

SR 70 1.2 +/- ACRE DEVELOPMENT SITE

3904 53RD AVENUE EAST
BRADENTON, FL 34203

David Weekley Homes MOSS CREEK
140+ NEW HOMES

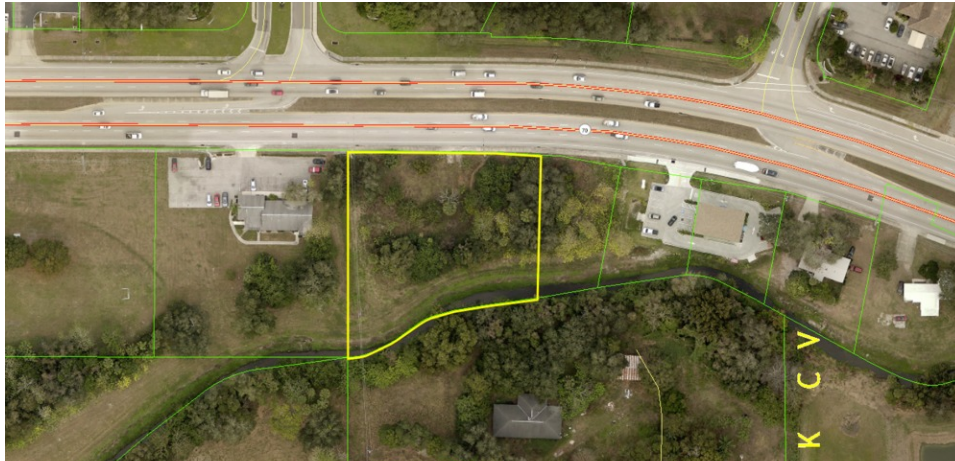
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OFFICE DEVELOPMENT SITE
1.2 +/- ACRES

STATE ROAD 70
54,000 AVERAGE VEHICLES PER DAY

Property Summary



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.2 Acres
Zoning:	PRM - Professional Medium
Market:	Manatee
Submarket:	Bradenton
Traffic Count:	44,500
Price / SF:	\$9.47

PROPERTY OVERVIEW

Great 1.2 +/- Acre parcel for new professional or medical office building located on high traffic, high visibility 53rd Avenue [SR 70]. Potential for rezoning to allow retail. With 46,500 cars per day, this is an excellent opportunity for an investor/developer or owner/user to build 8,000 - 10,000 SF office space, or a small retail strip center, with high traffic and visibility in the hot SR 70 corridor. Located between U.S. 301 and I-75. Directly across the street from Peridia Office Park.

PROPERTY HIGHLIGHTS

- High Traffic, High Visibility Location
- Hot SR 70 Corridor Between 301 and I-75
- Build Your New Office/Medical Office or Strip Center!
- Directly Across From Peridia Office Park
- 46,500 Cars Per Day!

