



TOTALLY RENOVATED 2 BUILDING PARCEL ON MANATEE AVENUE!

FOR SALE

2101 & 2103 Manatee Ave W, Bradenton, FL 34205



PROPERTY DESCRIPTION

An exceptional opportunity to acquire two freestanding office buildings that just underwent a complete renovation inside and out, creating a polished, modern office or retail space with distinctive character, clean design and total functionality. The asset features a two-story office/retail configuration in one building and a one-story office/retail configuration in the other.

Fully renovated inside and out in 2026, the property is in excellent condition with updated sheet metal roofing, all new HVAC units, modern high end finishes and four restrooms. Positioned just outside of downtown Bradenton, the .34-acre site features 115 feet of frontage on Manatee Avenue, a main state road, along with ample parking in the rear and three ingress/egress points.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	0.34 Acres
Building Size:	3,873 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	348	1,069	4,202
Total Population	796	2,553	9,807
Average HH Income	\$69,611	\$78,260	\$78,349



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Building Name	Totally Renovated 2 Building Parcel on Manatee Avenue!
Property Type	Office
Property Subtype	Office Building
APN	3413800008 & 3413900006
Building Size	3,873 SF
Lot Size	0.34 Acres
Building Class	A
Year Built	1941
Year Last Renovated	2026
Number of Floors	2
Average Floor Size	1,300 SF
Construction Status	Existing
Roof	Sheet Metal (2026)
Free Standing	Yes
Number of Buildings	2

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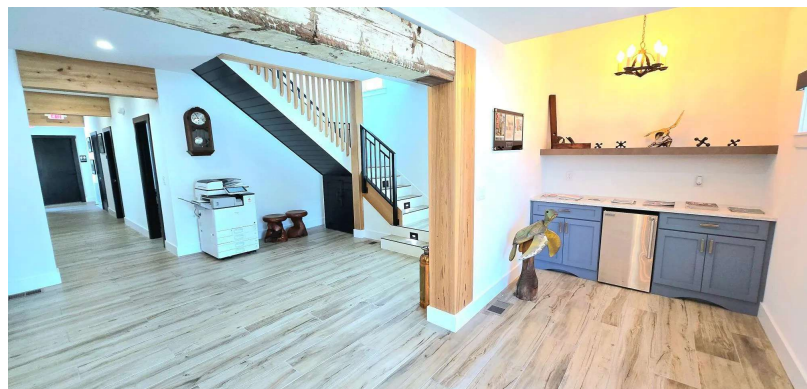
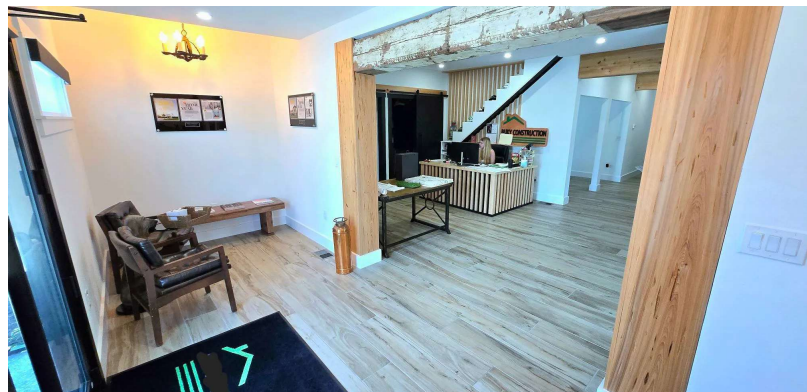
- Fully renovated two-building office or retail property
- Building One: 2,432 Sq. Feet and Two Stories
- Building Two: 1,441 Sq. Feet and One Story
- Excellent condition with distinctive modern finishes
- Brand sheet metal roofing
- All new HVAC units
- Four restrooms
- Large surface parking area on side and rear
- Three ingress and egress points
- 115 feet of frontage



