



# MULTIPLE USE POTENTIAL SITE - BRADENTON, FLORIDA

1701 53RD AVENUE WEST  
BRADENTON, FL 34207

---

**Mike Migone CCIM**  
Senior Investment Advisor  
941.487.6986  
[mike.migone@svn.com](mailto:mike.migone@svn.com)

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	4.92 Acres
Zoning:	PDO - Office
Market:	Bradenton
Submarket:	SW Florida
Traffic Count:	40,000
Price / SF:	\$5.60

## PROPERTY OVERVIEW

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.

## PROPERTY HIGHLIGHTS

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



# Additional Photo



MULTIPLE USE POTENTIAL SITE - BRADENTON, FLORIDA | 1701 53RD AVENUE WEST BRADENTON, FL 34207



# Site Plan



MULTIPLE USE POTENTIAL SITE - BRADENTON, FLORIDA | 1701 53RD AVENUE WEST BRADENTON, FL 34207

SVN | Commercial Advisory Group | Page 4

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.



# Site Plan



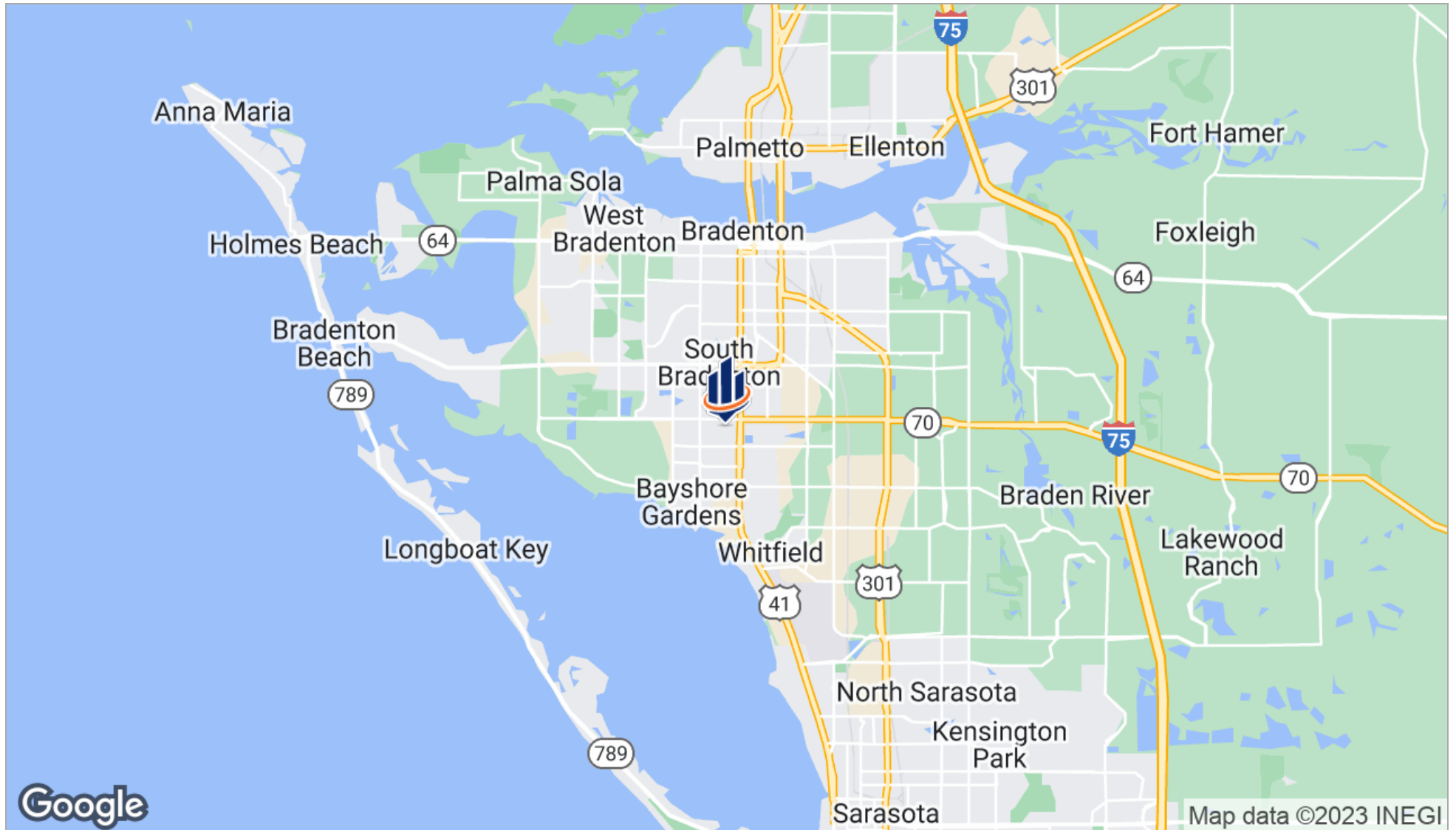


# Site Plan





# Location Maps

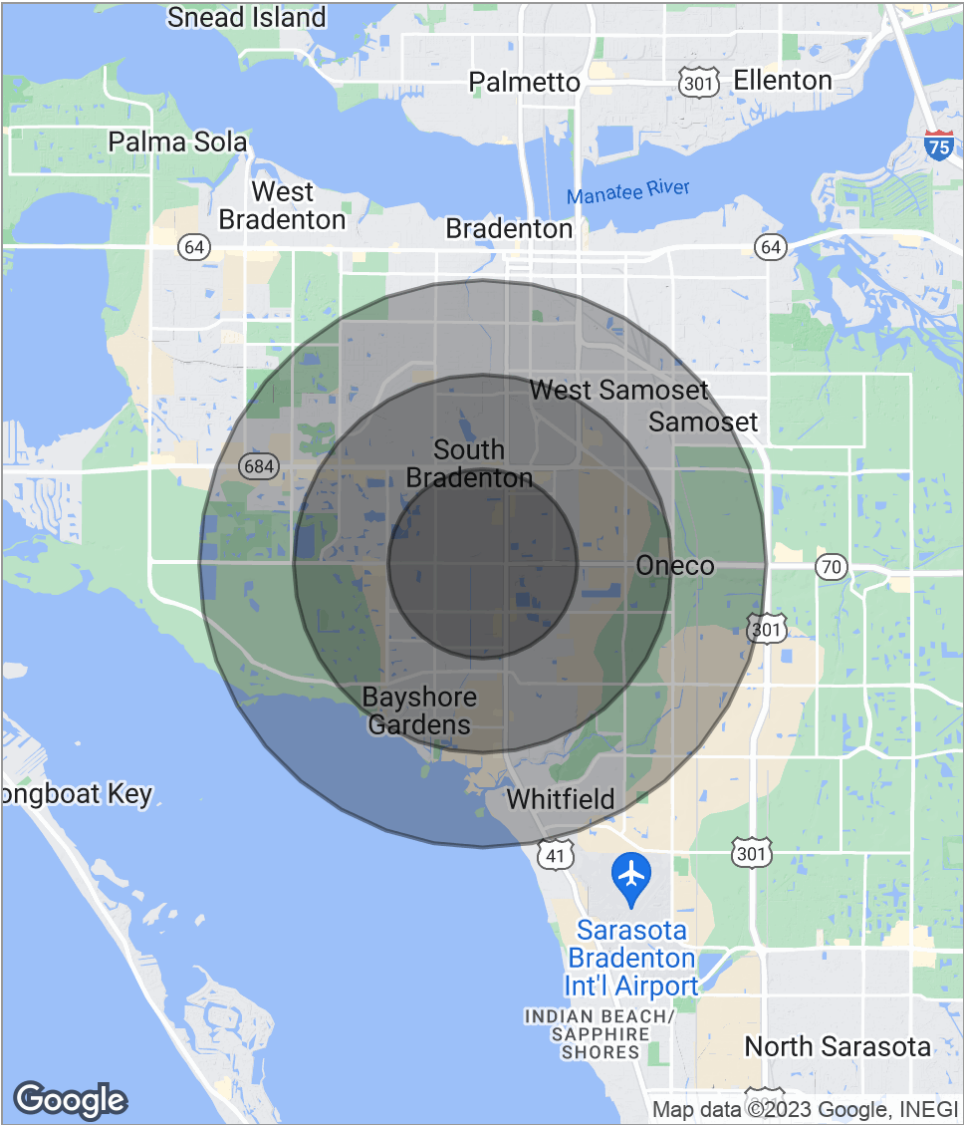


MULTIPLE USE POTENTIAL SITE - BRADENTON, FLORIDA | 1701 53RD AVENUE WEST BRADENTON, FL 34207

SVN | Commercial Advisory Group | Page 7

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.

# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,827	51,993	96,059
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
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,960	23,032	39,537
# of persons per HH	2.3	2.3	2.4
Average HH income	\$38,184	\$41,250	\$45,831
Average house value	\$116,618	\$143,866	\$179,450

\* Demographic data derived from 2020 ACS - US Census



# Demographics Report

	1 MILE	2 MILES	3 MILES
Total population	15,827	51,993	96,059
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 households	6,960	23,032	39,537
Total persons per HH	2.3	2.3	2.4
Average HH income	\$38,184	\$41,250	\$45,831
Average house value	\$116,618	\$143,866	\$179,450

*\* Demographic data derived from 2020 ACS - US Census*



# Advisor Bio

## MIKE MIGONE CCIM

Senior Investment Advisor



---

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
T 941.487.6986  
C 941.812.7437  
mike.migone@svn.com  
FL #BK399768

## PROFESSIONAL BACKGROUND

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.

## EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

## MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church