



Commercial

1605 MAIN STREET  
Sarasota, FL, 34236  
941.957.3730 | MSCcommercial.com

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



#### ADDRESS

2335 Manatee Ave E  
Bradenton, FL 34208

## PROPERTY FEATURES

- Located on prime Manatee Avenue with 305 +/- sf of frontage
- A broad variety of uses allowed in the City of Bradenton's Urban Commercial Core Zoning
- Easy access to I-75
- Daily traffic count of over 44,500 cars
- Adjacent Land for Sale: Own the Whole block with multiple points of ingress & egress!

	1 Mile	3 Miles	5 Miles
Total Households:	3,331	24,107	72,992
Total Population:	10,027	64,815	180,569
Average HH Income:	\$44,892	\$52,557	\$57,874

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:

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## CHANCE FOR DEVELOPMENT ON POPULAR MANATEE AVENUE! LAND

2335 MANATEE AVE E, BRADENTON, FL



### OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	2.32 Acres
Zoning:	BR-UCC
Market:	North Port-Sarasota- Bradenton
Submarket:	Bradenton
Price / SF:	\$7.42
Price / Acre:	\$508,621

### PROPERTY OVERVIEW

Located on prime Manatee Avenue with 305 +/- sf of frontage - this attractively priced parcel is ready for development. A broad variety of uses allowed in the City of Bradenton's Urban Commercial Core zoning. With easy access to I-75, a daily traffic count of over 44,500 cars and close proximity to a steadily growing downtown Bradenton (over 2,000 new residents moving into the area in the coming 24 months) - this is an opportunity not to be missed. Don't let it pass you by!

