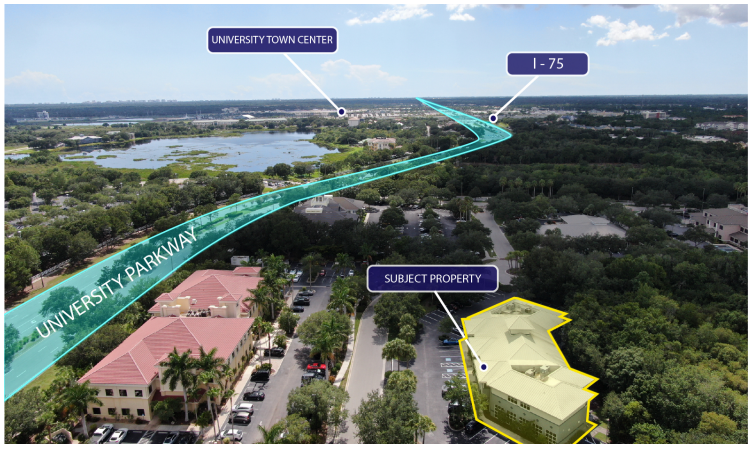
IANBLACK REALESTATE
THE PLACE FOR SPACE

8433 ENTERPRISE CIRCLE

Bradenton, FL 34202



PROPERTY OVERVIEW

Opportunity to Lease up to 1,565 SF of Office space on the Second Floor of a Class A asset in Lakewood Ranch. Convenient access to all area amenities and minutes from the I-75/University Pkwy interchange. Building and monument signage opportunities are available upon request. Operating expenses are $7.82 a square foot.

PROPERTY SUMMARY

Lease Rate:	$21.00 SF/yr (NNN)
Available SF:	1,565 SF
Building Size:	16,970

Presented By:

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NORTH

OVERALL SECOND FLOOR PLAN

1/16" = 1'-0"

DRAWN BY: PRA 2/16/2022 9:58:10 AM

NOT FOR CONSTRUCTION

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BERLIN PATTEN EBLING

LAKEWOOD RANCH OFFICE

8433 ENTERPRISE CIR STE 100, LAKEWOOD RANCH, FL 34202

DATE: 02-16-2022

JOB NO: 220034-01

SHEET NO: 1

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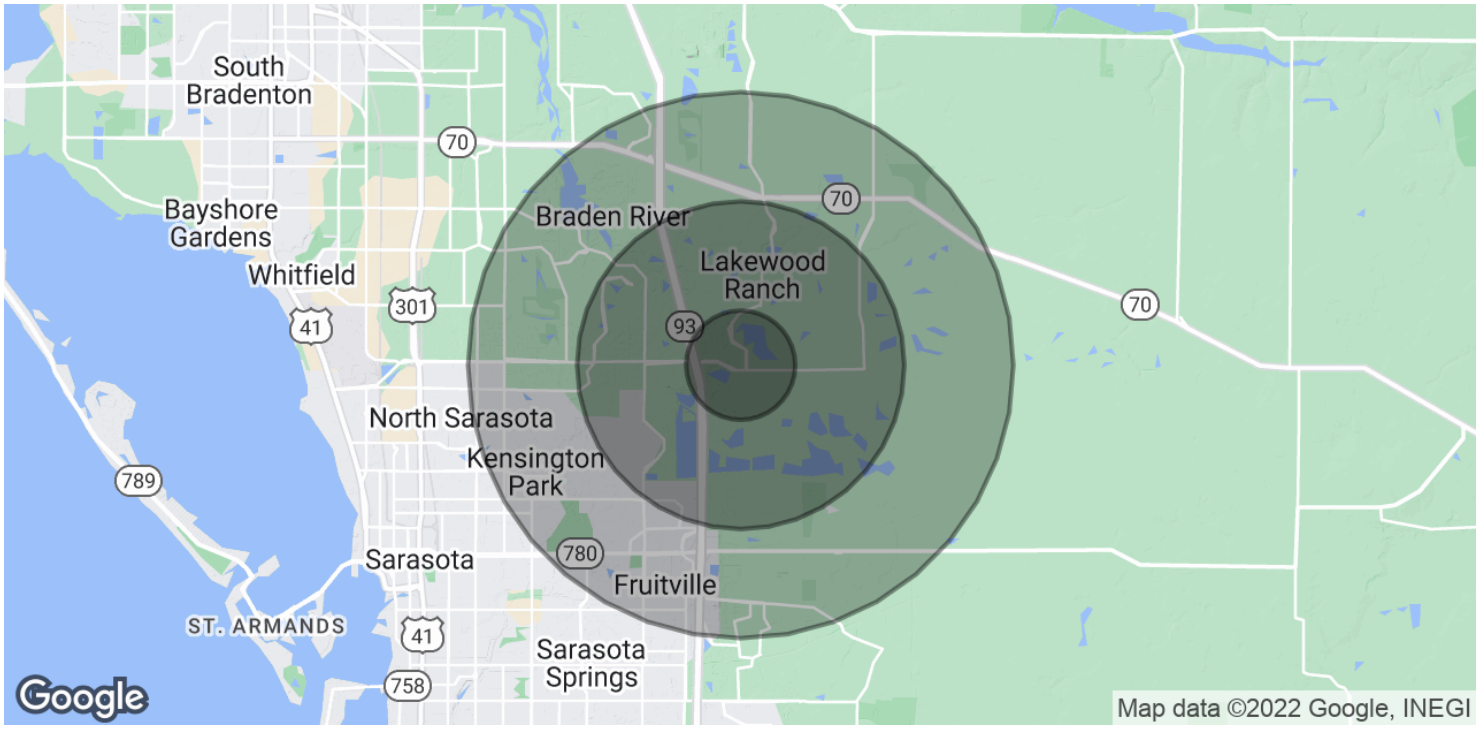

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,133	26,475	76,476
Average Age	48.9	49.9	48.1
Average Age (Male)	46.7	50.0	47.8
Average Age (Female)	49.4	49.1	48.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	864	11,549	32,849
# of Persons per HH	2.5	2.3	2.3
Average HH Income	$112,602	$97,546	$84,374
Average House Value	$600,818	$498,837	$402,896

** Demographic data derived from 2020 ACS - US Census*

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