



# PRIME RETAIL RE-DEVELOPMENT PROPERTY ON MANATEE AVENUE

3708 MANATEE AVENUE  
BRADENTON, FL 34205

Mike Migone CCIM





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PRIME RETAIL RE-DEVELOPMENT PROPERTY ON MANATEE AVENUE | 2.0 ACRES | BRADENTON, FL

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

# Executive Summary



## PROPERTY SUMMARY

**SALE PRICE:** \$1,950,000

**LOT SIZE:** 2.0 Acres

**APN #:** 3662500002

**ZONING:** GC - General Commercial

**MARKET:** Bradenton

**SUB MARKET:** SW Florida

## PROPERTY OVERVIEW

Perfect location for single or multiple use retail development. Other area tenants are Publix, Dollar Tree, CVS and Walgreen's. Would also work well for medical office with two major hospitals close by. Full access to the property with 300 feet of Manatee Avenue road frontage. Currently used as a mobile home park with 29 units, and 10 cottages. Being sold "AS-IS" is for redevelopment purposes.

## PROPERTY HIGHLIGHTS

- Prime Redevelopment Site
- AADT 41,500
- Road Frontage 300 Feet



# Site Map





# Additional Photos



PRIME RETAIL RE-DEVELOPMENT PROPERTY ON MANATEE AVENUE | 3708 MANATEE AVENUE BRADENTON, FL 34205

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



# Retail Map





# 1 LOCATION INFORMATION

3708 Manatee Avenue  
Bradenton, FL 34205

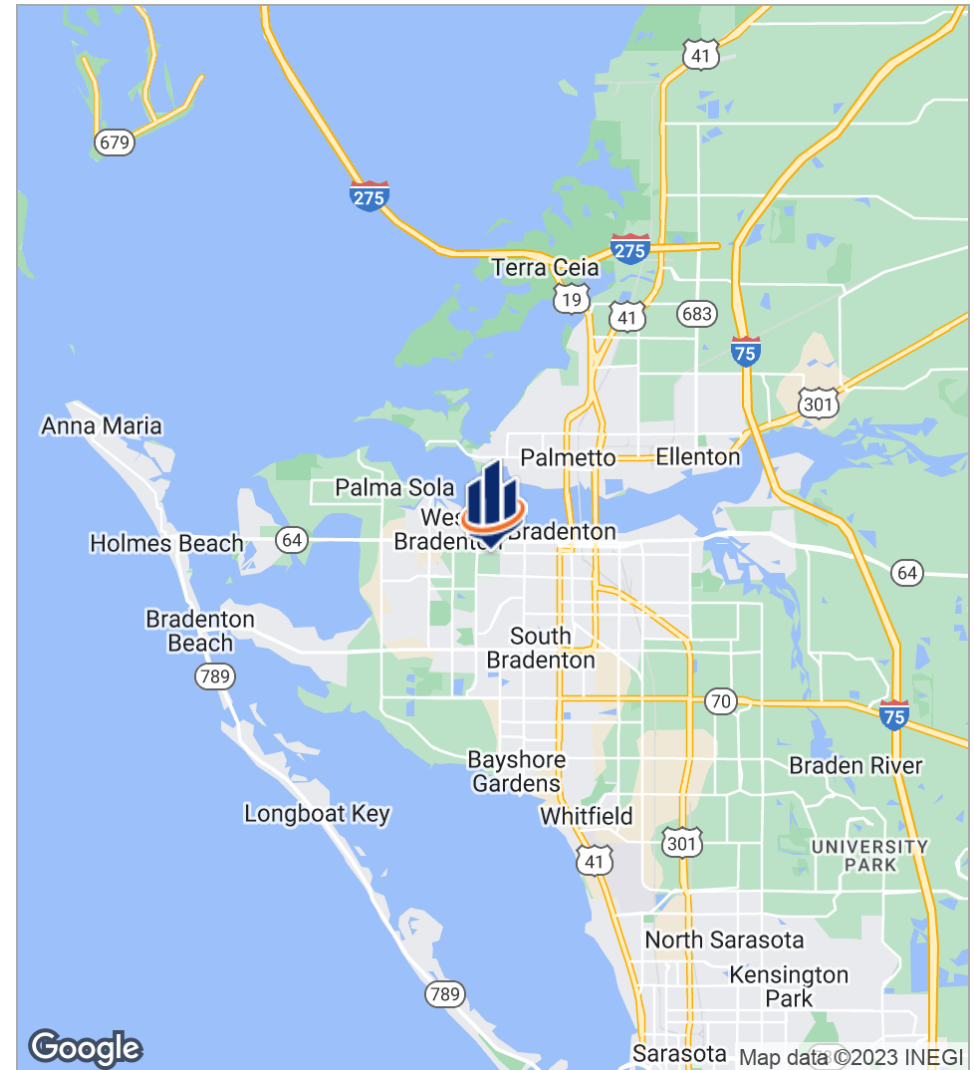
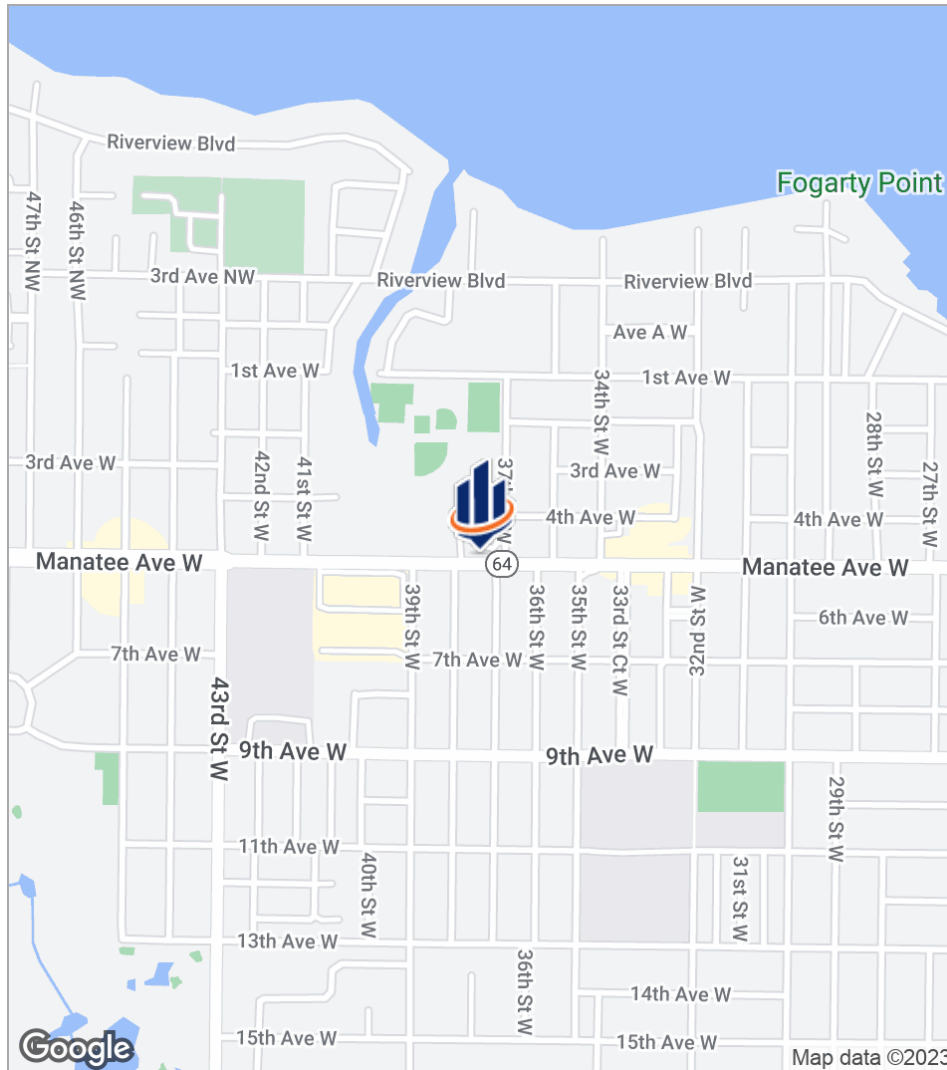