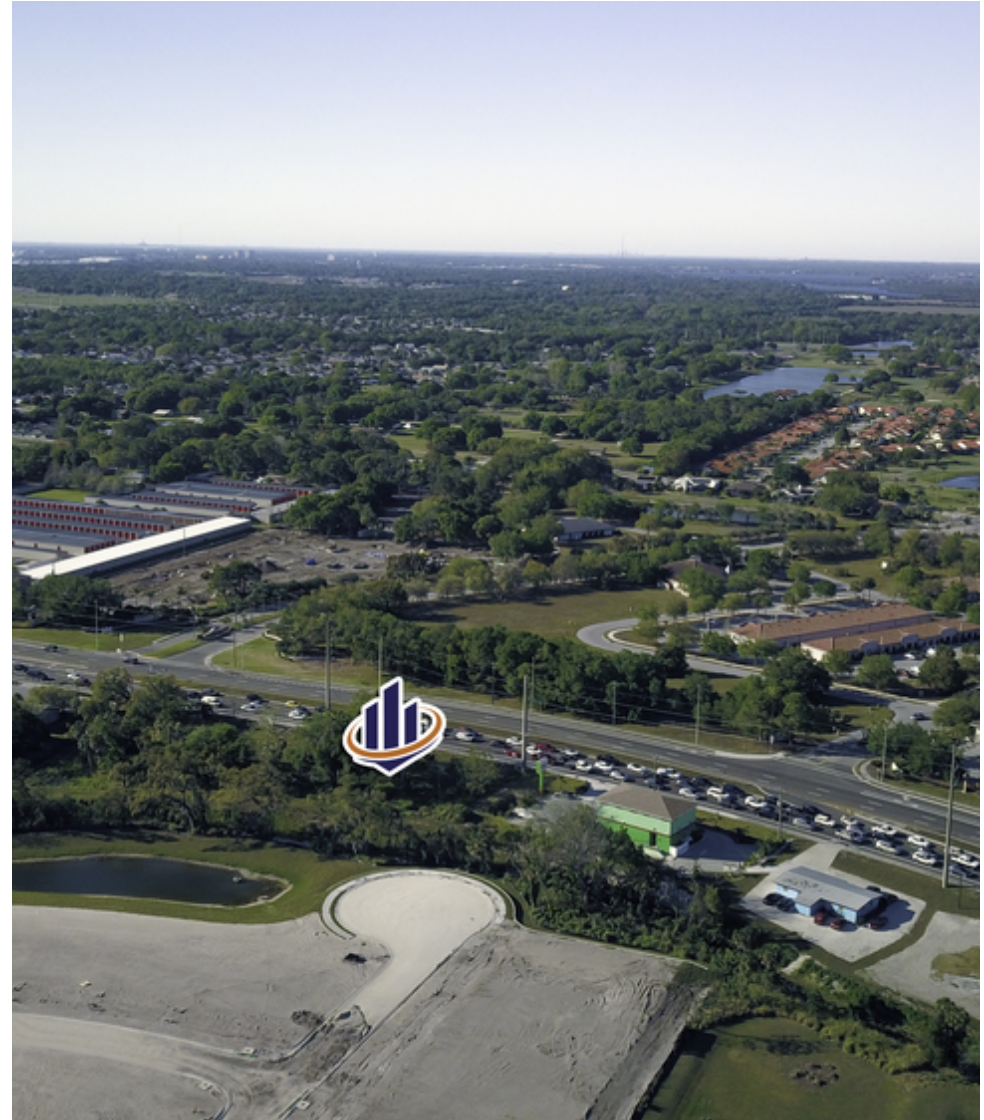
Additional Photos



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