

Potential Multiple Use Development Site - Bradenton, Florida | Bradenton, FL

For Sale | \$1,200,000



Offering Highlights

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

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1 PROPERTY OVERVIEW

Executive Summary

Potential Multiple Use Development Site - Bradenton, Florida

1701 53rd Avenue West • Bradenton, FL 34207



Investment Overview

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

Property Overview

Property 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.

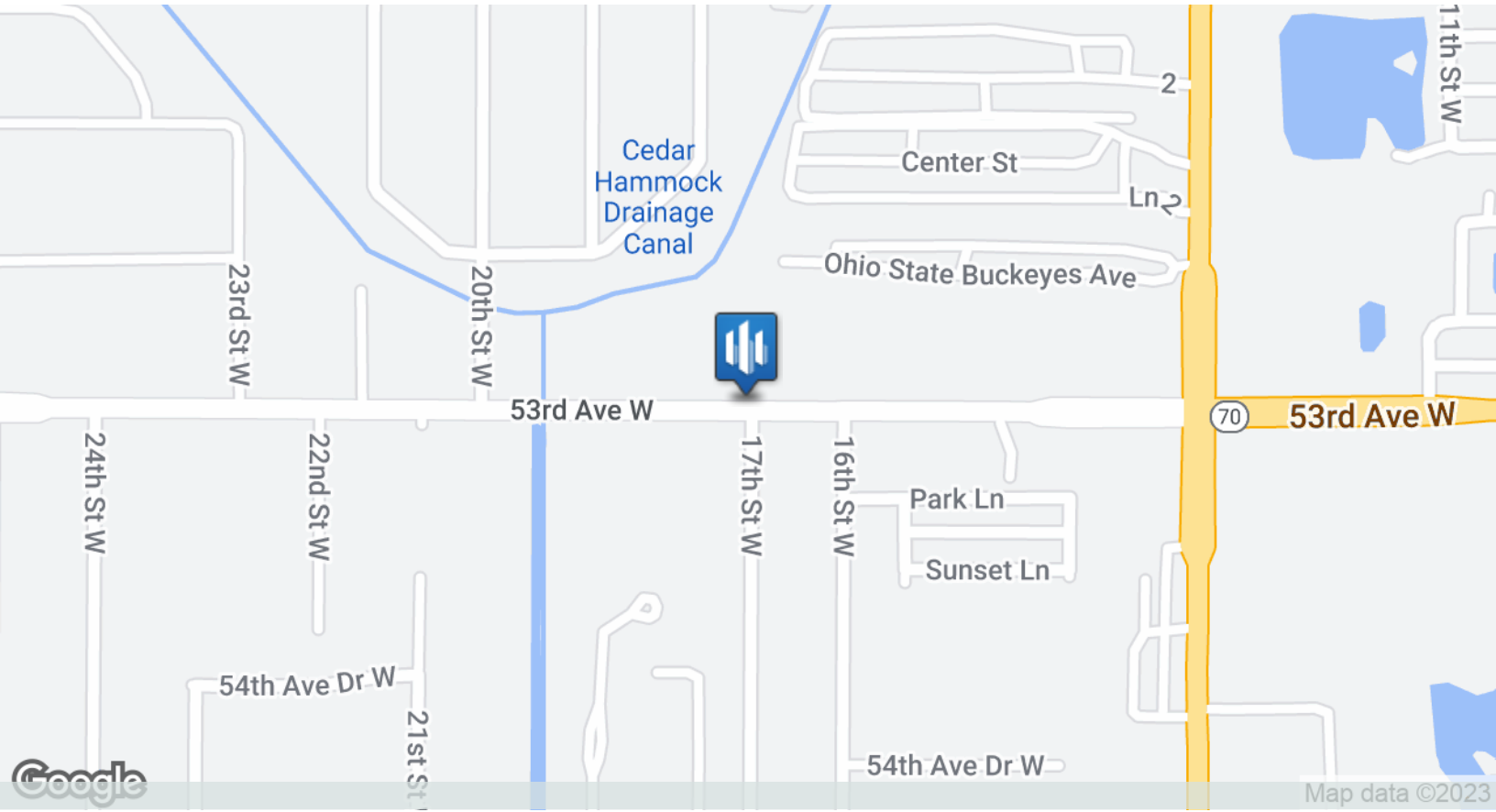
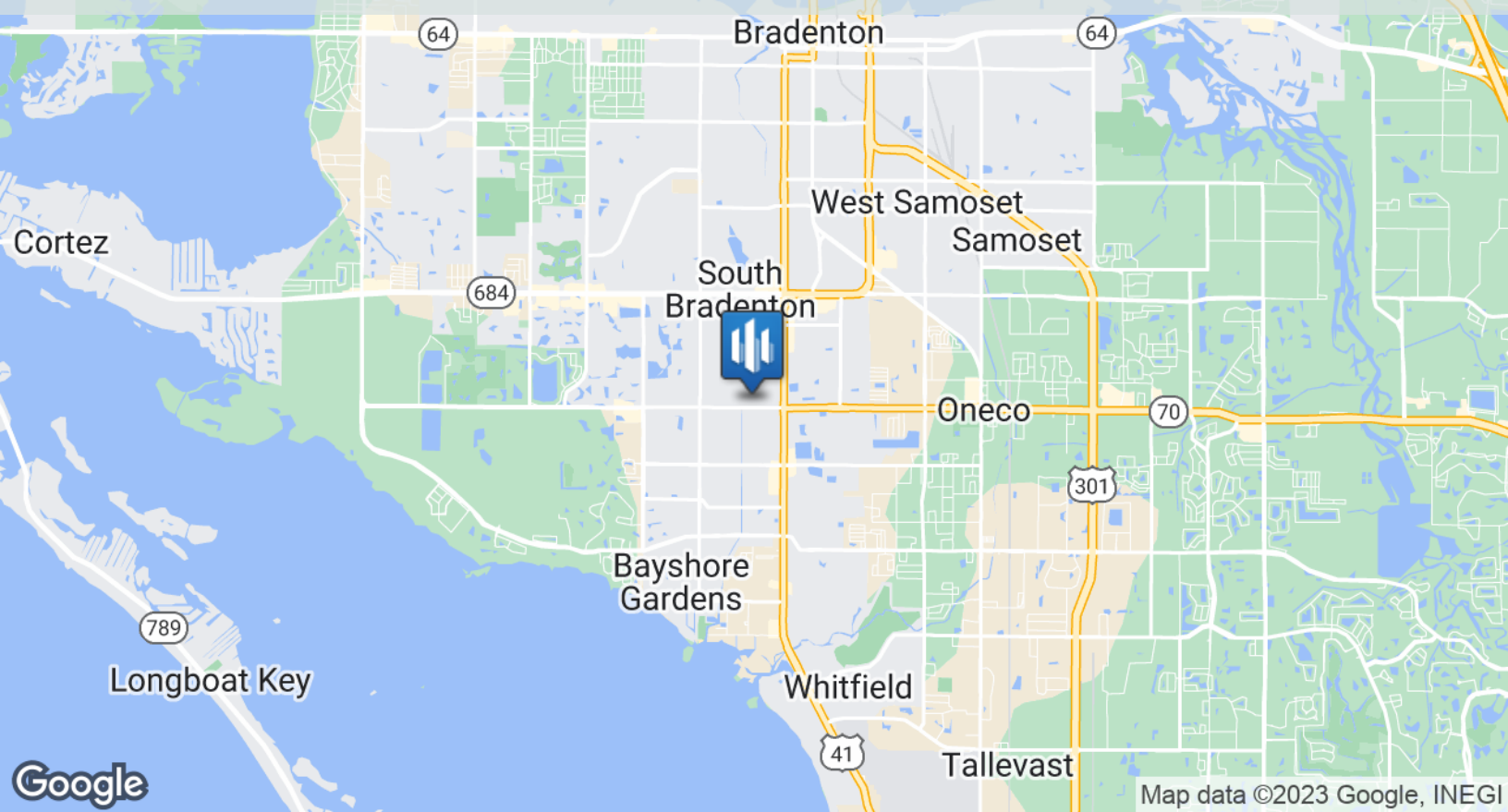
Location Prime infill location surrounded by residential development. 53rd Ave is a main east west corridor that connects West Bradenton to I-75. Over 30,000+ cars pass this location daily. Three blocks west of US 41 and Tamiami Trail.