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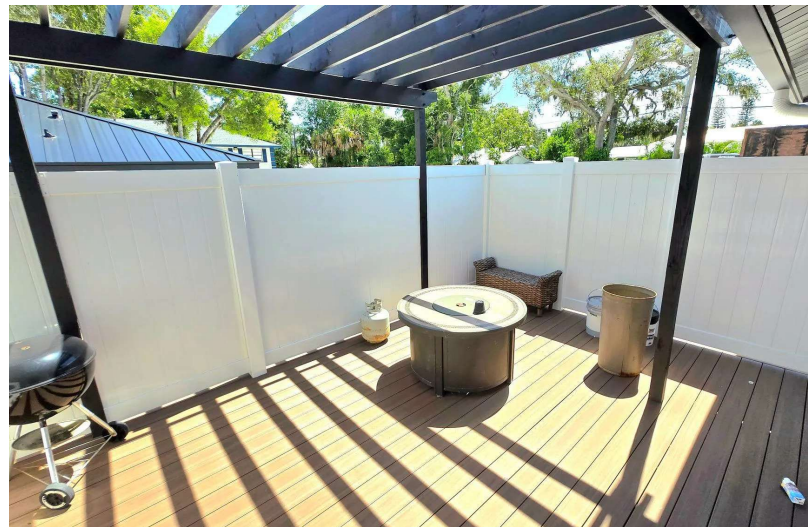
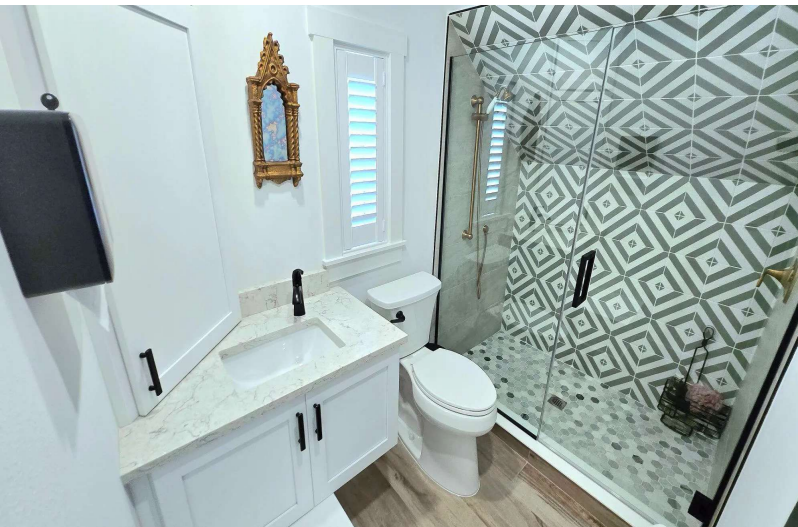
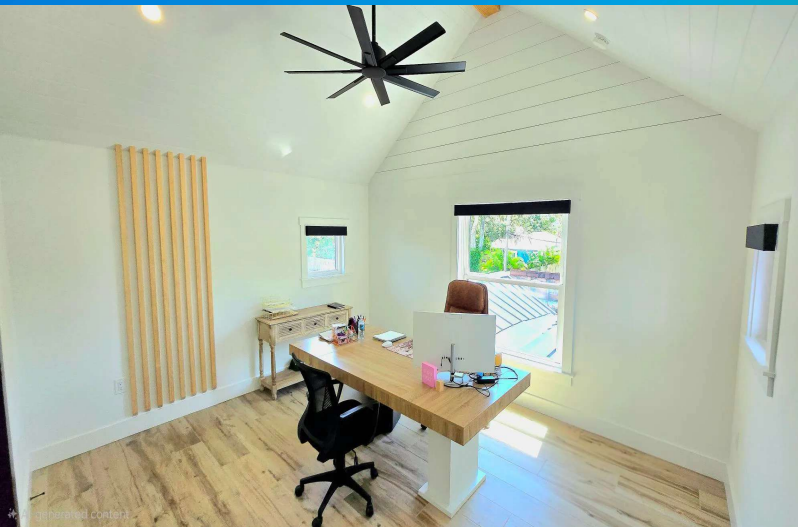




