



SR-70 RETAIL/OFFICE DEVELOPMENT SITE

3904 53RD AVENUE EAST
BRADENTON, FL 34203

Tony Veldkamp, CCIM
Matt Fenske

David Weekley Homes MOSS CREEK
140+ NEW HOMES



3 MILES TO I-75



Executive Summary



PROPERTY SUMMARY

SALE PRICE: \$575,000

LOT SIZE: 1.2 Acres

APN #: 1765100001

ZONING: PRM - Professional Medium

MARKET: Manatee

SUB MARKET: Bradenton

CROSS STREETS: Peridia Office Park

TRAFFIC COUNT: 41,500

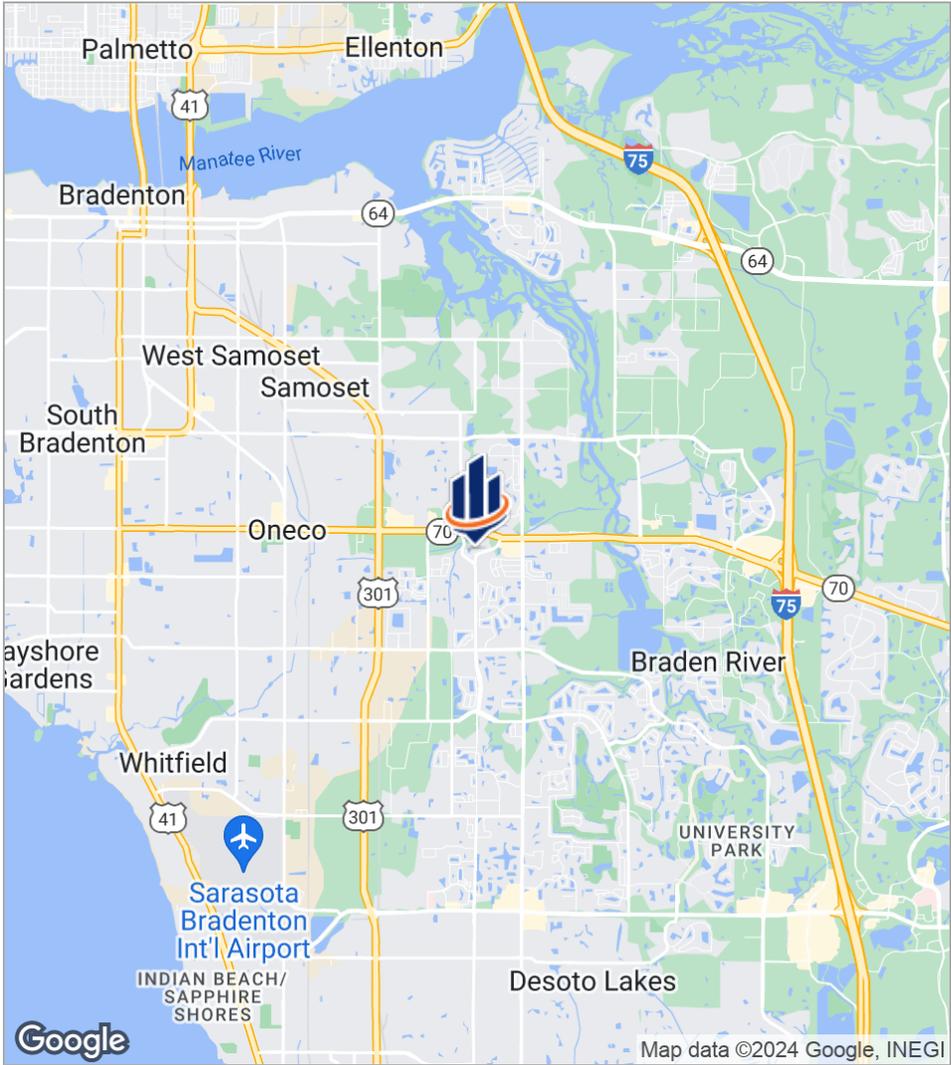
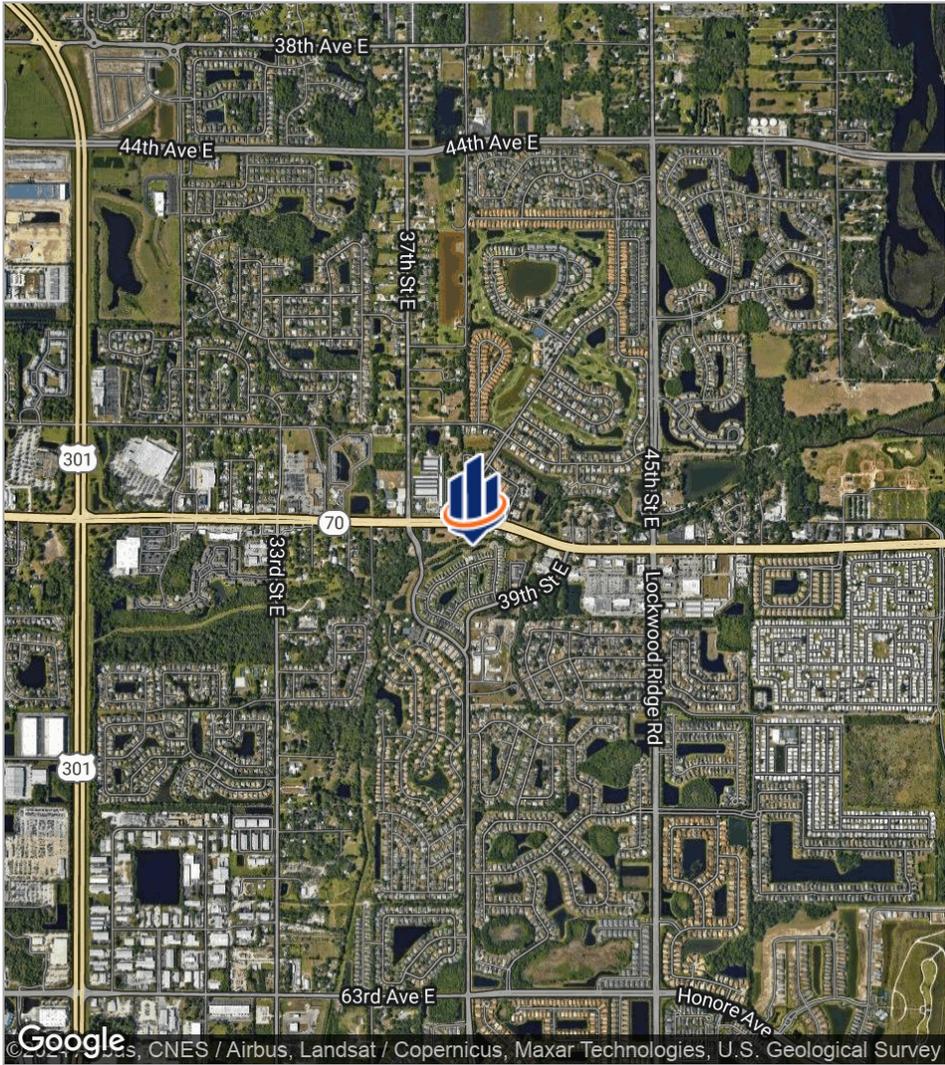
PROPERTY OVERVIEW

