

# RARE NORTHWEST BRADENTON RETAIL SITE DIRECTLY ON MANATEE AVENUE WEST

6100 MANATEE AVE. WEST  
BRADENTON, FL 34209

**Angela Varga**  
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JOSEY'S POSEYS FLORIST

# Property Summary



## OFFERING SUMMARY

Sale Price: \$450,000 front Parcel  
P.I. #3766300002

Lot Size: 0.20 Acres

Zoning: GC

## PROPERTY OVERVIEW

Location is definitely the motivating factor for this one of a kind Rare Opportunity Located Directly on Manatee Ave. in NorthWest Bradenton. With over 67 feet of Manatee Avenue frontage in our highly sought after NW Community. Everyone knows where this magnificent piece of Real Estate is because of the quaint eye catching yellow building that fronts Manatee Avenue! 6100 Manatee Avenue West is the home of a very well known, locally run, community favorite Florist. This incredible spot could be your new location if visibility and easy access is a prime motivating factor in your business. This parcel is zoned General Commercial which allows for a broad array of businesses. With 1,178 Square Feet of useable space and additional covered area in the back, this building has great flexibility. The sellers also own the adjoining lot behind this parcel that has a residential building with an additional .20 acres zoned GC as well. Own this prime location on Manatee Ave.in NW Bradenton with over 35,000 Cars per day Traffic Count. Excellent Redevelopment Opportunity or a Fantastic offering to use the existing buildings.