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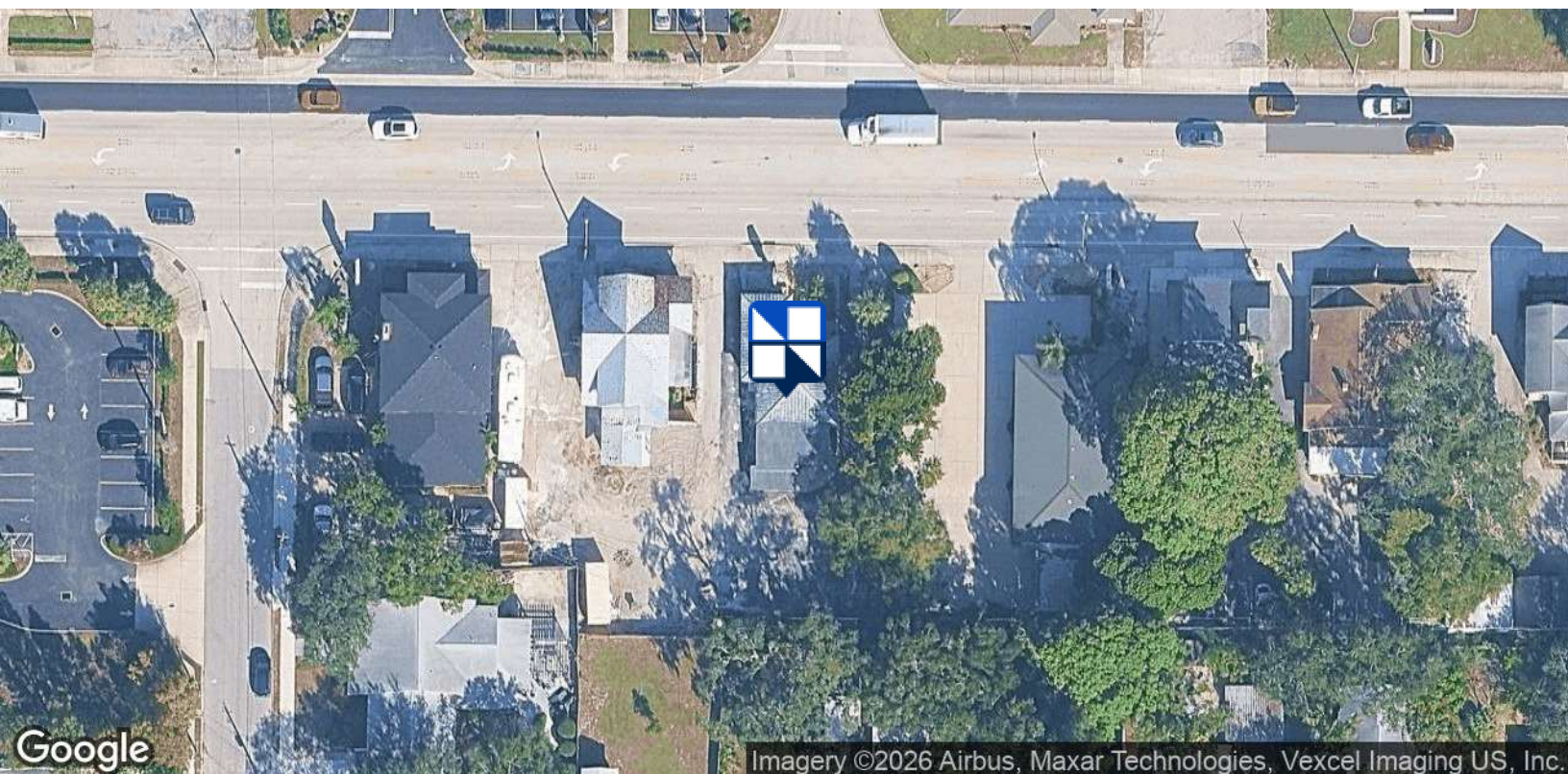
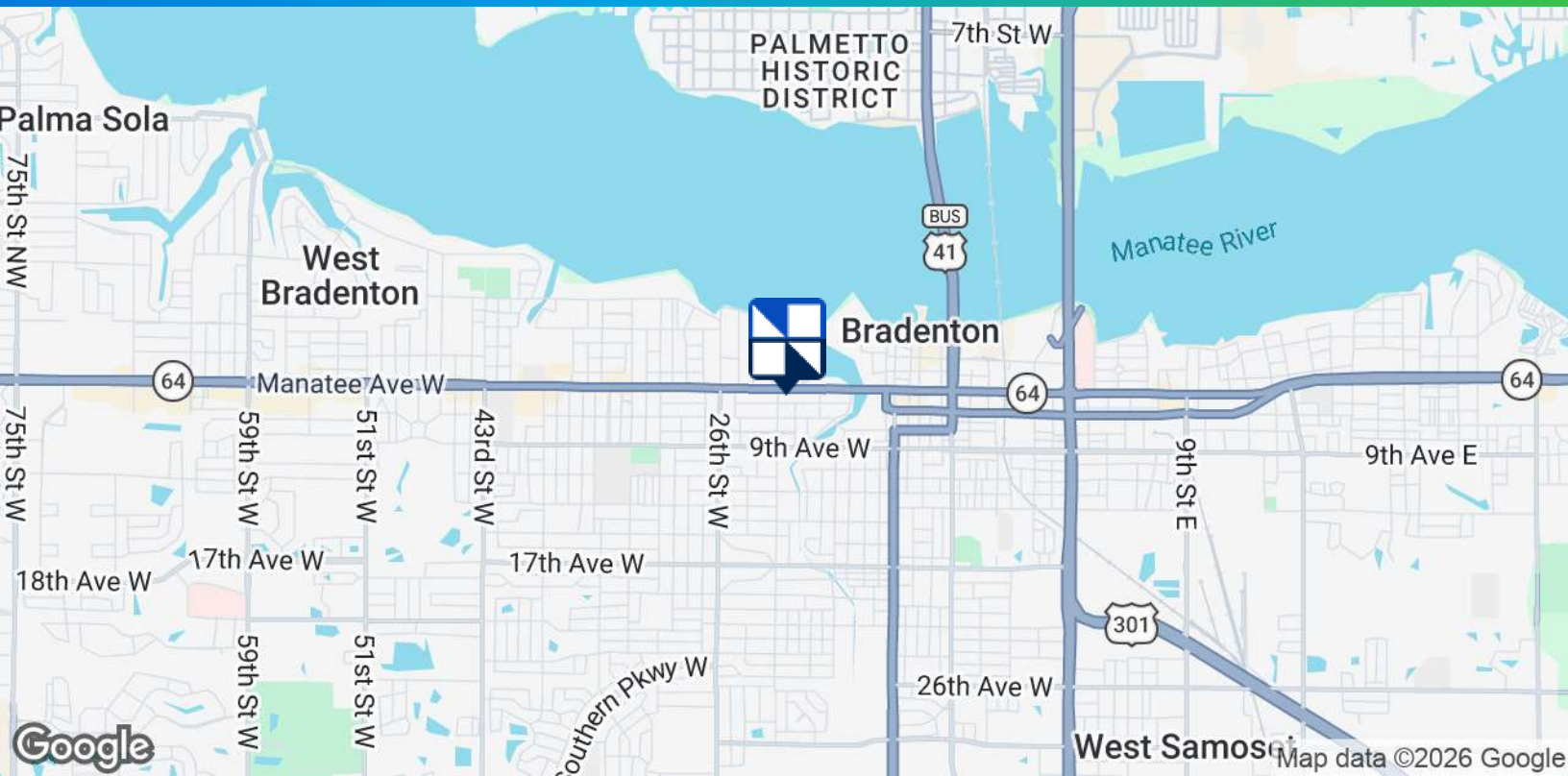