Great 1.2 +/- Acre parcel for retail, professional office or medical office building located on high traffic, high visibility 53rd Avenue (SR-70). Currently zoned for office but potential for rezoning to allow retail. With 41,500 cars per day, this is an excellent opportunity for an investor/developer or owner/user on the hot SR-70 corridor. Located between US-301 and I-75. Directly across the street from Peridia Office Park.

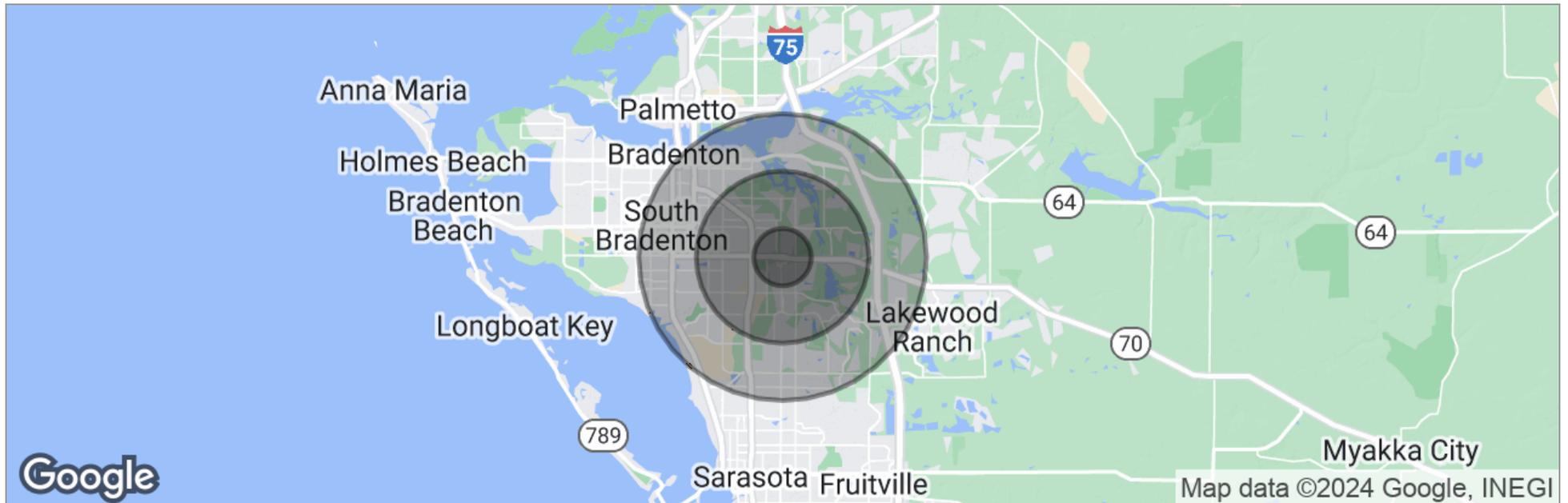
PROPERTY HIGHLIGHTS

- 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
- 41,500 Cars Per Day!

Location Maps



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,491	41,861	153,403
Population Density	2,384	1,481	1,953
Median Age	48.4	49.1	44.7
Median Age [Male]	47.5	46.5	43.5
Median Age [Female]	48.3	50.2	45.6
Total Households	3,134	19,415	72,111
# of Persons Per HH	2.4	2.2	2.1
Average HH Income	\$68,332	\$70,859	\$56,132
Average House Value	\$263,288	\$323,582	\$238,794

* Demographic data derived from 2020 ACS - US Census