### PROPERTY HIGHLIGHTS

- Located on prime Manatee Avenue with 305 +/- sf of frontage
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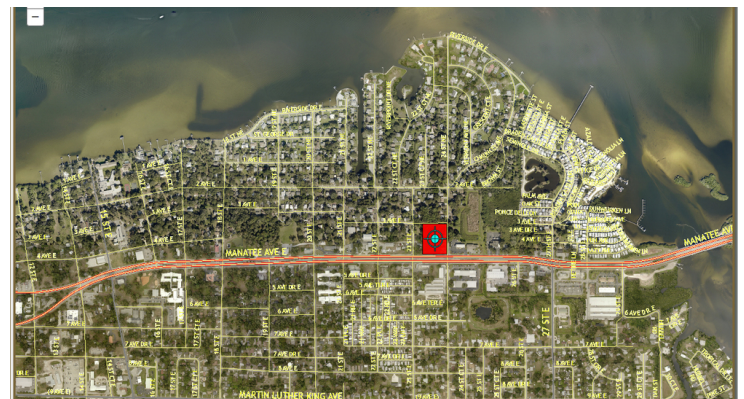
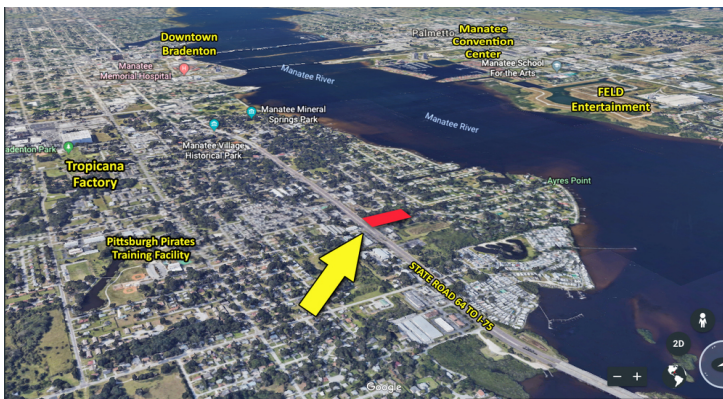
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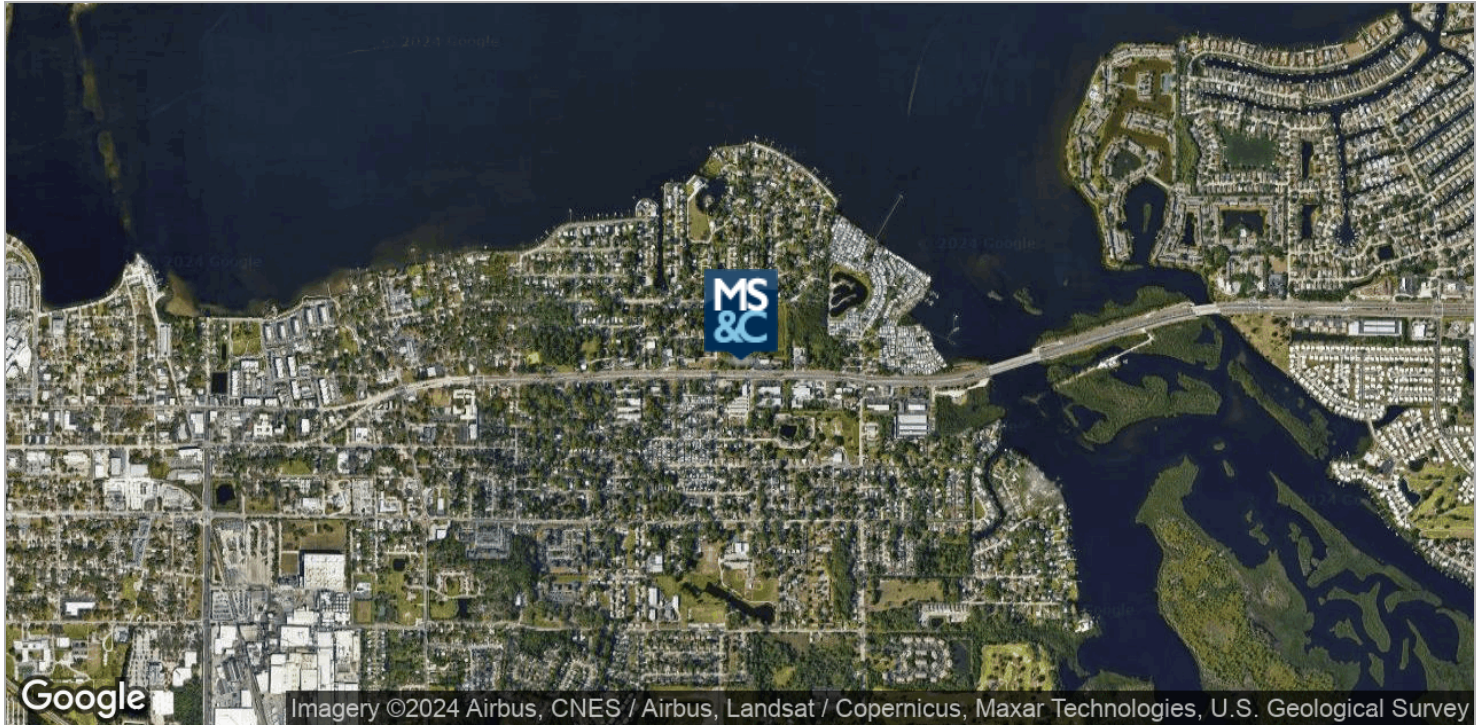




