



MULTIPLE USE POTENTIAL SITE - BRADENTON, FLORIDA

1701 53RD AVENUE WEST
BRADENTON, FL 34207

Mike Migone CCIM



DISCLAIMER

POTENTIAL MULTIPLE USE DEVELOPMENT SITE - BRADENTON, FLORIDA | 4.92 ACRES | BRADENTON, FL

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Executive Summary



PROPERTY OVERVIEW

Prime development site for multi residential located in the recently established Urban Core Boundary. Potential development for affordable housing or mixed use. The subject Infill location is surrounded by 40,000 house holds within a 3 mile radius and a short distance to State College of Florida. . The site was previously approved for 33,000 SF of office and would also accommodate medical use.

PROPERTY HIGHLIGHTS

- Recently Designated Urban Core Location
- Residentail Use with Rezone
- Densely Populated State College Area
- Environmentally Clear

PROPERTY SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	4.92 Acres
APN #:	53203-0000-6, 53204-0000-4,53205-0000-1,53228-0000-3,53207-0000-7,53208-0000-5, 53209-0000-3
ZONING:	PDO - Office
MARKET:	Bradenton
SUB MARKET:	SW Florida
CROSS STREETS:	53rd Avenue West & 17th Street West
TRAFFIC COUNT:	40,000