Presented by **MIKE MIGONE CCIM**
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2 LOCATION OVERVIEW

Location Maps

POTENTIAL MULTIPLE USE DEVELOPMENT SITE - BRADENTON, FLORIDA



3 > ADDITIONAL INFORMATION

Site Plan

Satellite Map

Additional Photos

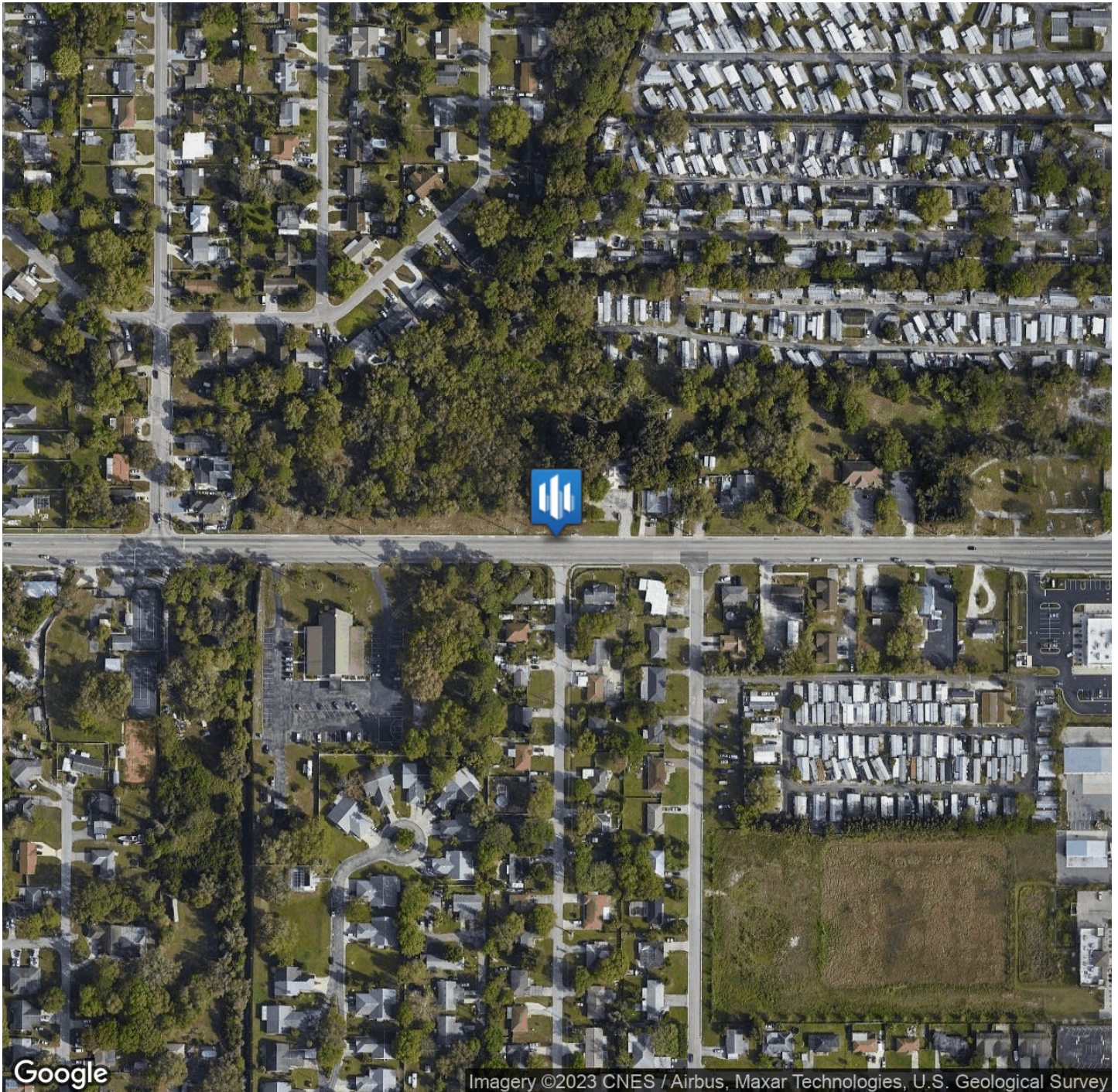


POTENTIAL MULTIPLE USE DEVELOPMENT SITE - BRADENTON,
FLORIDA

Satellite Map