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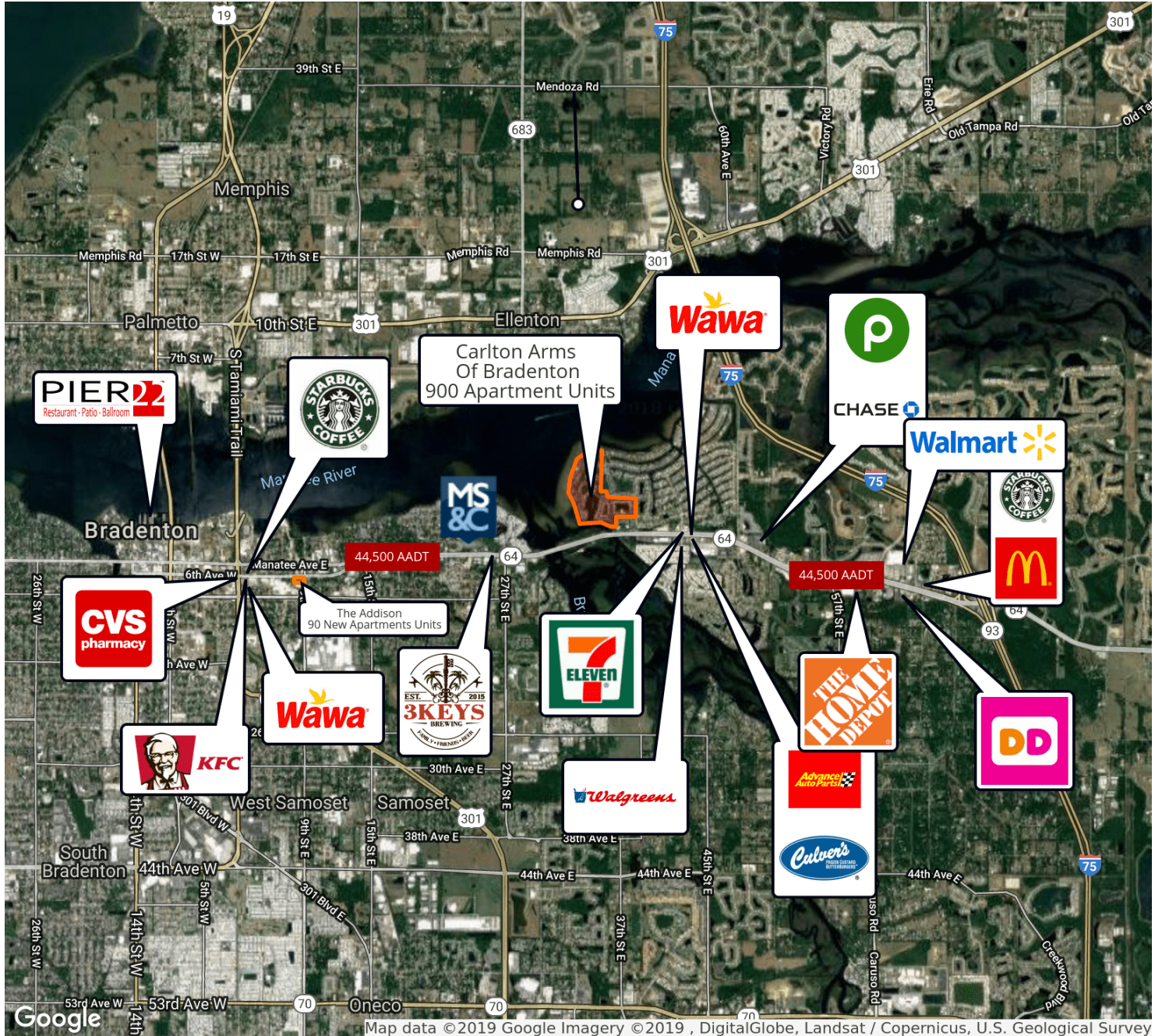




