

NORTH MANATEE COUNTY US-19 RETAIL CORNER

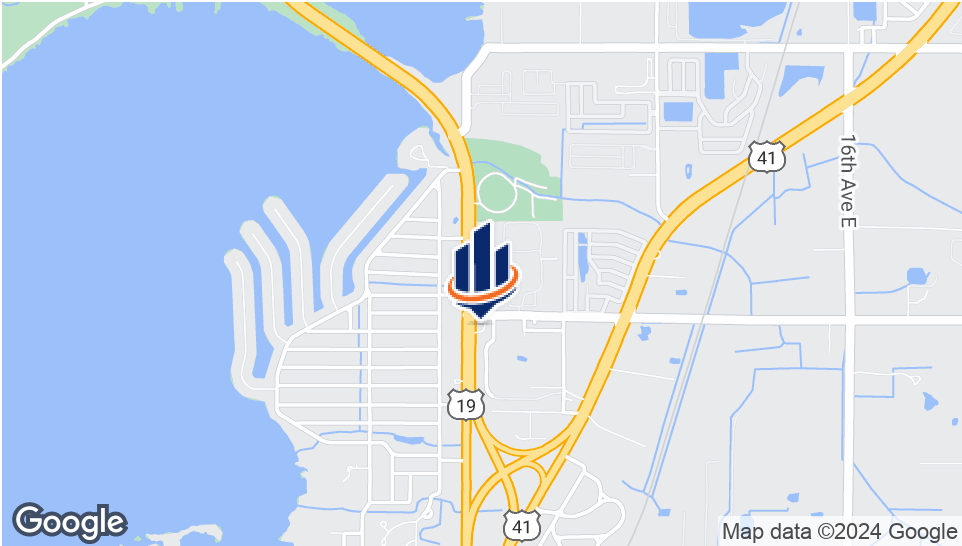
4804 US-19
PALMETTO, FL 34221

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Property Summary



Sale Price **\$695,000**

OFFERING SUMMARY

Available SF:
Lot Size: 0.99 Acres
Price / Acre: \$702,020
Zoning: Neighborhood Commercial - Medium (NC-M)
Market: North Manatee County
APN: 2293700007

PROPERTY OVERVIEW

Just under 1 acre of land at a hard corner location of a busy intersection, and across from Dollar General. Current bait and tackle shop intends to relocate upon sale (business is not included, do not disturb employees).

Great site and location for gas/convenience, dollar store, coffee shop, restaurant or other retail use taking advantage of the highway frontage and many homes in the area. Already zoned for commercial uses.

Located just south of I-275 and the Sunshine Skyway Bridge.

PROPERTY HIGHLIGHTS

- Almost 1 +/- acre of land zoned Neighborhood Commercial
- Busy North Manatee County Intersection
- Just north of US-19 / US-41 split and south of I-275