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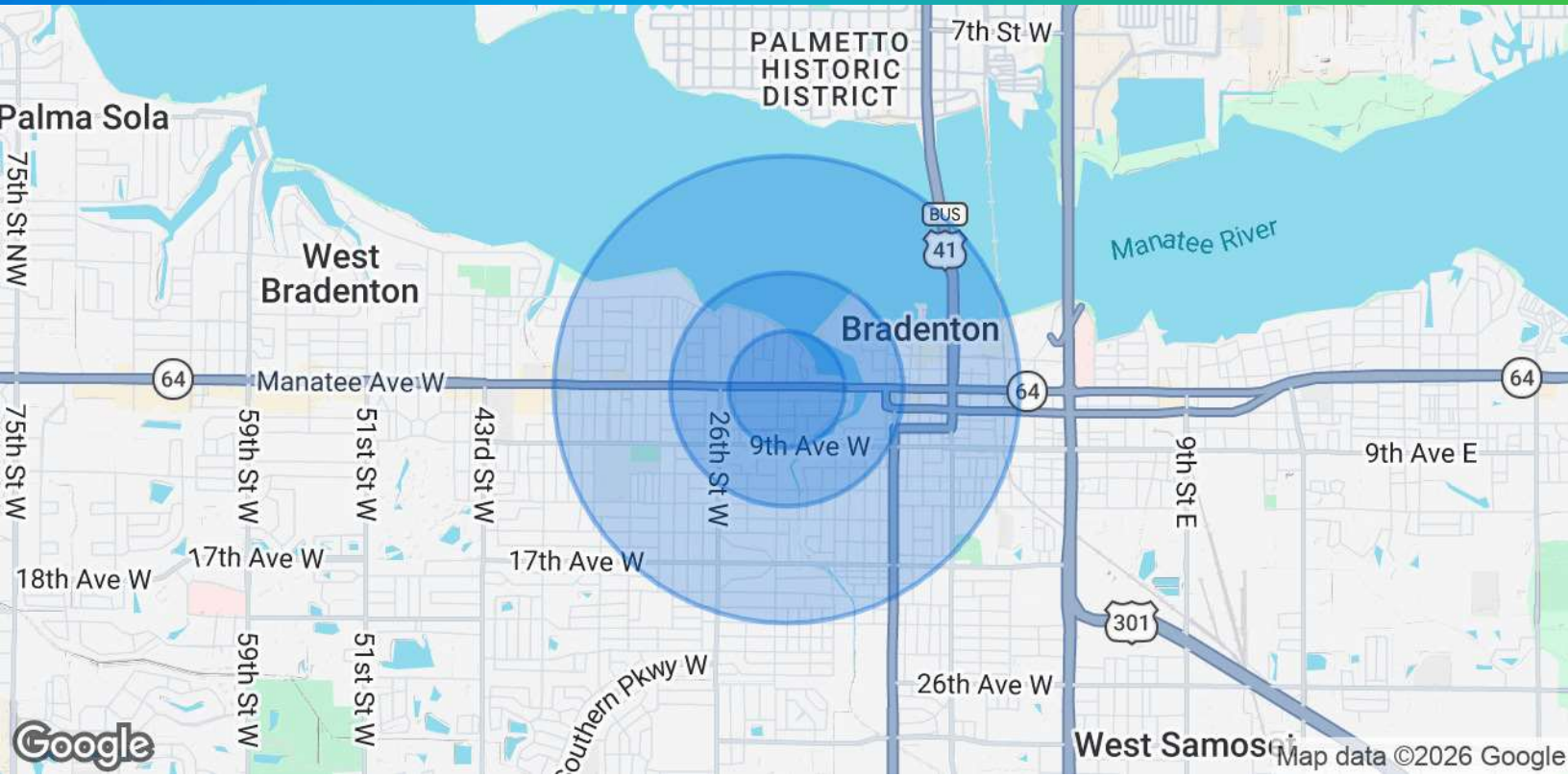
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	796	2,553	9,807
Average Age	40.0	46.3	46.6
Average Age (Male)	35.4	44.0	44.4
Average Age (Female)	46.6	48.7	48.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	348	1,069	4,202
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$69,611	\$78,260	\$78,349
Average House Value	\$295,050	\$271,581	\$256,851