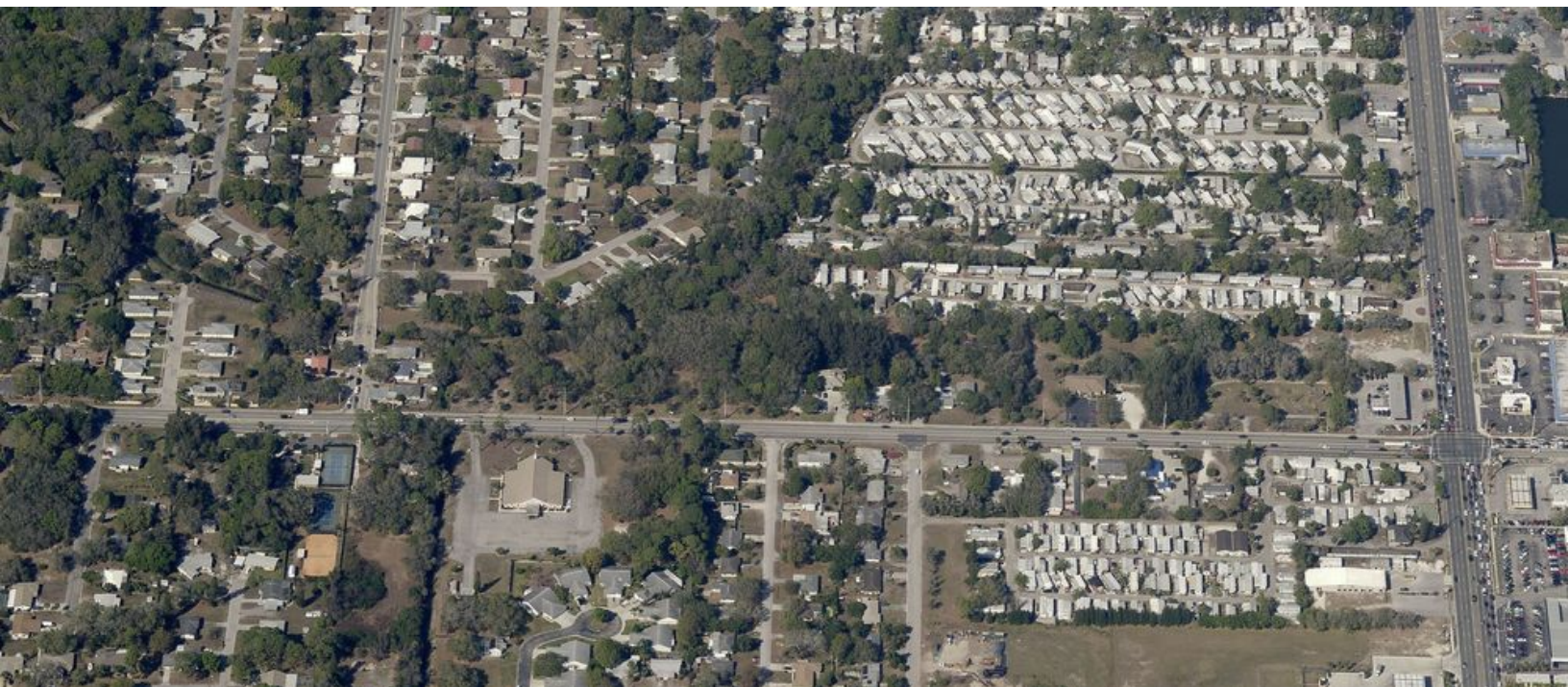
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For Sale | **\$1,200,000**



POTENTIAL MULTIPLE USE DEVELOPMENT SITE - BRADENTON,
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Additional Photos



4 DEMOGRAPHICS

[Demographics Report](#)

[Demographics Map](#)

[Confidentiality & Disclaimer](#)

[Back Page](#)

