

Bennett Plaza

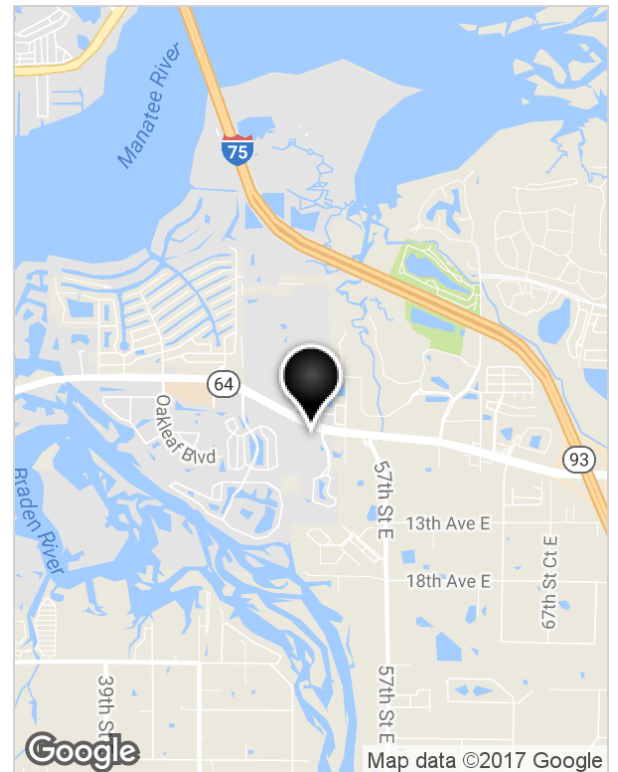
5210 SR 64 E, Bradenton, FL 34208



Total Square Feet: 34,608 SF

Sale Price: \$7,350,000

- Located 1 mile from I-75/SR 64 Interchange in very desirable high growth region
- Approximately 500+ feet of frontage
- All Leases are true NNN
- Property has 2 drive-thru windows
- Strong tenant mix - 96% occupancy with opportunity for rental rate increases
- HomeBridge Financial - a national mortgage lender - occupies 20% of Bennett Plaza
- Management included in expenses
- 20% upside in base rent for majority of tenants



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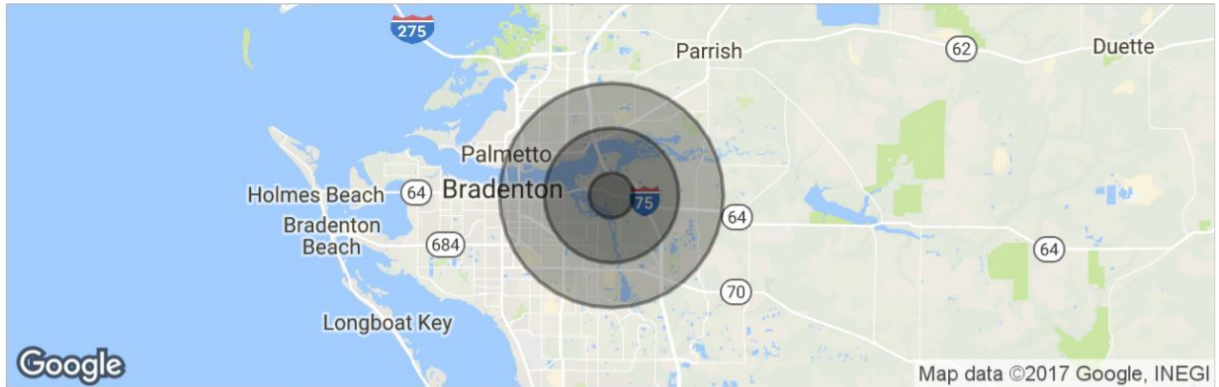
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THE PLACE FOR SPACE

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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,458	35,182	102,797
Population Density	1,419	1,244	1,309
Median Age	46.4	41.2	42.1
Median Age (Male)	47.5	40.8	41.3
Median Age (Female)	47.6	43.3	43.8
Total Households	1,996	13,748	39,261
# of Persons Per HH	2.2	2.6	2.6
Average HH Income	\$59,035	\$63,028	\$60,908
Average House Value	\$394,154	\$313,567	\$255,116

* Demographic data derived from 2010 US Census

Retailer Map



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