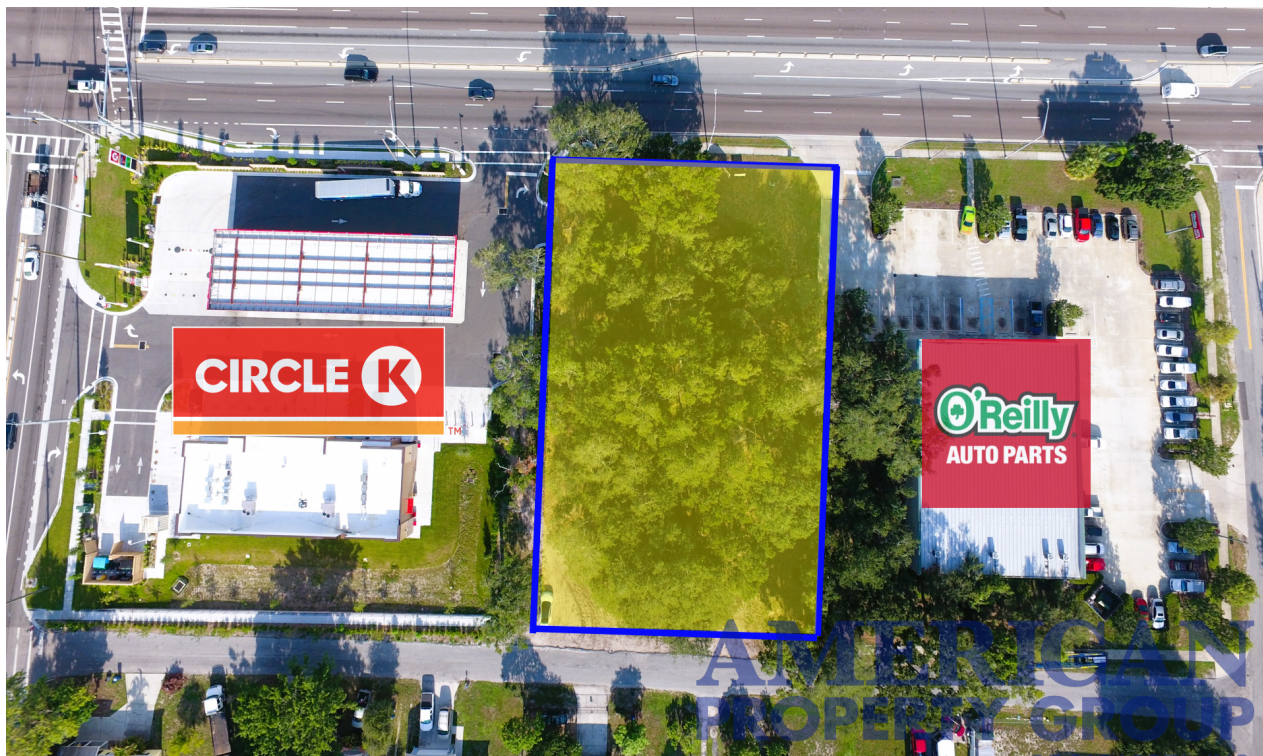


AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



PERFECT SITE FOR QSR, QUICK SERVICE OIL CHANGE, ETC...

2815 1ST ST E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- Permitted Uses Per the County Code Include but not Limited to:
- - QSR, RV Sales and Rentals, Medical Marijuana Retail, Vehicles Sales or Rental, Car Wash, Equipment Sales, Medical, Dry Cleaners, Vehicle Repair, Child Care and More....



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,943	98,690	220,663
Total Population	15,716	209,045	427,769
Average HH Income	\$34,793	\$54,123	\$64,342

For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

PERFECT SITE FOR QSR, QUICK SERVICE OIL CHANGE, ETC...



OFFERING SUMMARY

Sale Price:	\$1,250,000
Land Size:	1.14 acres
Land Size:	49,839 sq ft
Lot Size:	1.144 Acres
Zoning:	GC

PROPERTY OVERVIEW

Last Remaining Undeveloped Commercial Land on 1st St. Located between a brand new Circle K and O'Reilly Auto Parks across from Firkins Auto Group. Just about 50,000 sf of land with approx. 180 ft of frontage on 1st St. that has about 40,000 cars passing this location daily.

- Site has cross easement access with Circle K and O' Reilly Auto Parts
- Newer Survey Available!
- Clean Environmental Available!
- Site Plans and Approvals Available for a tunnel self service car wash!
- Builders Permits Ready for a tunnel car wash!
- Auxiliary Permits Ready for a tunnel car wash!

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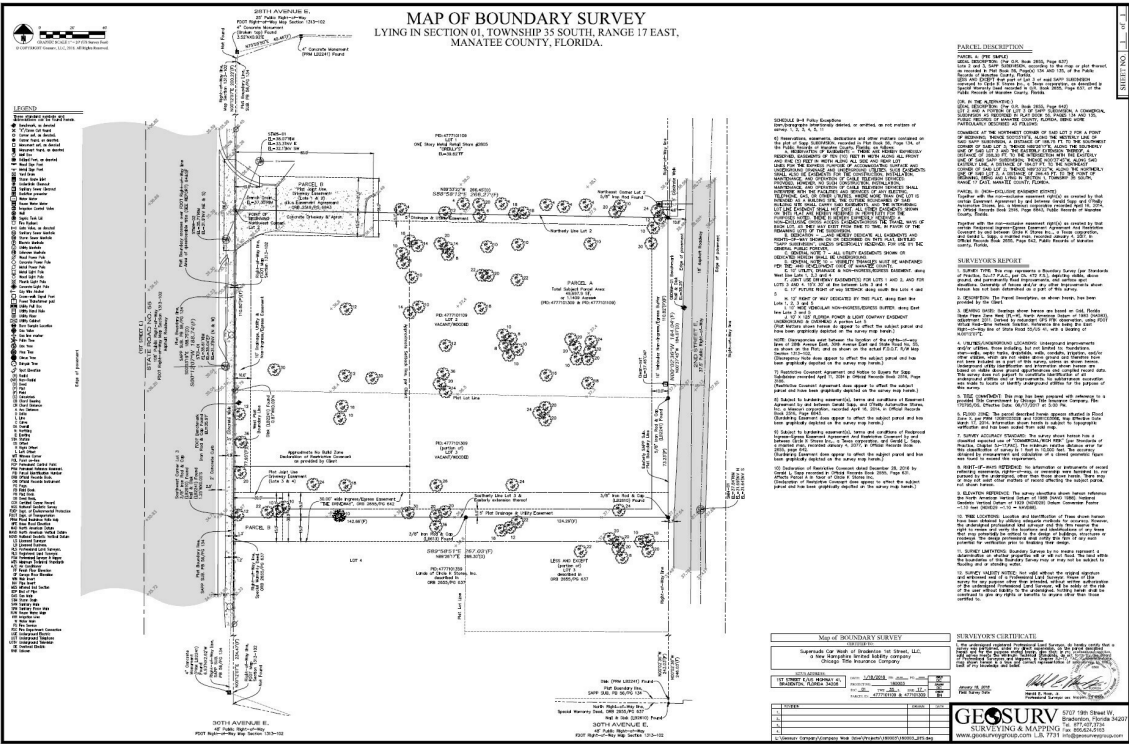


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SITE PLAN



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