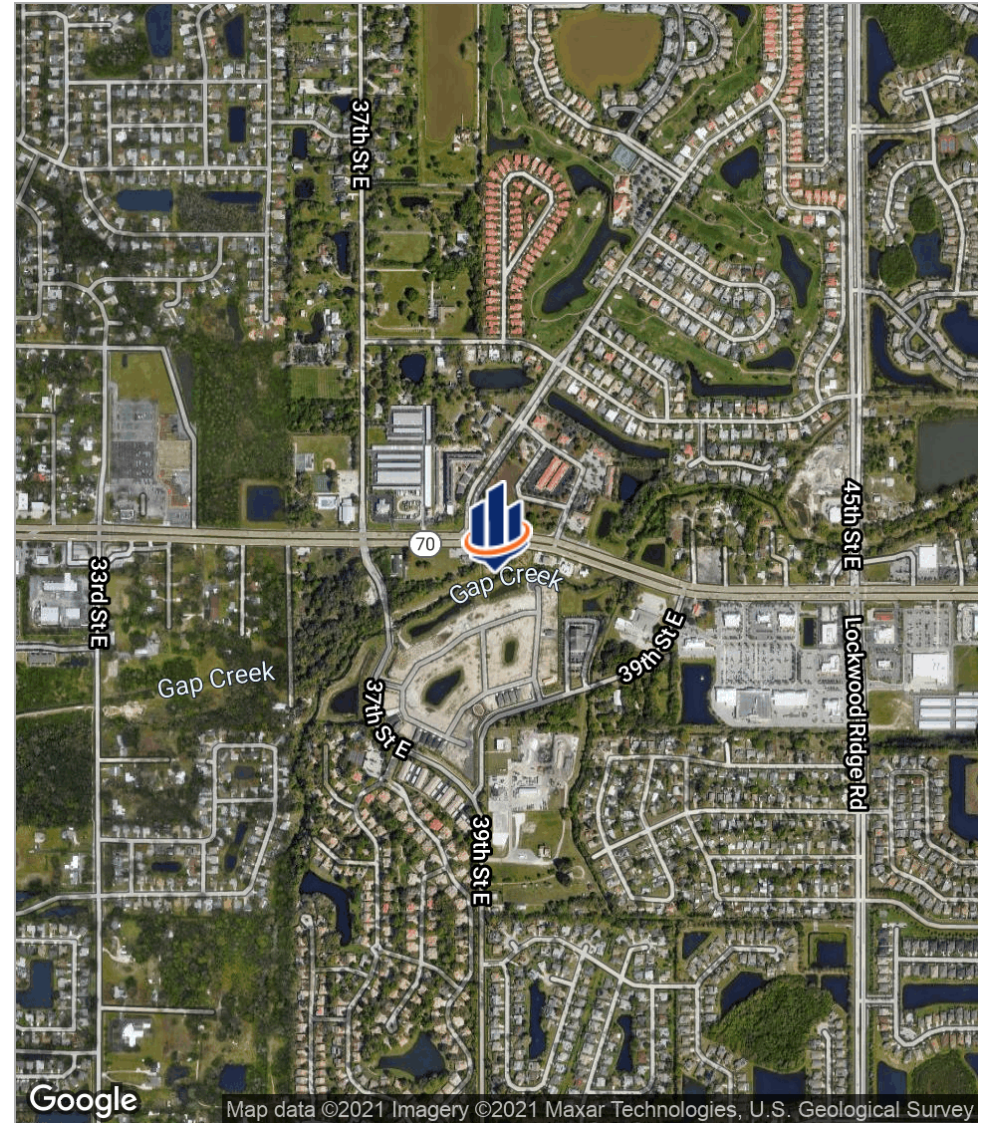
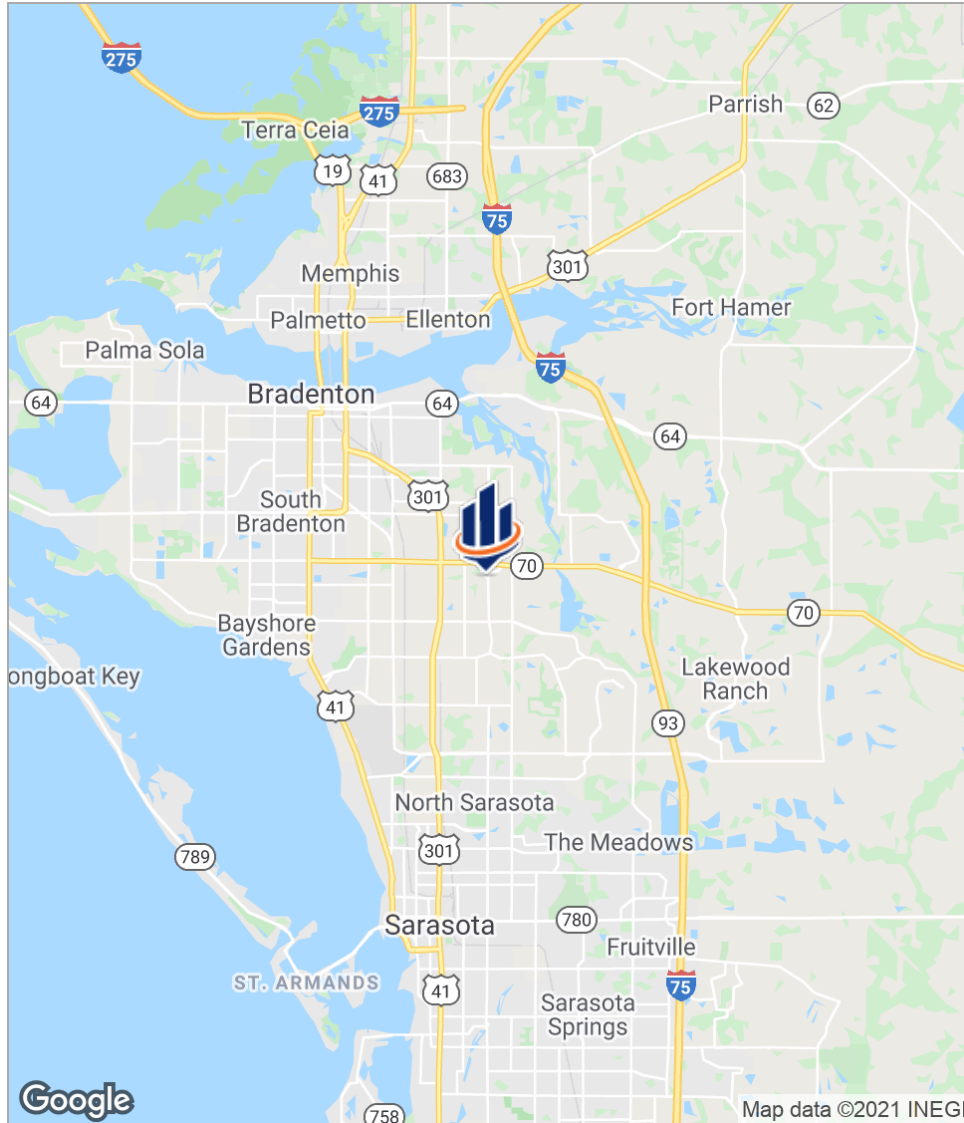
Additional Photos