## PROPERTY HIGHLIGHTS

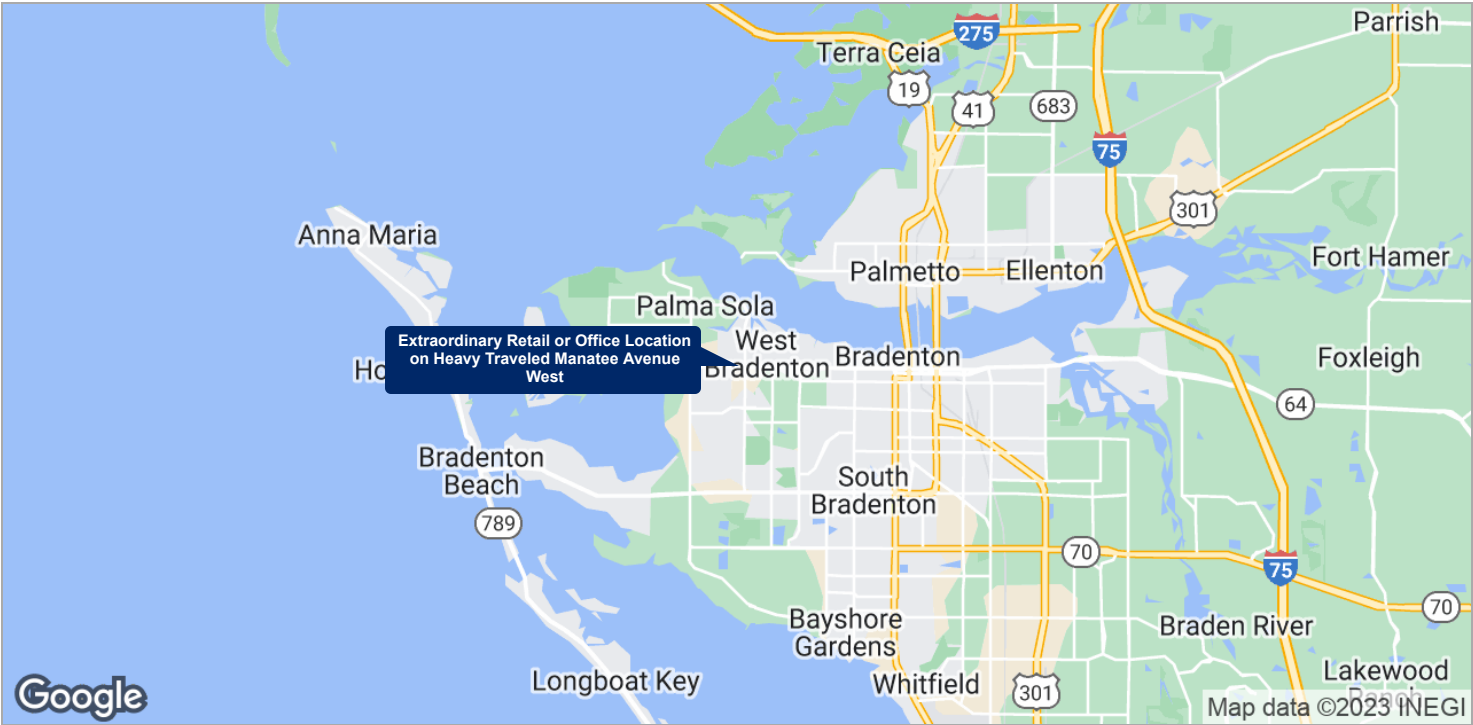
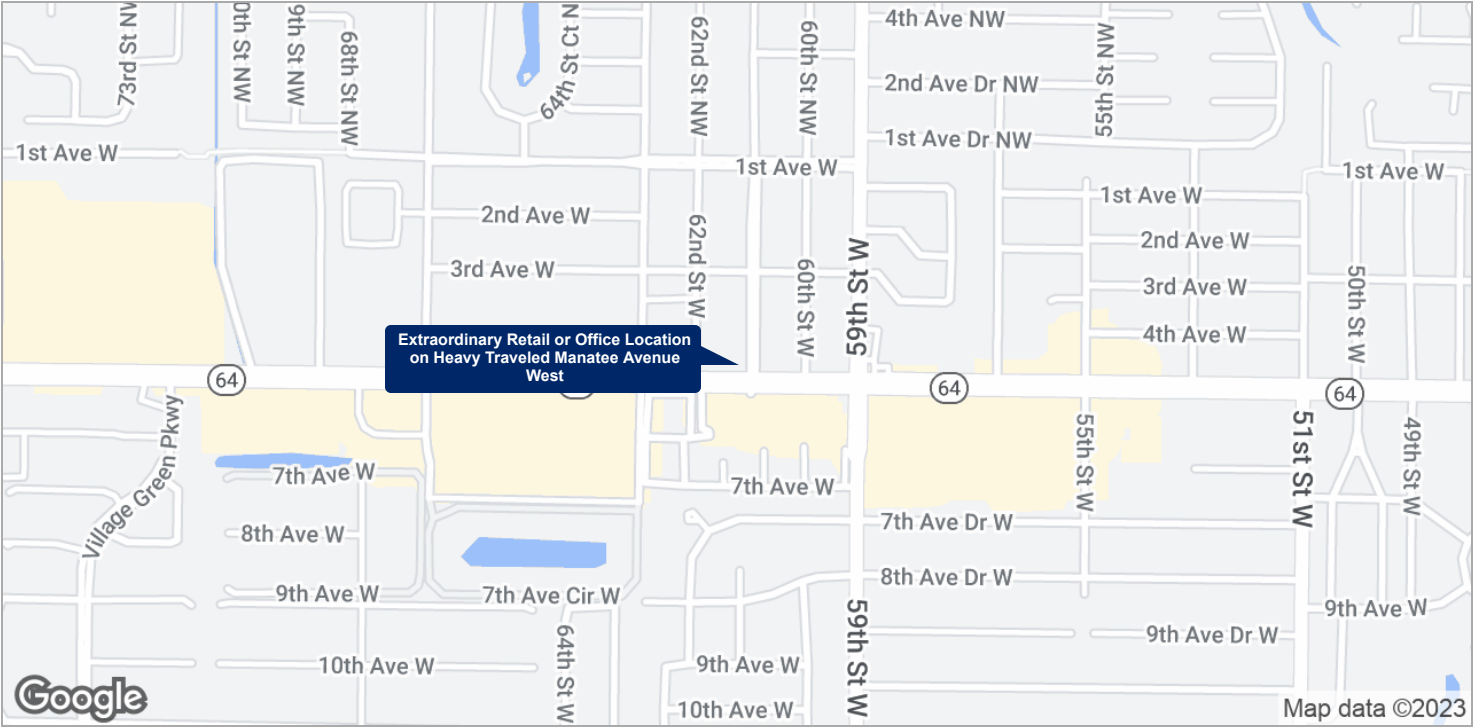
- Manatee Avenue West Retail/Office locations with excellent exposure!
- Prime Location just West of 59th Street West
- General Commercial Zoning with one or two parcels available
- Own a Prime Location on Manatee Avenue West
- Traffic Count on Manatee Avenue West over 35,000 per day