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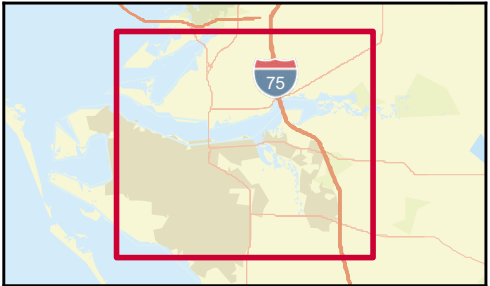
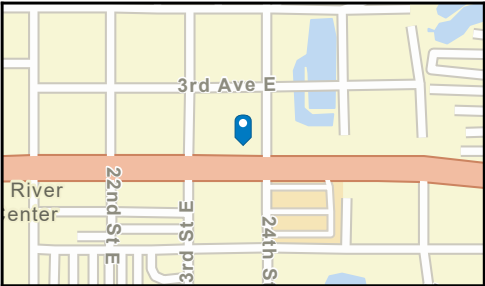
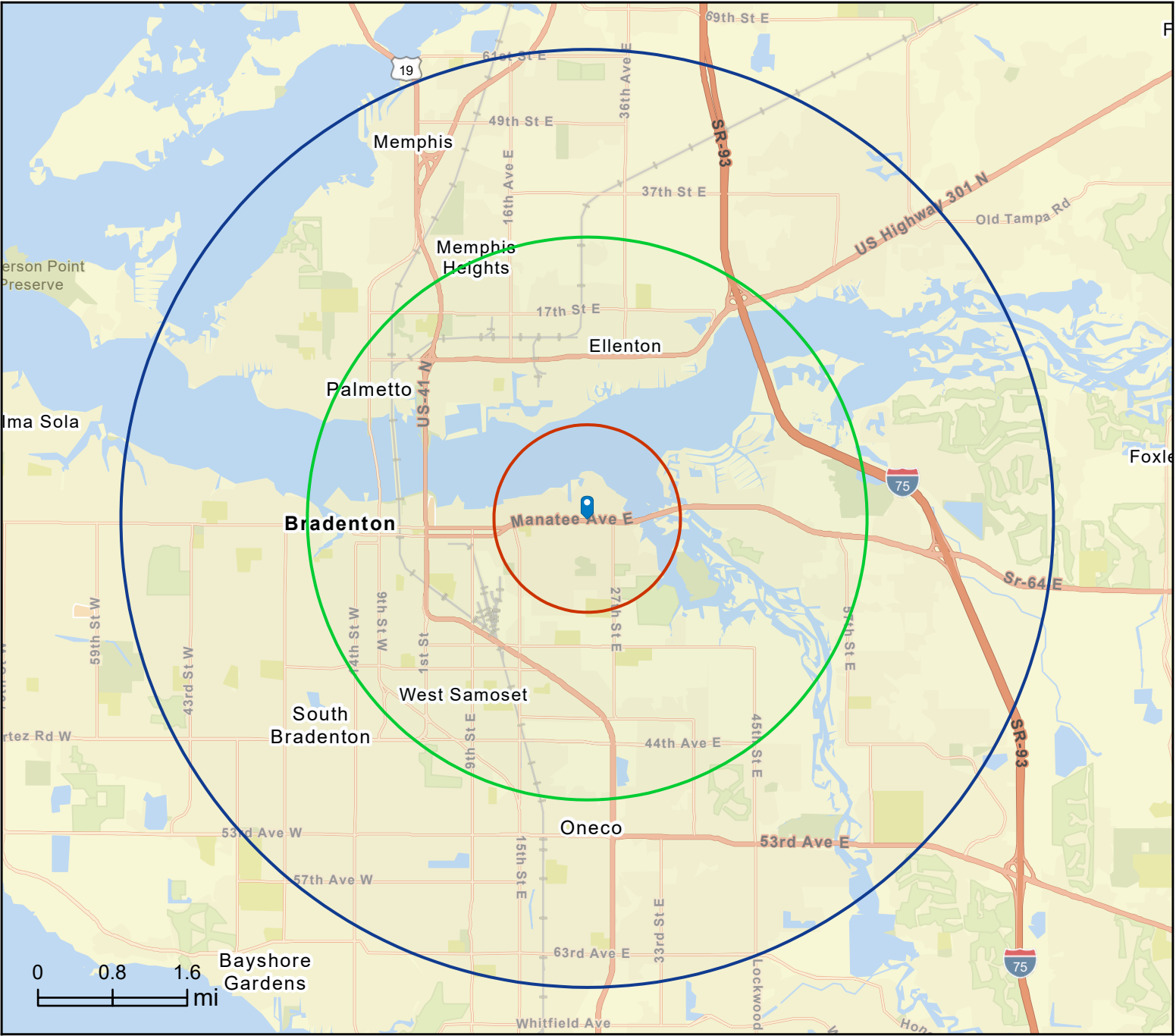




# Site Map

2335 Manatee Ave E, Bradenton, Florida, 34208  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 27.49665  
Longitude: -82.53483





