

MORGAN JOHNSON COMMERCE PARK

5520-5540 STATE ROAD 64 EAST
BRADENTON, FL 34208

Diane Lawson, CCIM

COMING
SOON



Outparcel 1
9.6 Acres

Outparcel 2
9.7 Acres

VA Outpatient
Medical Facility

Social
Security
Admin.

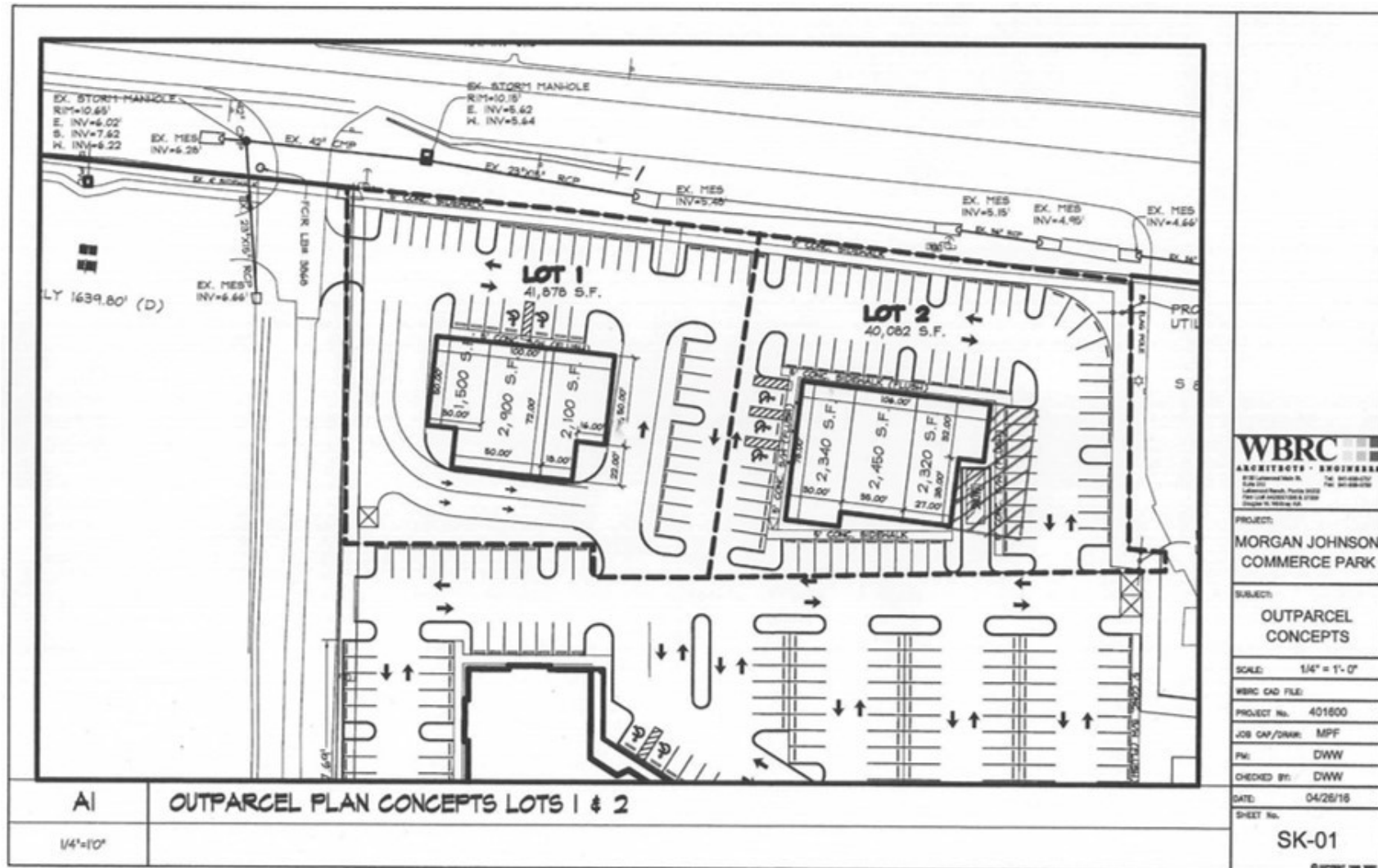
Future Development
17,000 SF Available

Outparcel 3
1.51 Acres

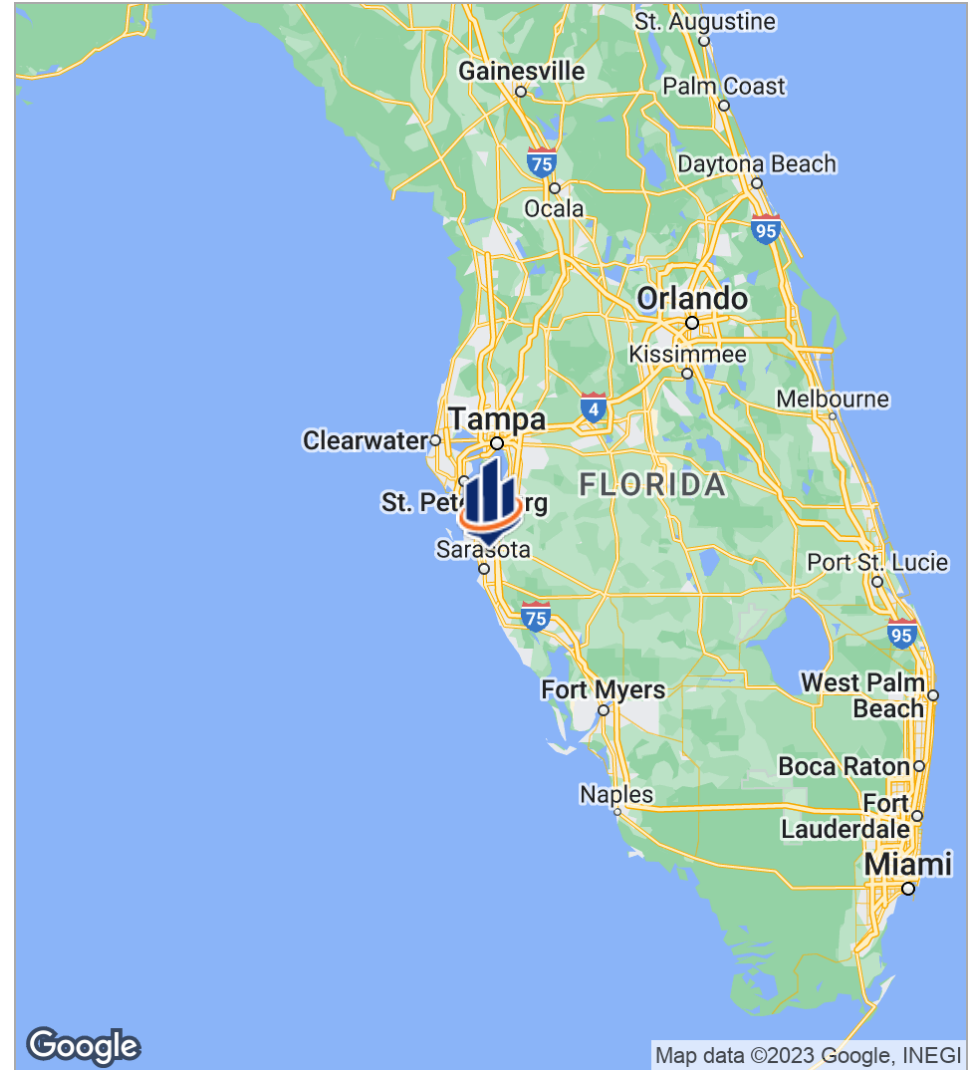
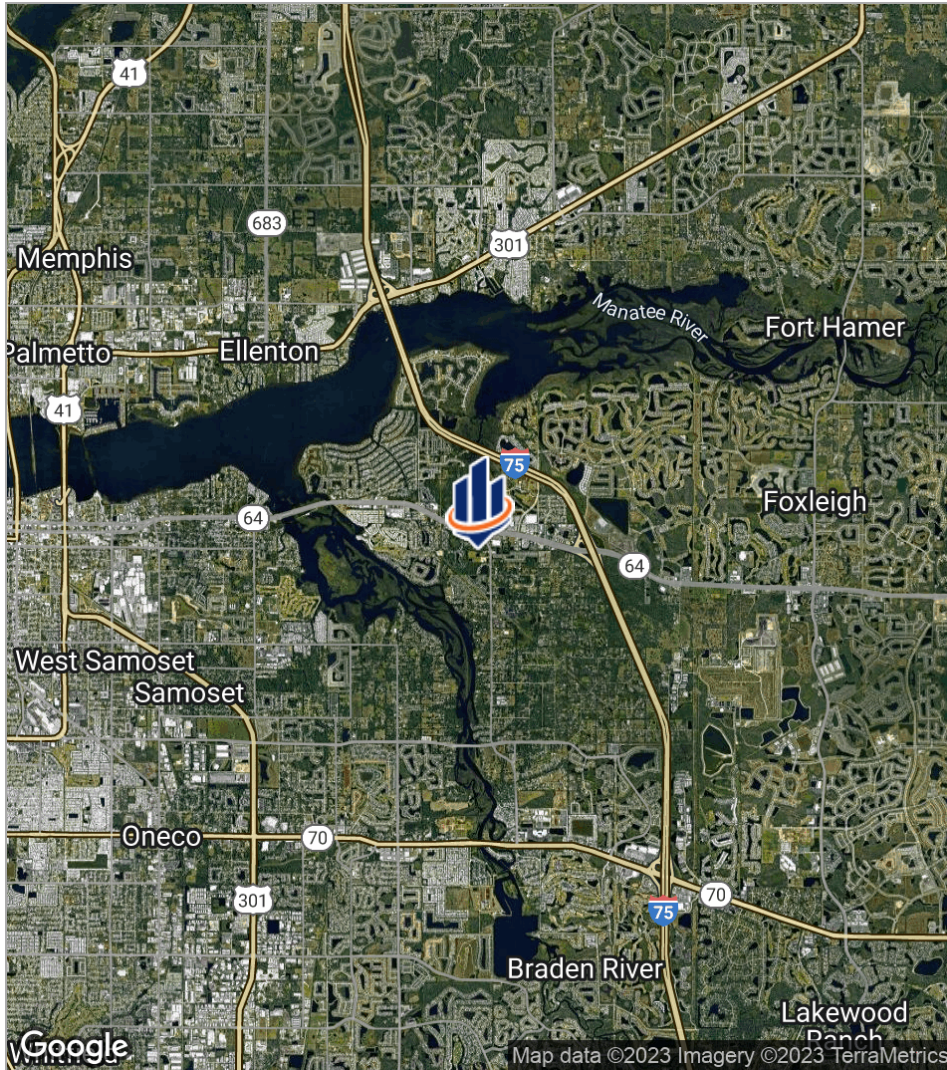
Executive Summary

