

MORGAN JOHNSON COMMERCE PARK

5520-5540 STATE ROAD 64 EAST
BRADENTON, FL 34208

Diane Lawson, CCIM

COMING
SOON

THE
HOME
DEPOT

Outparcel 1
96 Acres

Outparcel 2
92 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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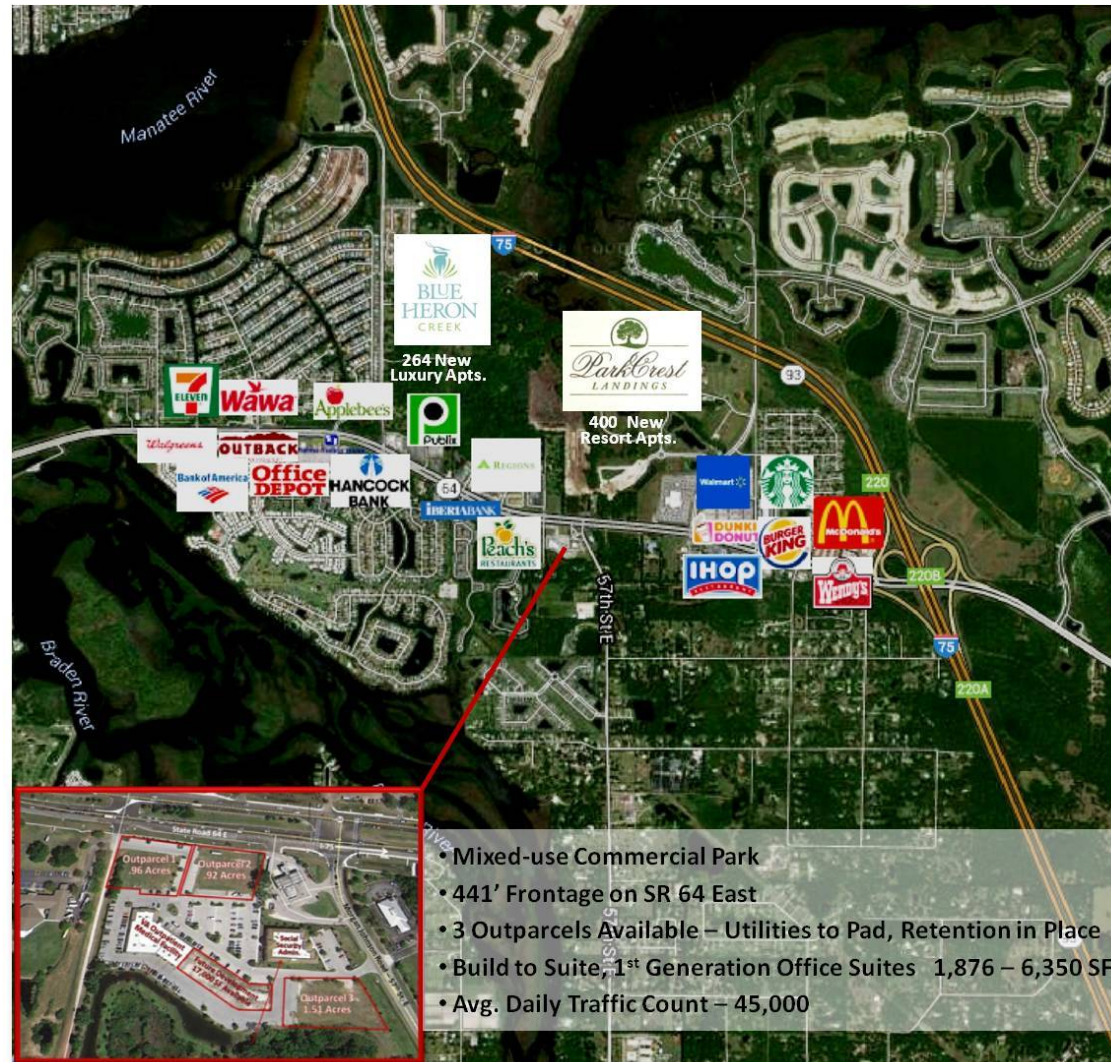
Location Maps



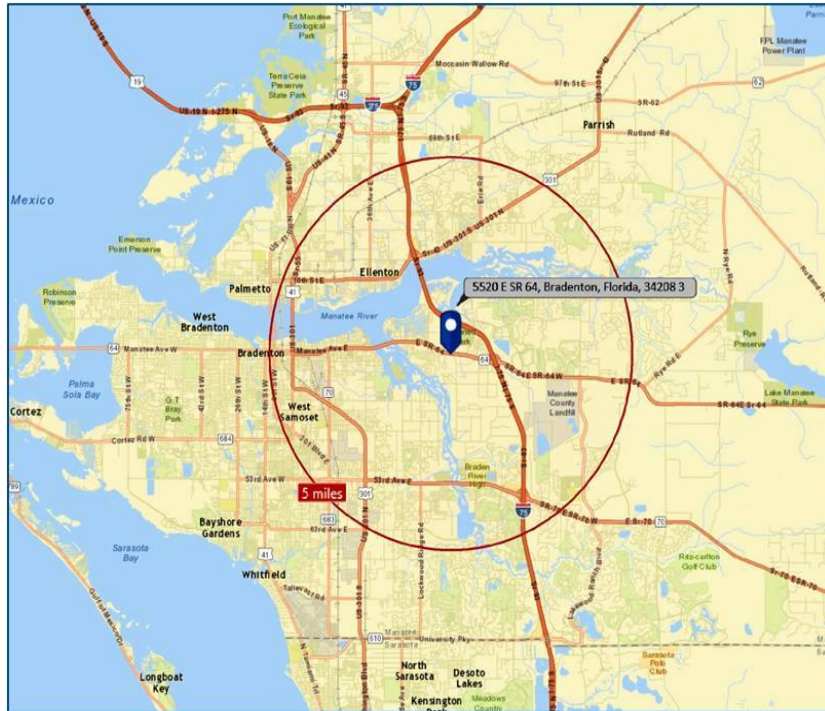
LOCATION DESCRIPTION

Located just 1 mile west of I-75, this Commerce Park sits at a signalized interchange with right in/right out and dedicated left turn access. Signage on SR 64 offers high visibility on this heavily traveled corridor - average daily traffic count is 45,000. Nearby amenities, numerous hotels and restaurants and a public transportation stop is located at the entrance of the property.

Retailers & New Residential 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%