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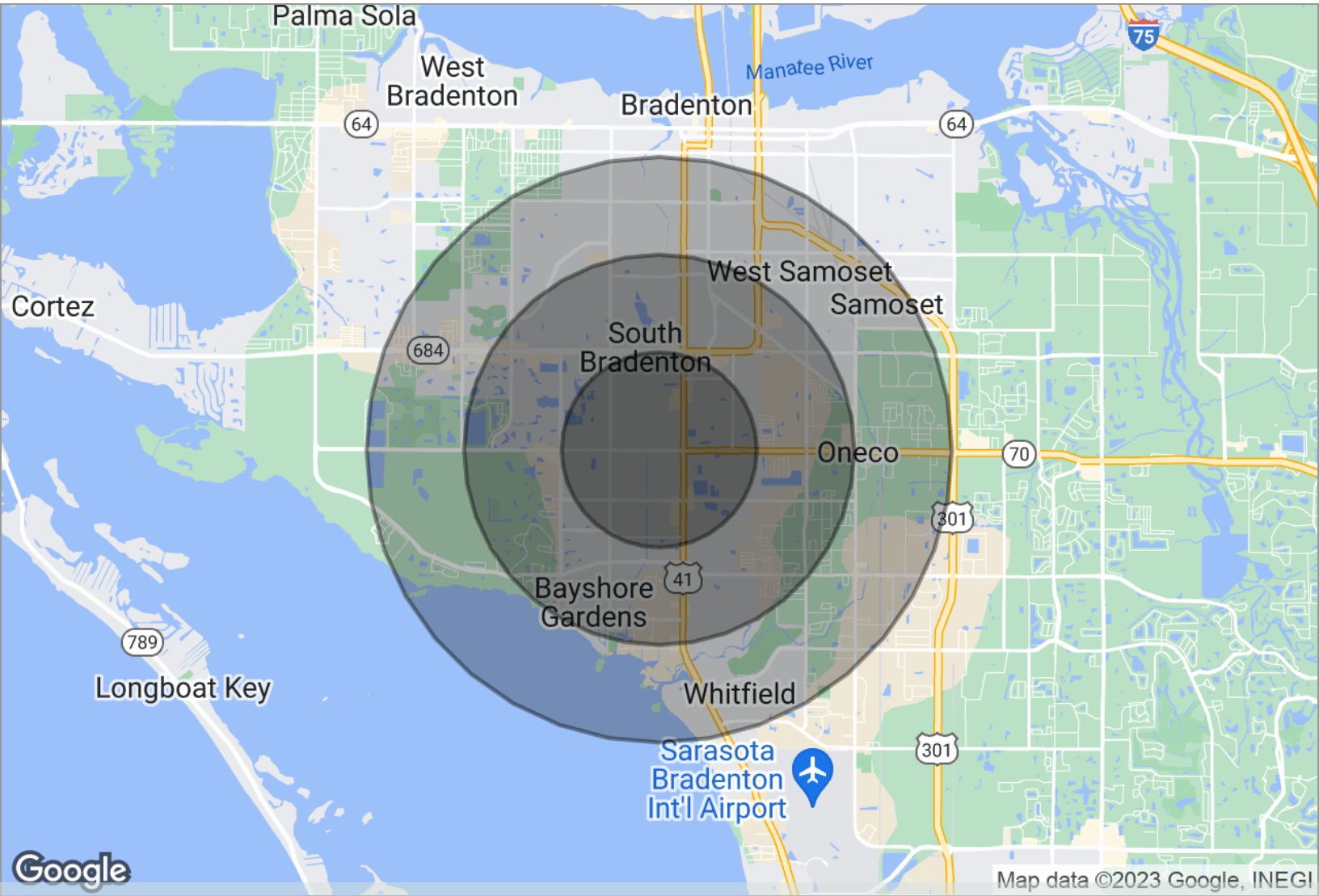
For Sale | **\$1,200,000**

	1 Mile	2 Miles	3 Miles
Total Population	15,827	51,993	96,059
Total Number of Households	6,960	23,032	39,537
Total Number of Persons per Household	2.3	2.3	2.4
Average House Value	\$116,618	\$143,866	\$179,450
Average Household Income	\$38,184	\$41,250	\$45,831
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 Population - White	12,733	41,392	74,840
Total Percent - White	80.5%	79.6%	77.9%
Total Population - Black	1,402	4,729	10,591
Total Percent - Black	8.9%	9.1%	11.0%
Total Population - Asian	306	933	1,532
Total Percent - Asian	1.9%	1.8%	1.6%
Total Population - Hawaiian	0	6	56
Total Percent - Hawaiian	0.0%	0.0%	0.1%
Total Population - Indian	108	228	435
Total Percent - Indian	0.7%	0.4%	0.5%
Total Population - Other	674	3,138	6,480
Total Percent - Other	4.3%	6.0%	6.7%
Total Population - Hispanic	3,062	10,829	20,701
Total Percent - Hispanic	19.3%	20.8%	21.6%

* Demographic information provided by BuildOut, Inc.

POTENTIAL MULTIPLE USE DEVELOPMENT SITE - BRADENTON, FLORIDA

Demographics Map



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Radius Map

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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