



ADDRESS

**105 2nd St E  
Bradenton, FL 34208**

PROPERTY FEATURES

- Perfect use for: Mixed-Use, Medical Office, Hotel, Restaurant, and more!

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	2,365	28,433	70,660
<b>Total Population:</b>	6,620	74,837	176,240
<b>Average HH Income:</b>	\$42,740	\$47,759	\$50,574

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor  
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## OFFERING SUMMARY

Available SF:	
Lot Size:	0.361 Acres
Price / Acre:	\$2,146,814
Zoning:	T5 Urban
Market:	Tampa Bay
Submarket:	Bradenton-Sarasota
Traffic Count:	19,500

## PROPERTY OVERVIEW

This waterfront .36 acre site has it all. A corner location on the Riverwalk with tons of traffic and visibility. T-5 zoning will allow for 5 story height, but can allow density bonuses for up to 11 stories! Surrounded by a well balanced neighborhood mix of single family home, retail, restaurants, a marina and large hospital with surrounding medical/professional office. Incredible waterfront views and everything that Bradenton's rapidly expanding downtown has to offer!

## PROPERTY HIGHLIGHTS

- Perfect use for: Mixed-Use, Medical Office, Hotel, Restaurant, and more!





Commercial

## INCREDIBLE WATERFRONT DOWNTOWN DEVELOPMENT SITE! LAND

105 2ND ST E, BRADENTON, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

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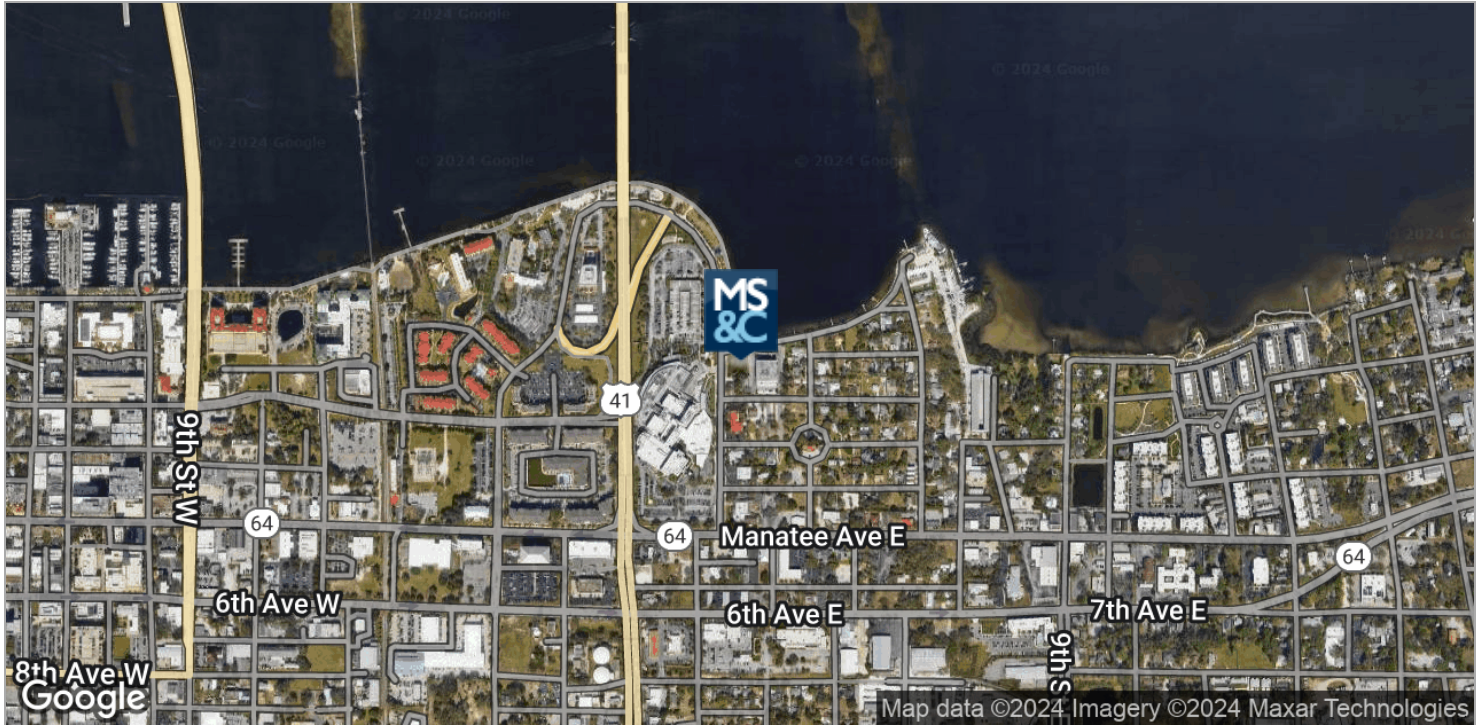