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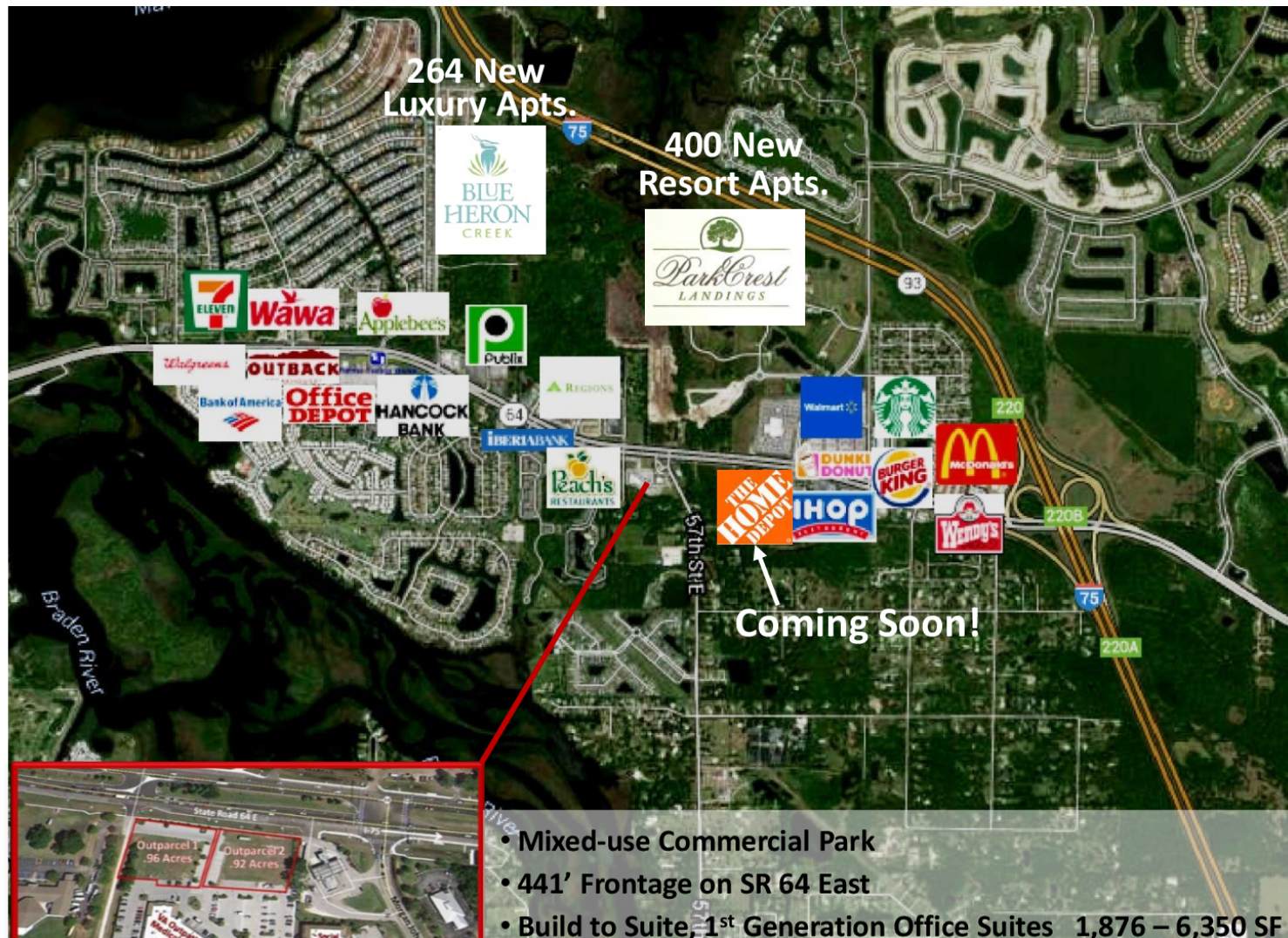
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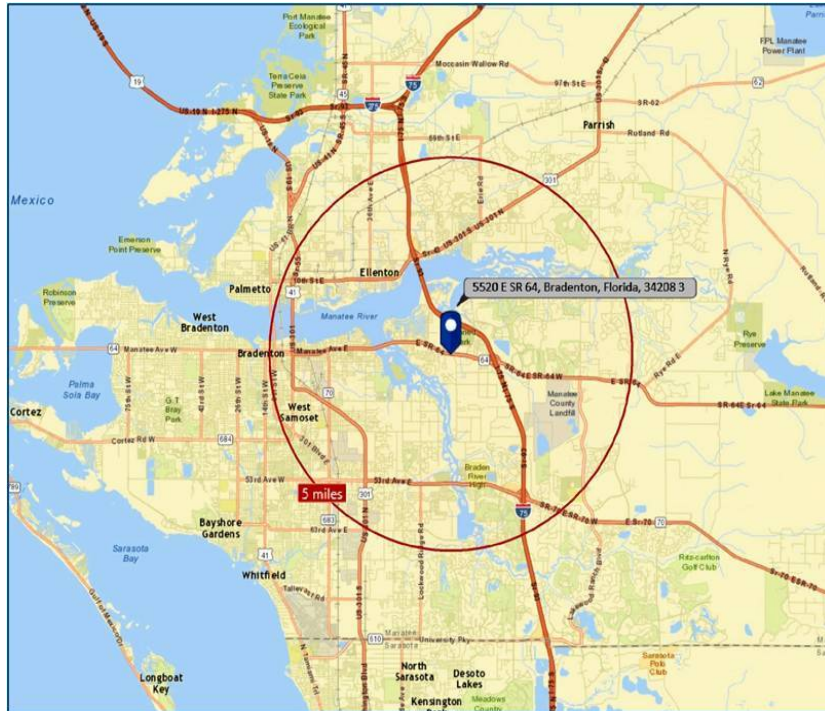
Location Maps



Retail And New Multi-Family Development



Key Demographics - 5 Mile Radius



Source: Esri – Forecasts 2015 and 2020

Traffic Counts

| | |
|---------------|-------------|
| SR 64 East | 45,000 AADT |
| I-75 at SR 64 | 96,500 AADT |

Income

| | |
|----------------------------|----------|
| Average Household Income | \$62,401 |
| Household Income \$50,000+ | 46.2% |

Consumer Spending

| | |
|---------------------------|---------|
| Total Retail Expenditures | \$1.44B |
| Household per month | \$2,760 |

Population

| | |
|---------------------------------------|---------|
| Total Population | 109,986 |
| Adult Population | 85,789 |
| Median Age | 43.9 |
| Total Households | 43,636 |
| Estimated Population growth - 5 Years | 8.55% |