# Area Map





# Location Maps





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# DEMOGRAPHICS

3708 Manatee Avenue  
Bradenton, FL 34205



# Demographics Report

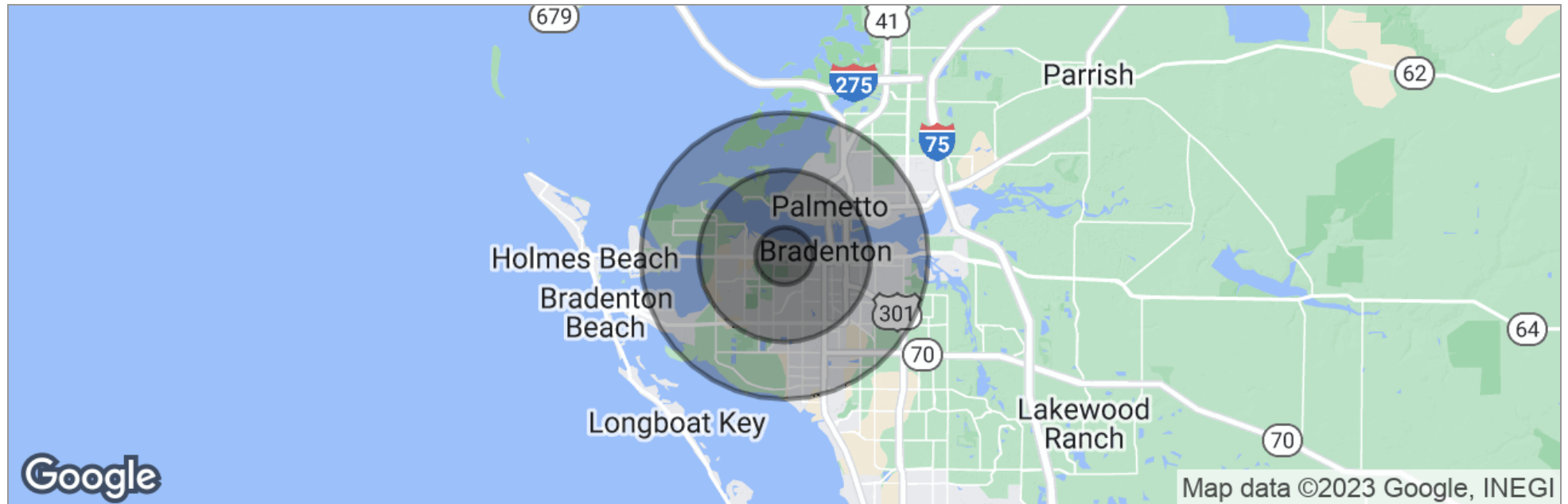
	1 MILE	3 MILES	5 MILES
Total households	3,612	33,849	66,784
Total persons per hh	2.6	2.4	2.4
Average hh income	\$74,152	\$56,402	\$52,756
Average house value	\$299,963	\$242,099	\$235,127

	1 MILE	3 MILES	5 MILES
Total population	9,358	80,857	159,576
Median age	40.6	45.0	44.0
Median age (male)	40.6	43.3	42.5
Median age (female)	42.1	46.3	45.4

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	9,358	80,857	159,576
Population Density	2,979	2,860	2,032
Median Age	40.6	45.0	44.0
Median Age [Male]	40.6	43.3	42.5
Median Age [Female]	42.1	46.3	45.4
Total Households	3,612	33,849	66,784
# of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$74,152	\$56,402	\$52,756
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\* Demographic data derived from 2020 ACS - US Census





## 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

FL #BK399768

Phone: 941.487.6986

Fax: 941.387.2160

Cell: 941.812.7437

Email: [mike.migone@svn.com](mailto:mike.migone@svn.com)

Address: 1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236

# Advisor Bio & Contact 2

## Memberships & Affiliations

Phone:

Fax:

Cell:

Email:

Address: 1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236





**PRESENTED BY:**

**MIKE MIGONE CCIM**

Senior Investment Advisor  
941.487.6986  
mike.migone@svn.com  
FL #BK399768