Site Plan



Retail Map

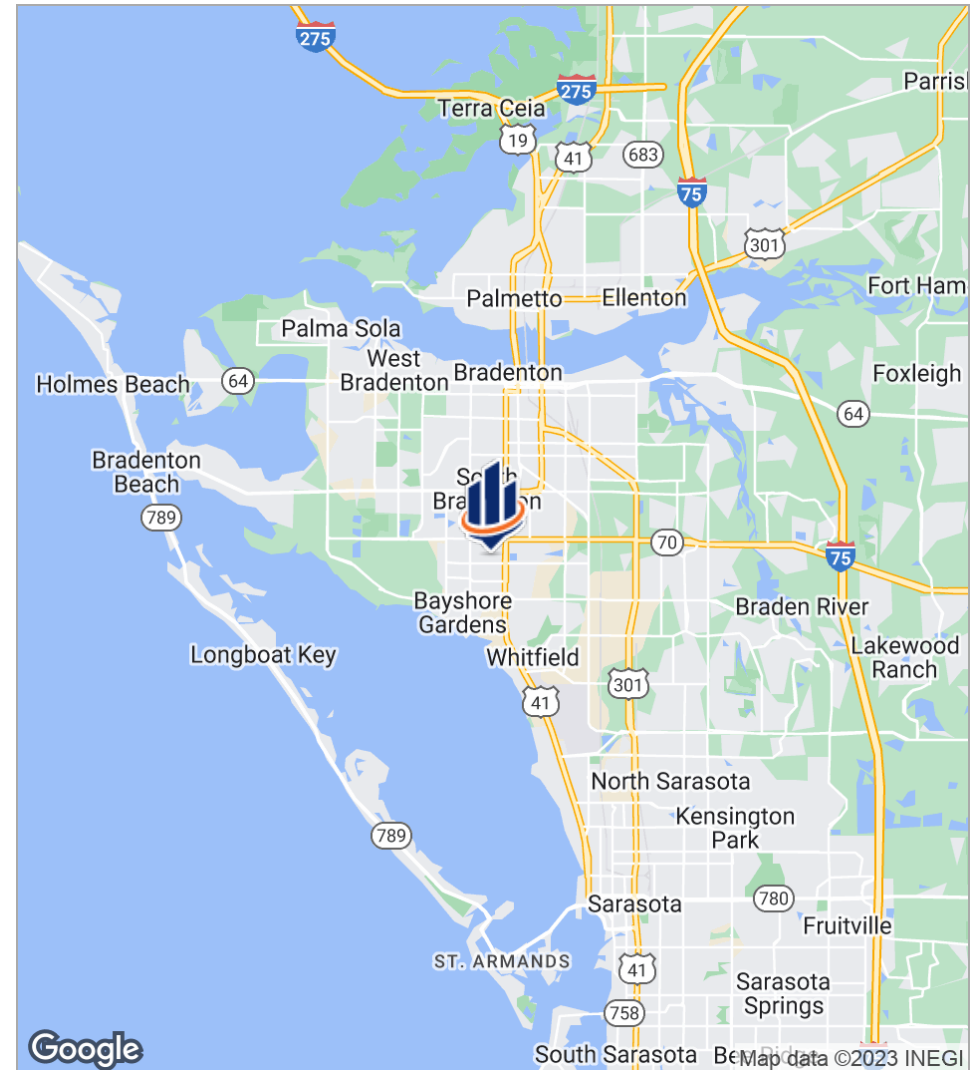
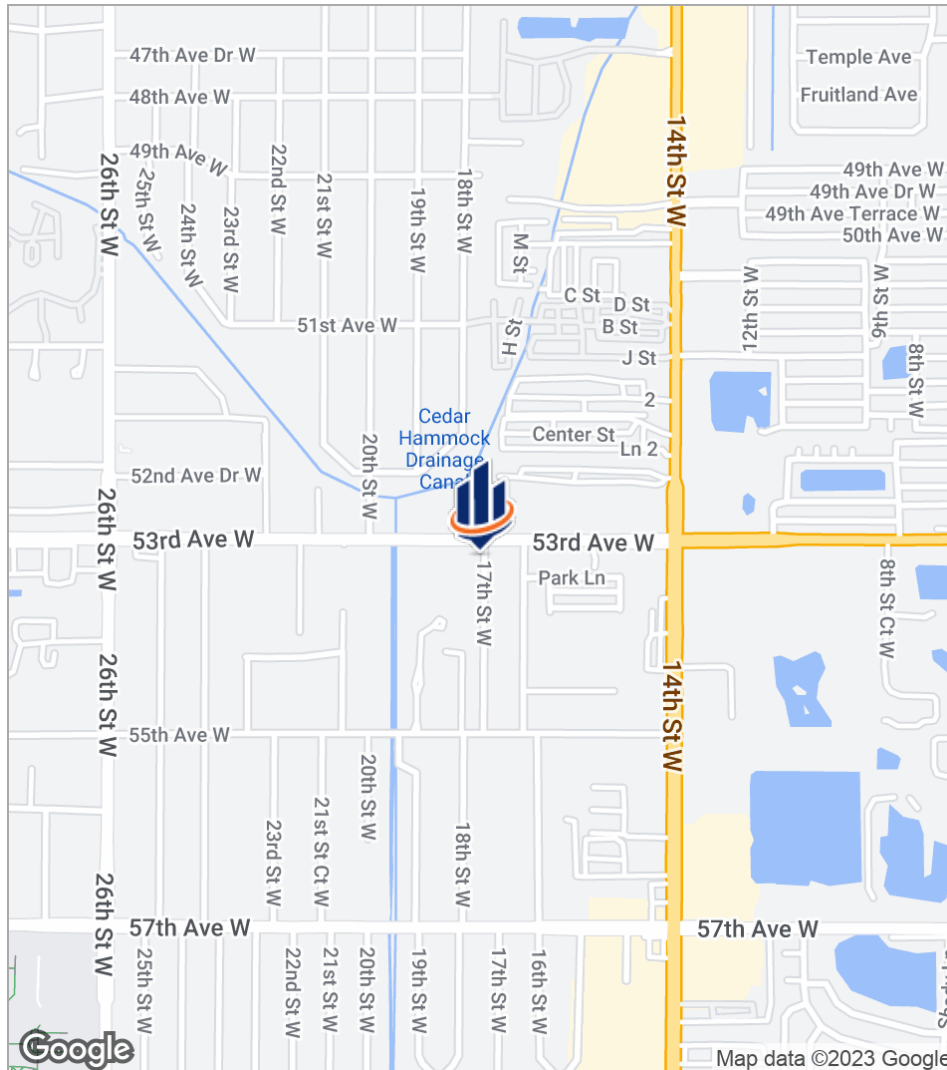