Property Description

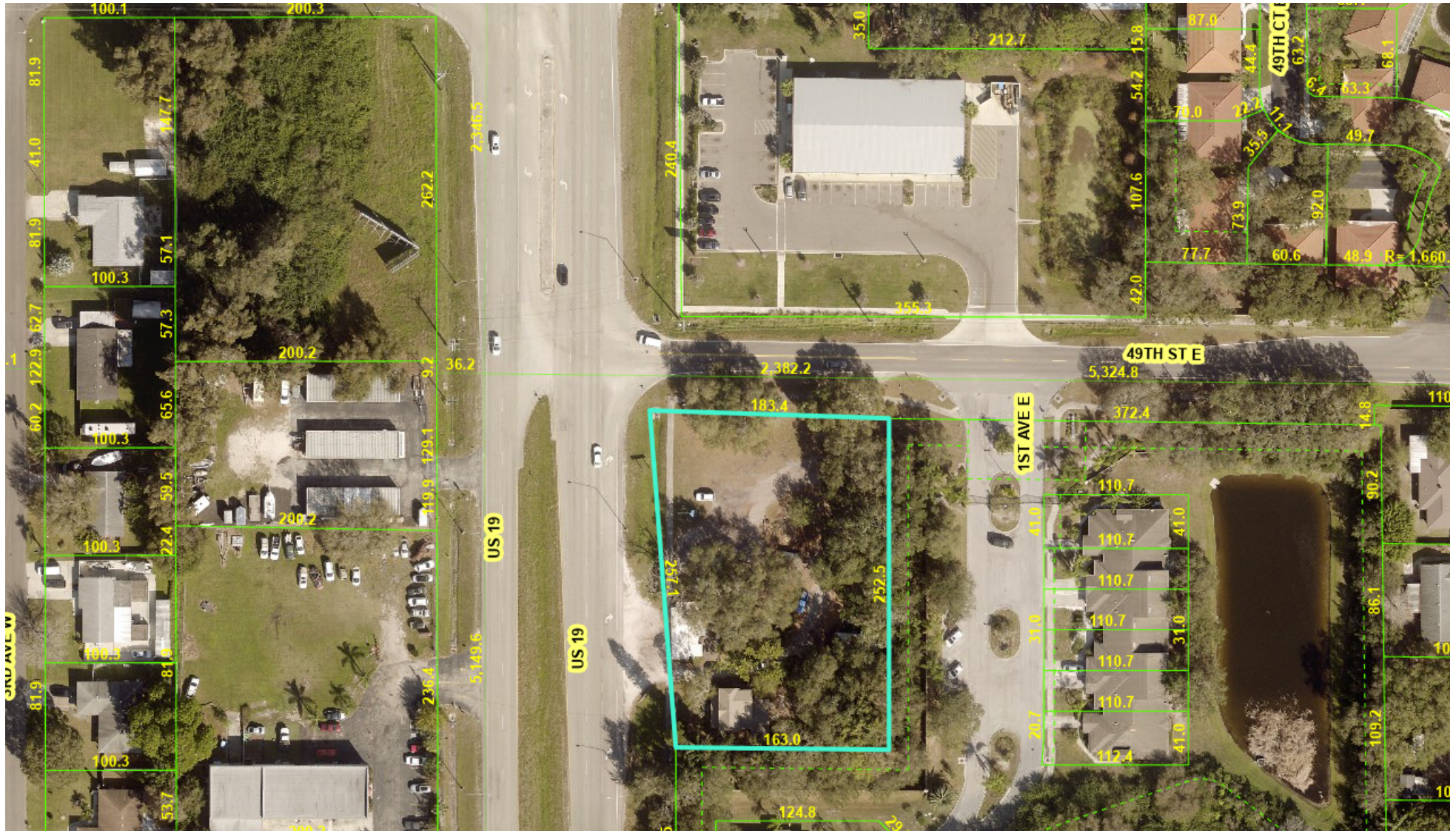


LOCATION DESCRIPTION

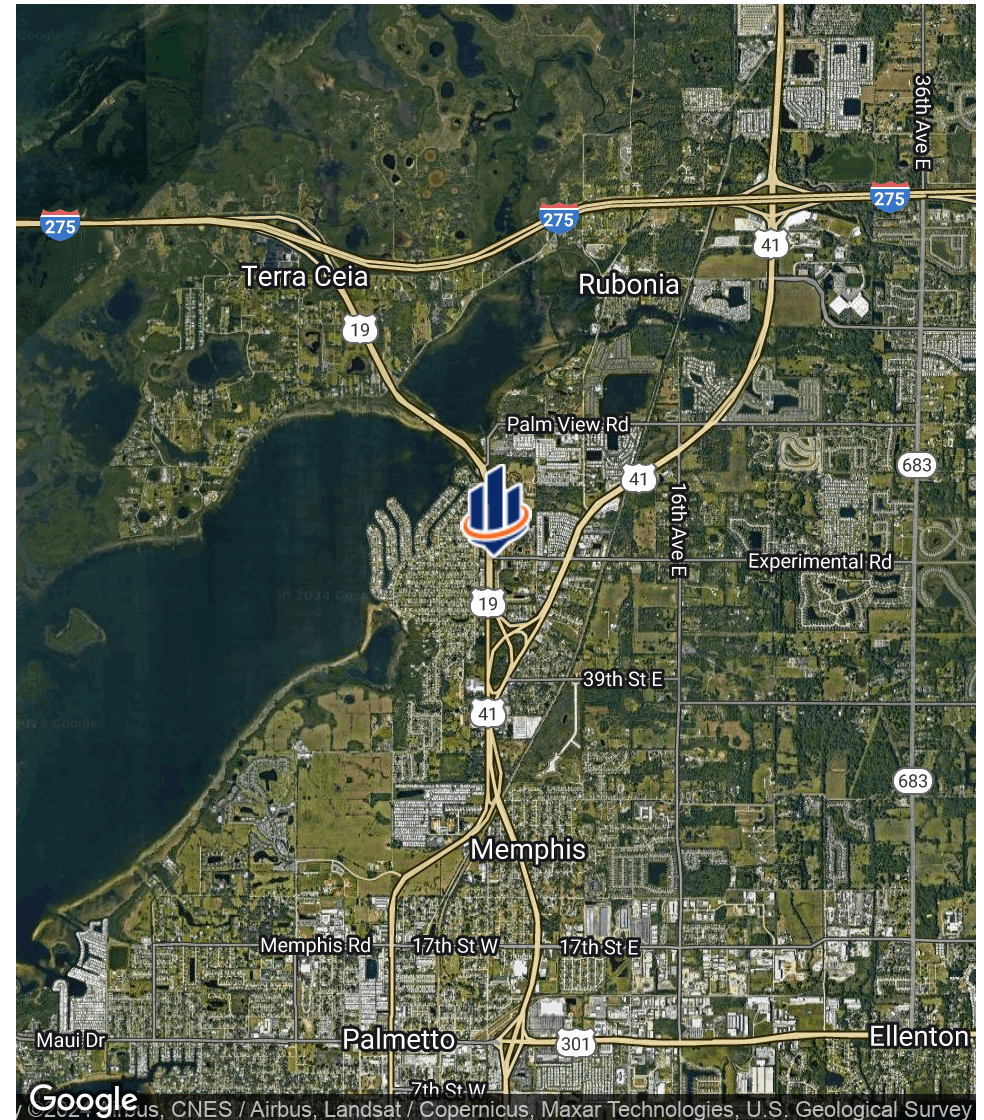
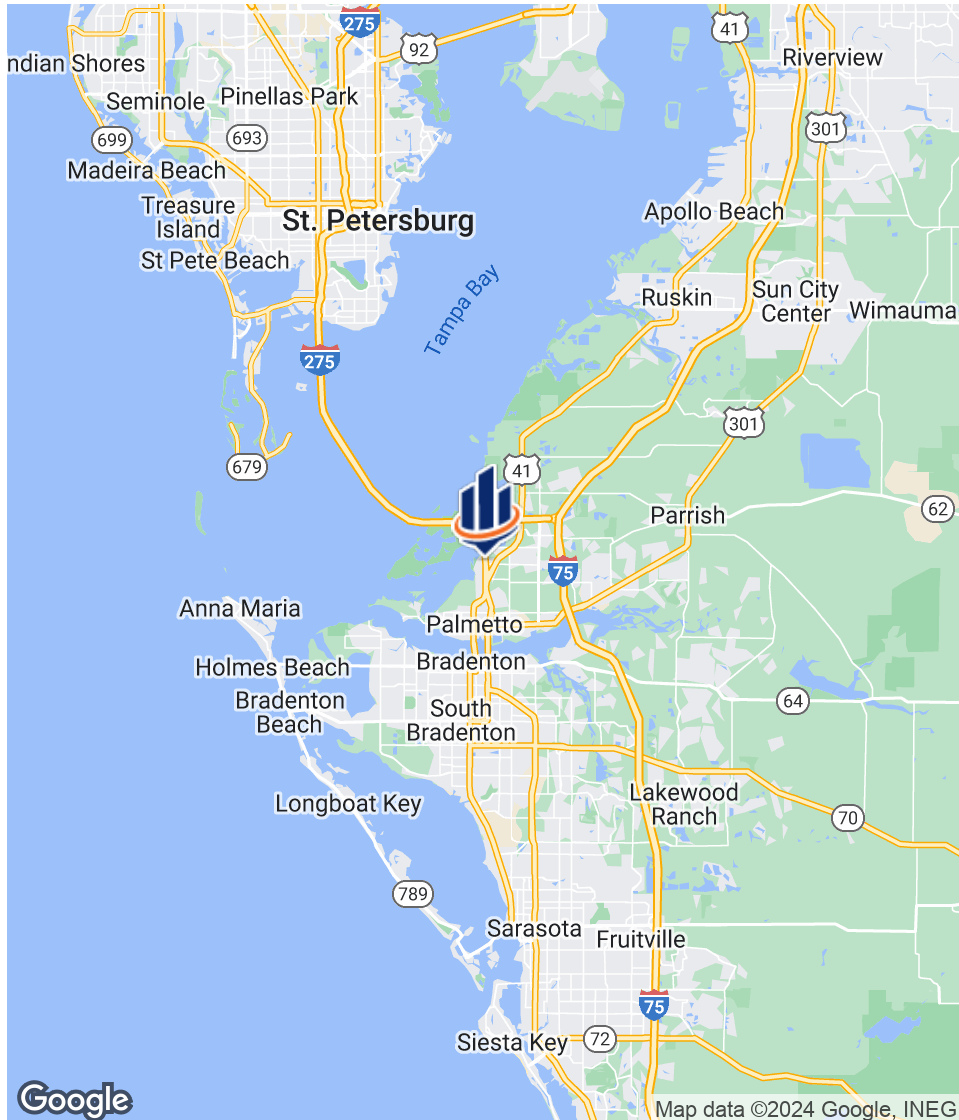
Property is a great corner location at the southeast corner of US-19 and 49th Street East in northern Manatee County. Located on the north-bound side of the highway just before it merges with I-275 and goes over the Sunshine Skyway Bridge and into St. Petersburg. This is the last main intersection before the bridge.