## Executive Summary

2335 Manatee Ave E, Bradenton, Florida, 34208  
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Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,851	53,616	145,579
2010 Population	9,270	57,154	160,160
2020 Population	10,114	68,712	186,970
2025 Population	11,046	76,064	205,009
2000-2010 Annual Rate	0.46%	0.64%	0.96%
2010-2020 Annual Rate	0.85%	1.81%	1.52%
2020-2025 Annual Rate	1.78%	2.05%	1.86%
2020 Male Population	46.9%	48.8%	48.5%
2020 Female Population	53.1%	51.2%	51.5%
2020 Median Age	33.1	37.3	43.0

In the identified area, the current year population is 186,970. In 2010, the Census count in the area was 160,160. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 205,009 representing a change of 1.86% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	38.3%	57.8%	70.1%
2020 Black Alone	36.5%	21.4%	13.6%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2020 Asian Alone	0.5%	1.2%	1.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	20.8%	15.6%	10.9%
2020 Two or More Races	3.4%	3.4%	3.1%
2020 Hispanic Origin (Any Race)	38.0%	33.6%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.5 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	46	64	73
2000 Households	2,968	20,180	60,002
2010 Households	3,044	21,238	65,020
2020 Total Households	3,305	25,465	75,259
2025 Total Households	3,588	28,225	82,309
2000-2010 Annual Rate	0.25%	0.51%	0.81%
2010-2020 Annual Rate	0.81%	1.79%	1.44%
2020-2025 Annual Rate	1.66%	2.08%	1.81%
2020 Average Household Size	2.96	2.64	2.46

The household count in this area has changed from 65,020 in 2010 to 75,259 in the current year, a change of 1.44% annually. The five-year projection of households is 82,309, a change of 1.81% annually from the current year total. Average household size is currently 2.46, compared to 2.44 in the year 2010. The number of families in the current year is 45,827 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 01, 2020



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.5%	17.0%	16.7%
<b>Median Household Income</b>			
2020 Median Household Income	\$39,138	\$43,591	\$46,787
2025 Median Household Income	\$41,231	\$46,648	\$50,381
2020-2025 Annual Rate	1.05%	1.36%	1.49%
<b>Average Household Income</b>			
2020 Average Household Income	\$52,417	\$63,143	\$65,743
2025 Average Household Income	\$56,714	\$69,310	\$72,357
2020-2025 Annual Rate	1.59%	1.88%	1.94%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$17,935	\$23,485	\$26,633
2025 Per Capita Income	\$19,429	\$25,801	\$29,238
2020-2025 Annual Rate	1.61%	1.90%	1.88%
<b>Households by Income</b>			

Current median household income is \$46,787 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$50,381 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$65,743 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,357 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,633 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,238 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	216	134	138
2000 Total Housing Units	3,461	23,937	72,161
2000 Owner Occupied Housing Units	1,700	11,599	41,253
2000 Renter Occupied Housing Units	1,267	8,580	18,749
2000 Vacant Housing Units	494	3,758	12,159
2010 Total Housing Units	3,635	26,563	80,915
2010 Owner Occupied Housing Units	1,514	11,533	42,137
2010 Renter Occupied Housing Units	1,530	9,705	22,883
2010 Vacant Housing Units	591	5,325	15,895
2020 Total Housing Units	3,891	31,308	92,750
2020 Owner Occupied Housing Units	1,676	14,091	49,872
2020 Renter Occupied Housing Units	1,628	11,373	25,387
2020 Vacant Housing Units	586	5,843	17,491
2025 Total Housing Units	4,206	34,357	100,957
2025 Owner Occupied Housing Units	1,795	15,302	54,128
2025 Renter Occupied Housing Units	1,793	12,924	28,181
2025 Vacant Housing Units	618	6,132	18,648

Currently, 53.8% of the 92,750 housing units in the area are owner occupied; 27.4%, renter occupied; and 18.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 80,915 housing units in the area - 52.1% owner occupied, 28.3% renter occupied, and 19.6% vacant. The annual rate of change in housing units since 2010 is 6.25%. Median home value in the area is \$186,549, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 4.10% annually to \$228,057.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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