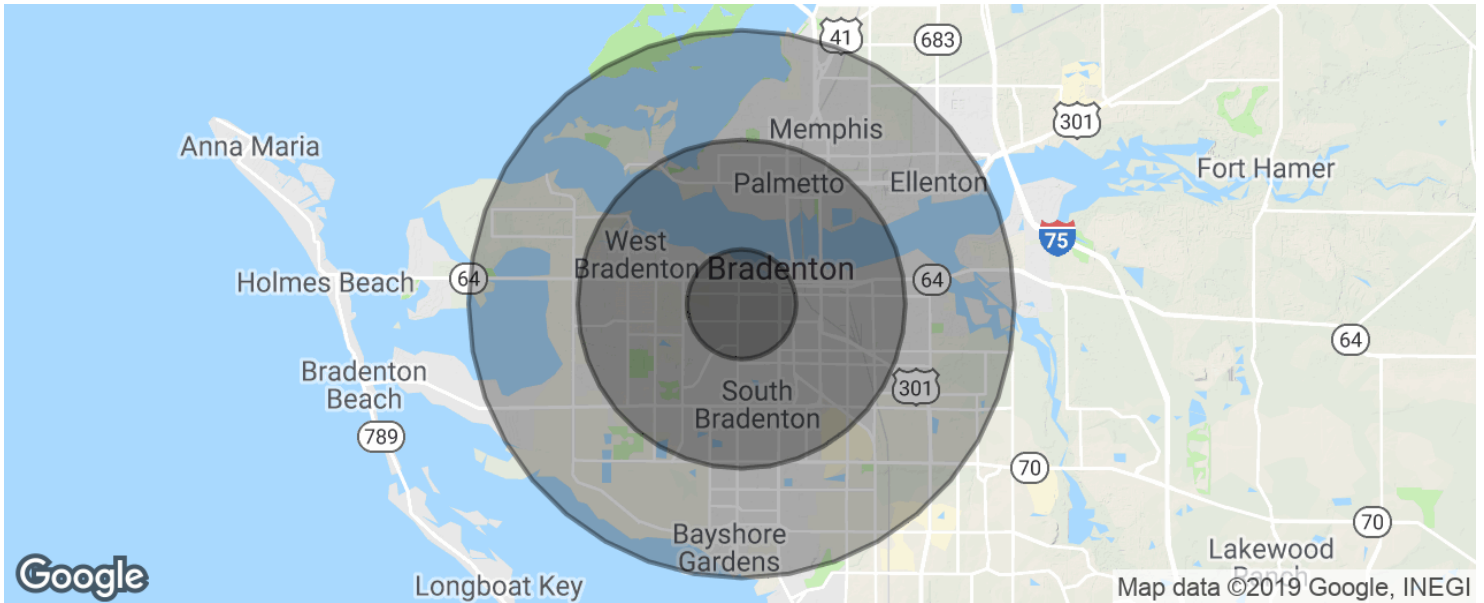
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,833	90,136	175,728
Median age	39.3	42.4	42.7
Median age (Male)	37.2	40.9	41.2
Median age (Female)	40.9	43.9	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,363	36,880	71,710
# of persons per HH	2.6	2.4	2.5
Average HH income	\$59,298	\$52,110	\$51,850
Average house value	\$193,036	\$231,172	\$231,615

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

A lifelong resident of Bradenton, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that begin with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs.

Ben also serves as Vice President of HJB Properties, a family-owned commercial property entity. Where he oversees management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & has been appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also recieved the 2016, 2017 and 2018 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" & 2018 Presidents Award.

As an avid musician and singer, he loves spending his spare time volunteering as a guitarist & vocalist for Bayside Community Church.

MEMBERSHIPS & AFFILIATIONS

- Manatee Chamber of Commerce
- Manatee Tiger Bay (past Chairman)
- Realtors Association of Sarasota/Manatee
- City of Bradenton: Planning Commission (chairman)
- Leadership Manatee Alumni Association (past President)
- RASM: Political Action Advisory Committee
- Manatee Chamber: Downtown Redevelopment Committee (chairman)
- City of Bradenton: Public Art Selection Committee
- Manatee Chamber: Housing Task Force
- RASM: Commercial Investment Division
- Realize Bradenton (founding board member)
- City of Bradenton: Affordable Housing Advisory Committee

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