Retailer Map



Location Maps



Demographics Map & Report

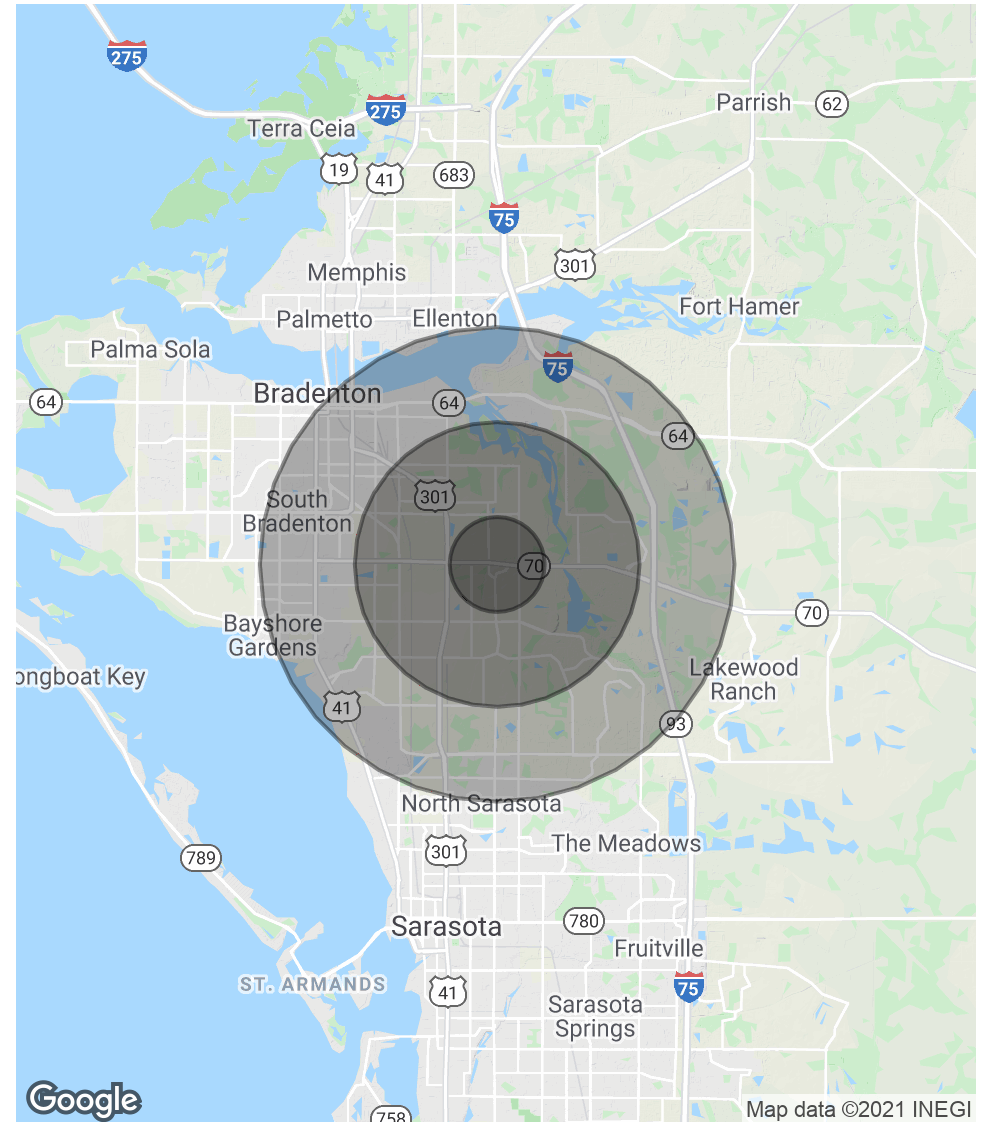
POPULATION

	1 MILE	3 MILES	5 MILES
2010 Population	6,879	49,136	149,865
2020 Population	8,528	57,480	177,332
2025 Population Projection	9,541	63,887	197,120
Annual Growth 2010-2020	2.4%	1.7%	1.8%
Annual Growth 2020-2025	2.4%	2.2%	2.2%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2010 Households	2,777	19,202	63,001
2020 Households	3,365	21,994	73,234
2025 Household Projection	3,738	24,265	80,843
Annual Growth 2010-2020	1.6%	0.9%	0.9%
Annual Growth 2020-2025	2.2%	2.1%	2.1%

* Demographic data derived from CoStar





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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group with offices in Sarasota and Bradenton. His primary focus is on office and industrial investment properties and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over twenty five years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony was the President of the Commercial Investment Division of the Realtor® Association of Sarasota and Manatee in 2016, and he also won the 2016 Commercial Realtor® of the Year awarded by them. He is recognized annually by SVN International as a top ranking producer nationwide. Tony very much enjoys life on the SunCoast with his wife Debbie, their five children, and their families. They enjoy boating, hiking, and family time.

- 2018 #1 for the State of Florida, #8 in the World, SVNIC
- 2018, 2017, 2016 & 2012 Nationally Ranked Award Winner, SVNIC
- 2016 Commercial Realtor® of the Year, President of the Commercial Investment Division - Realtor Association of Sarasota & Manatee



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Matt Fenske

Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as office and industrial sales. Matt has been involved in over \$40 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Downtown Sarasota and enjoys playing golf and spending time on the water.