Property is also just north of the U.S. 19 and U.S. 41 split. The east-west side road, 49th Street East, is a major cut thru road over to US-41 with a traffic light. Across the street from a newer Dollar General.

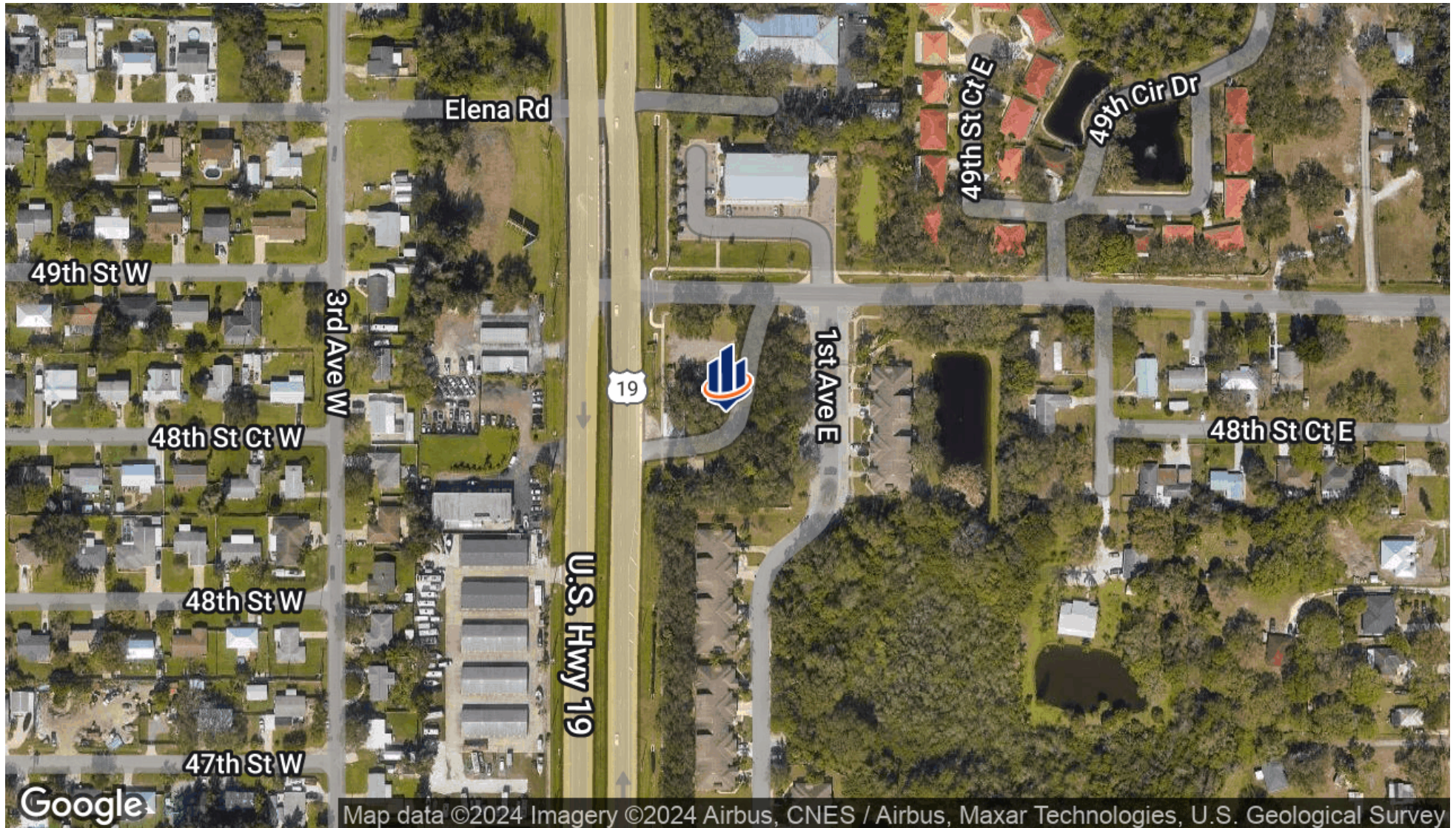
Property Appraiser Aerial



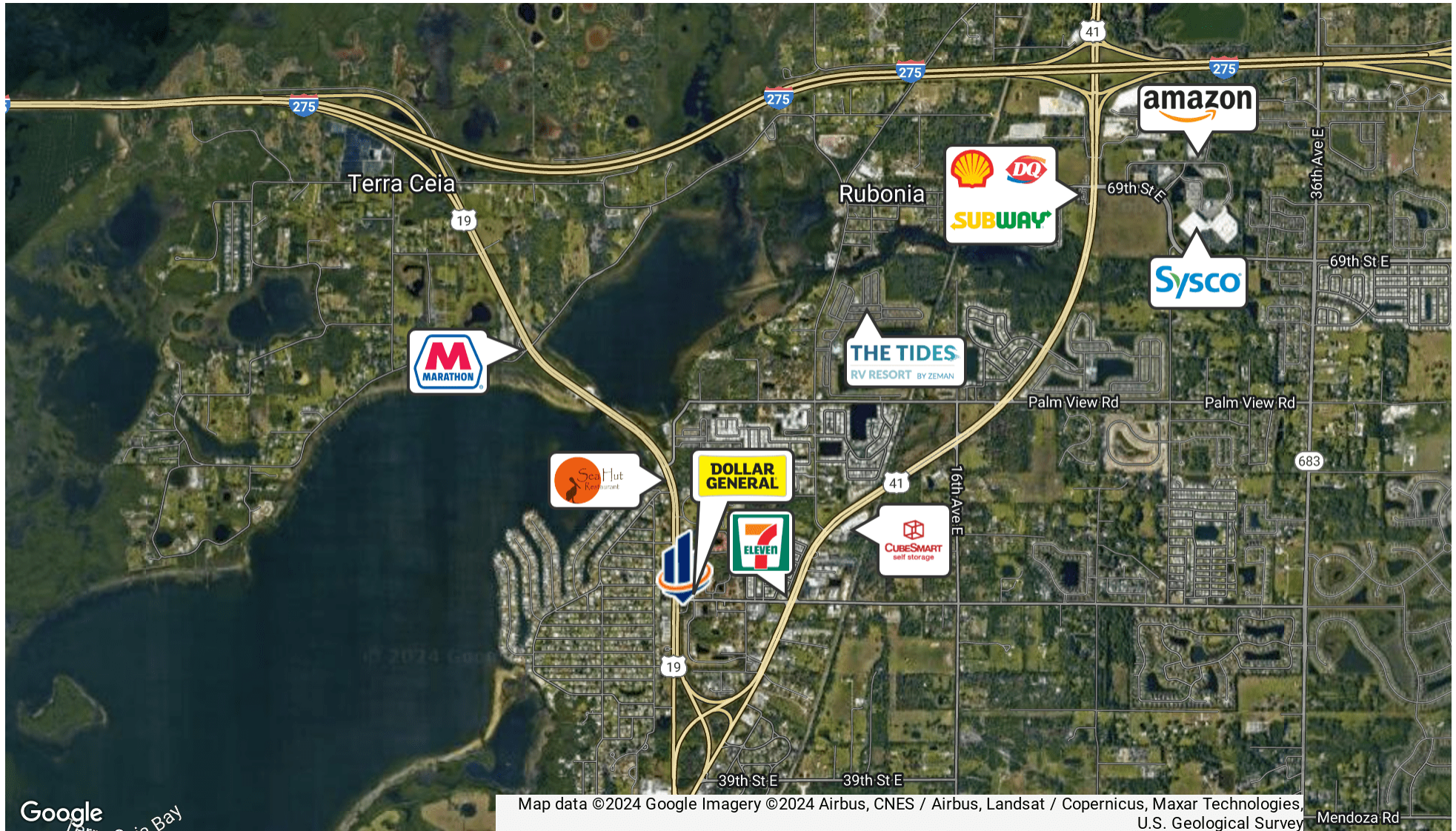
Location Maps



Location Map



Retailer Map



Drone Photos



Demographics Map & Report

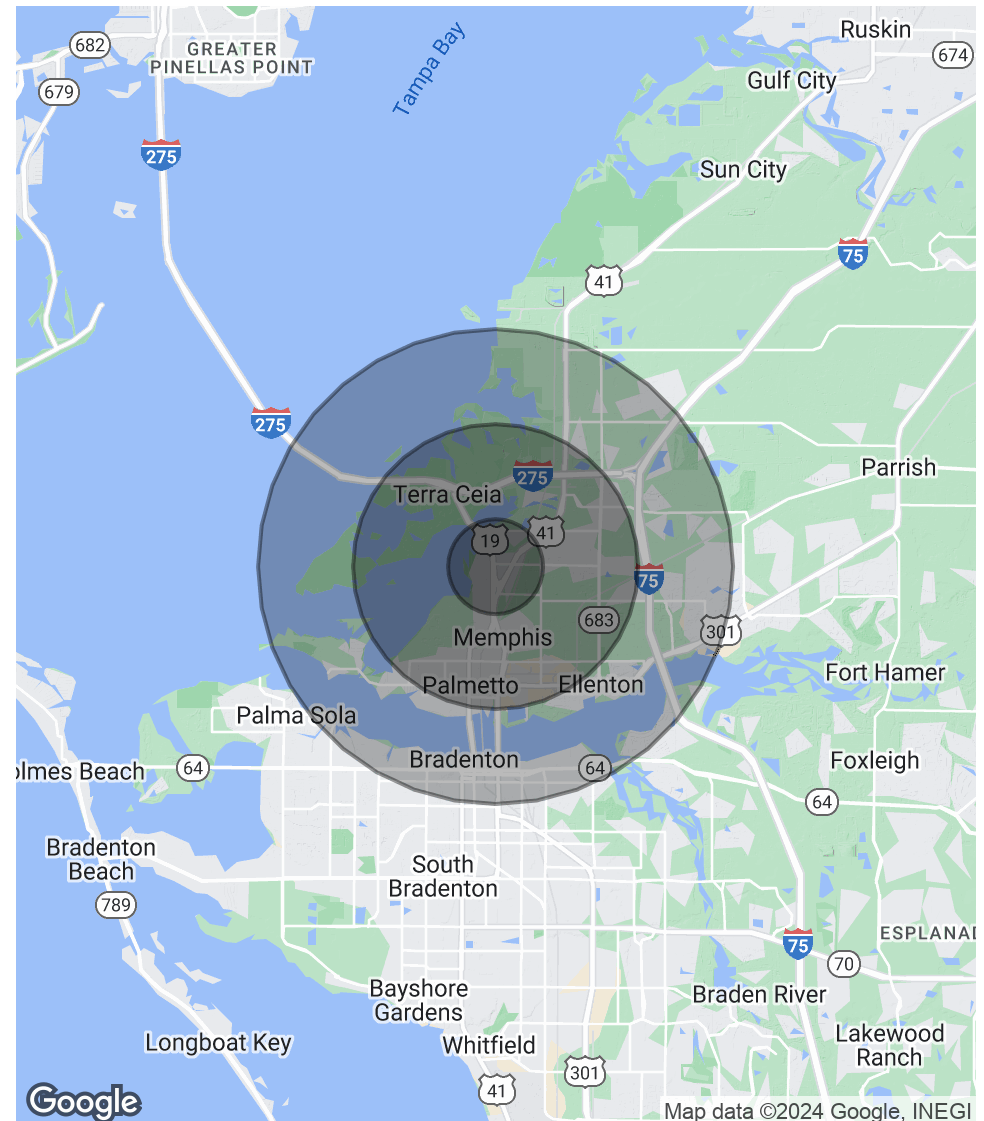
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,717	25,449	65,200
Average Age	41.6	44.2	43.7
Average Age (Male)	42.7	43.7	42.8
Average Age (Female)	38.3	45.0	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,056	9,800	25,949
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$59,151	\$52,341	\$54,174
Average House Value	\$318,539	\$211,626	\$221,264

* Demographic data derived from 2020 ACS - US Census





Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. 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 thirty 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 \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

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Matt Fenske

Senior 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 retail, office and industrial sales. Matt has been involved in over \$100 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 Bradenton and enjoys playing golf and spending time on the water.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.