2023 American Community Survey (ACS)



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BEN BAKKER, CCIM

Principal, Broker Associate

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FL #BK3279071

PROFESSIONAL BACKGROUND

Ben Bakker is a Partner & Broker-Associate with NDC Commercial Real Estate, a full-service commercial real estate brokerage based in Bradenton, FL. A part of the NDC family of companies, providing commercial real estate development, construction, asset management, sales & leasing services in Tampa Bay. He is a lifelong resident of Bradenton with extensive experience serving clients in the local market. He launched NDC CRE after a decade with Michael Saunders & Co, where he was repeatedly an award-winning top sales advisor. He previously served as V.P. of HJB Properties, a commercial property entity, where he oversaw management, development, leasing & tenant relations for a portfolio of commercial real estate, office buildings and warehouses held throughout Manatee County.

A 2009 graduate of Leadership Manatee, Bakker chairs the Manatee Chamber's Downtown Redevelopment Committee & served on the County Infill Redevelopment Taskforce. He is in his 12th year serving as Chair of the City of Bradenton's Planning Commission. He is past chair of the Manatee Young Professionals, Leadership Manatee Alumni Association, Manatee Tiger Bay Club & Manasota SOLVE. And also a founding board member of Realize Bradenton. He currently serves on the board of Help To Home, a nonprofit dedicated to preventing homelessness for families through affordable housing programs & financial literacy training.

Bakker 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 by the Boys and Girls Club, and was named to the Tampa Bay Business Journal's "40 under 40" list. His awards at Michael Saunders & Company included President's Circle, Top Rookie, the Raving Fan award, and the esteemed John McMahon Award, which was voted by his peers for excellence in mentoring and teamwork. He is a six-time winner of Saunders' award for top sales production. And in 2025 was awarded the Realtors Association's "Commercial Realtor of the Year".

In 2024, Ben received the coveted "CCIM" designation. Which is the highest honor that can be given in the CRE industry. A Certified Commercial Investment Manager is a recognized expert in the industry. This designation ensures that CCIMs are proficient not only in theory, but also in practice. This elite corps includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers, and other allied professionals

MEMBERSHIPS

- Manatee Chamber of Commerce
- Realtors Association of Sarasota / Manatee: Political Action Committee
- Downtown Redevelopment Committee (Chair)
- City of Bradenton Planning Commission (Past Chair)
- Commercial Real Estate Alliance (Past Chair)

NDC Commercial Real Estate
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