1 LOCATION INFORMATION

1701 53rd Avenue West
Bradenton, FL 34207

Location Maps



Site Plan





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DEMOGRAPHICS

1701 53rd Avenue West
Bradenton, FL 34207

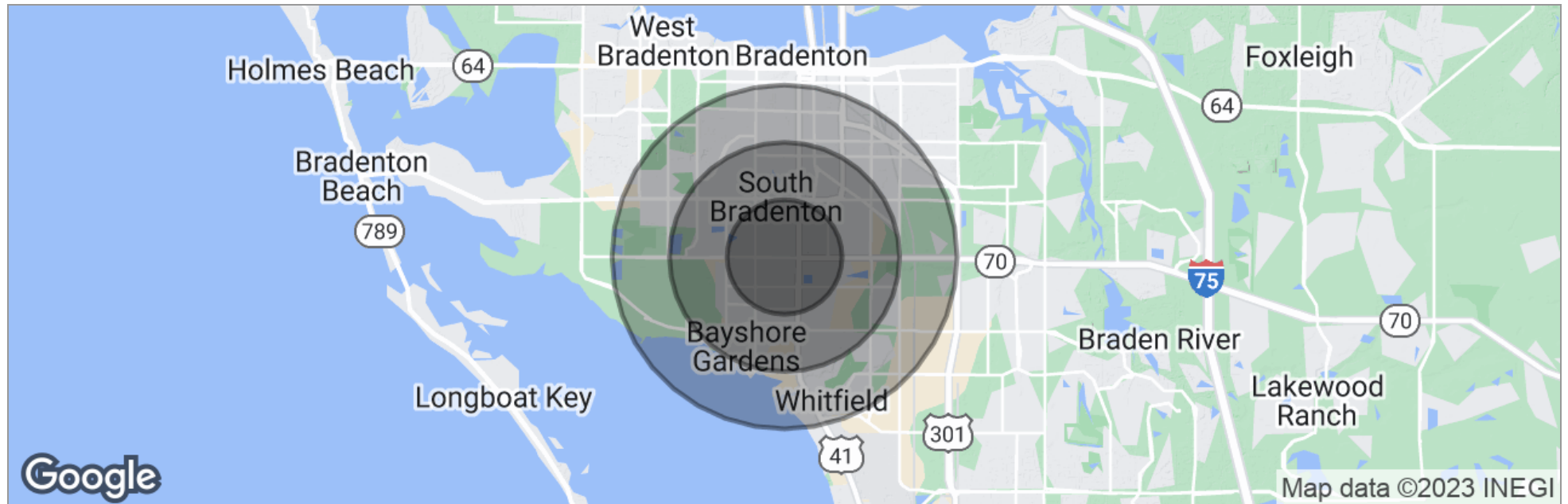
Demographics Report

	1 MILE	2 MILES	3 MILES
Total households	6,960	23,032	39,537
Total persons per hh	2.3	2.3	2.4
Average hh income	\$38,184	\$41,250	\$45,831
Average house value	\$116,618	\$143,866	\$179,450

	1 MILE	2 MILES	3 MILES
Total population	15,827	51,993	96,059
Median age	38.8	42.5	41.1
Median age (male)	38.9	41.7	40.0
Median age (female)	39.3	43.4	42.1

* Demographic data derived from 2020 ACS - US Census

Demographics Map



	1 Mile	2 Miles	3 Miles
Total Population	15,827	51,993	96,059
Population Density	5,038	4,137	3,397
Median Age	38.8	42.5	41.1
Median Age [Male]	38.9	41.7	40.0
Median Age [Female]	39.3	43.4	42.1
Total Households	6,960	23,032	39,537
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$38,184	\$41,250	\$45,831
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Additional Photos



Advisor Bio & Contact



Mike Migone CCIM

Senior Investment Advisor

SVN | Commercial Advisory Group

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

Memberships & Affiliations

CCIM, GRI, Suncoast Community Church

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