# Additional Photos

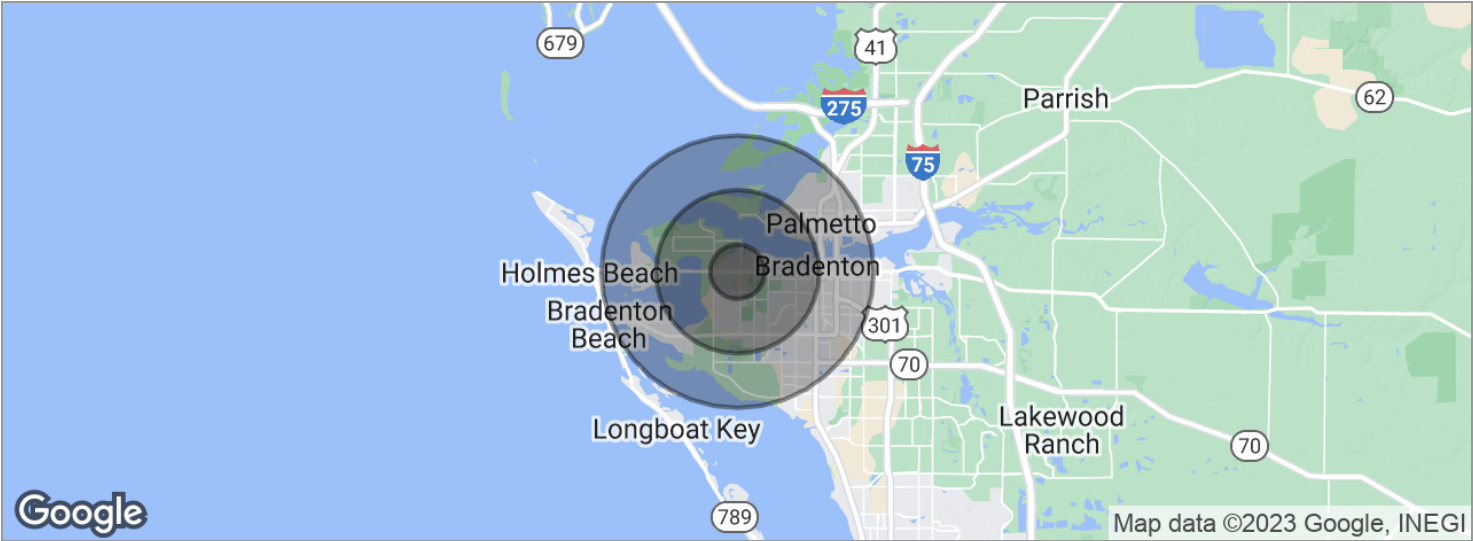


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,019	56,525	128,419
Median age	57.5	49.4	45.8
Median age [Male]	56.7	47.8	44.2
Median age [Female]	57.6	50.7	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,537	24,845	55,449
# of persons per HH	2.3	2.3	2.3
Average HH income	\$69,505	\$65,406	\$56,874
Average house value	\$334,994	\$272,713	\$244,594

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1

## ANGELA VARGA

Senior Investment Advisor



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## PROFESSIONAL BACKGROUND

Angela has been working as a Senior Investment Advisor since 2005. Her areas of expertise primarily include Medical, Professional Office, and Retail Sales as well as Leasing and Site Acquisition. Angela has been in the Manatee community for over 20 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish and Sarasota Areas.

Previous to her direct real estate sales experience, Angela was a Sales Director with Playground, a Real Estate subsidiary of Intrawest. Her primary objectives were to sell real estate, market & advertise resort destinations, manage a sales team & staff, and work directly as the liaison with the developers of each project and her corporate company, Intrawest.

Angela has been a licensed Florida Real Estate Agent since 2001 and has more than twenty years experience in the Sales, Marketing, and Management. Current memberships include, Manatee & Sarasota Economic Development Council Office Vacancy Committee, Manatee & Sarasota Young Business Professionals, and she is involved with Manatee's Downtown Redevelopment Plan.

Angela is the mother of two beautiful children Austin & Ava and is the wife of Dr. Andrew Varga, D.M.D.