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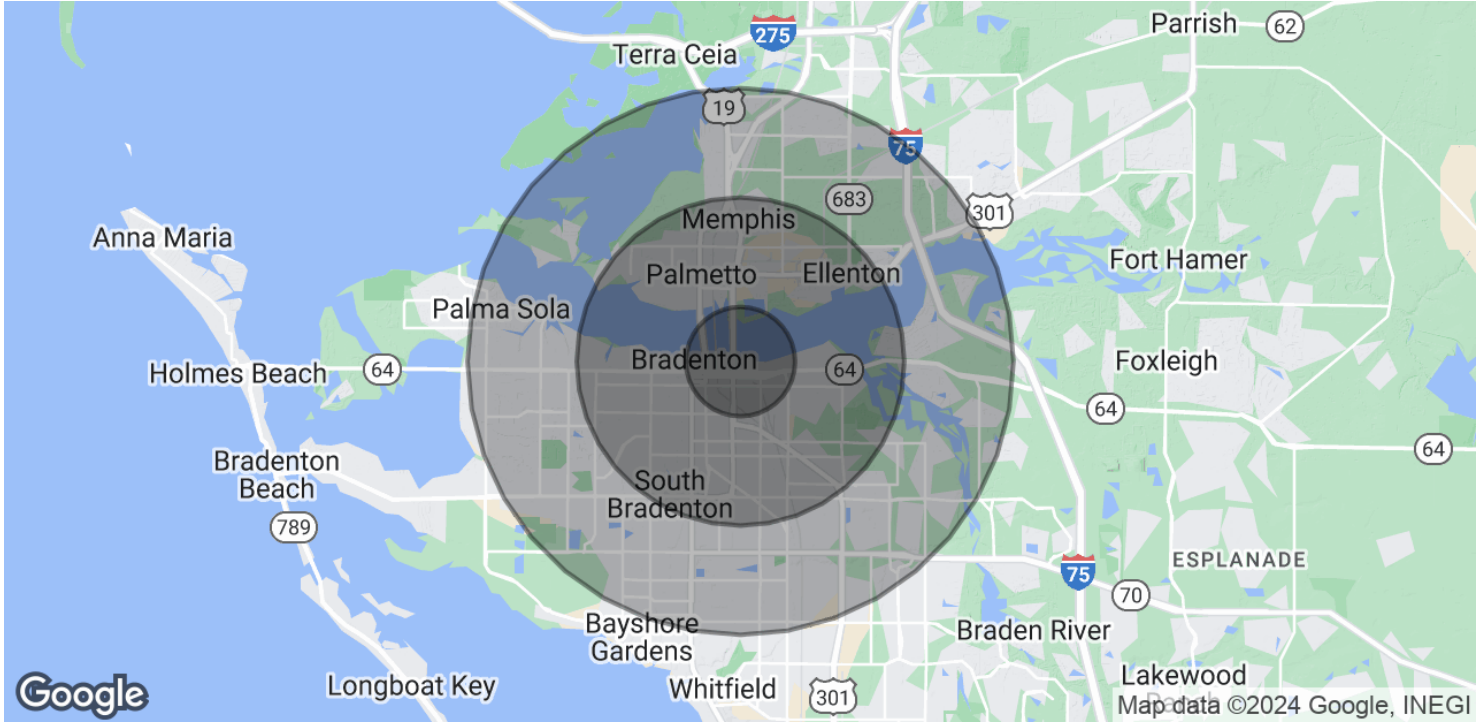
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Commercial

## INCREDIBLE WATERFRONT DOWNTOWN DEVELOPMENT SITE! LAND

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,620	74,837	176,240
Average age	39.9	38.6	41.7
Average age (Male)	35.9	36.9	40.4
Average age (Female)	42.4	41.0	43.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,365	28,433	70,660
# of persons per HH	2.8	2.6	2.5
Average HH income	\$42,740	\$47,759	\$50,574
Average house value		\$200,949	\$236,076

\* Demographic data derived from 2020 ACS - US Census

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**BENJAMIN BAKKER**

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**PROFESSIONAL BACKGROUND**

As a lifelong resident of the suncoast, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that began with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs throughout Manatee & Pinellas Counties.

Ben previously served as Vice President of HJB Properties for over 8 years, a family-owned commercial property entity. Where he oversaw management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & was appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018, 2019 & 2020 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" as well as the 2018 & 2020 Presidents Award for highest sales in the division overall. In 2020, Ben was also bestowed the MS&C John McMahon Award by his peers.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

**MEMBERSHIPS & AFFILIATIONS**

CCIM: Graduate of Levels 101, 102, 103 and 104