

FOR SALE—Retail-Mixed Use Site

PARCELS AVAILABLE

5007 and 5105 US 19, Palmetto, FL 34221



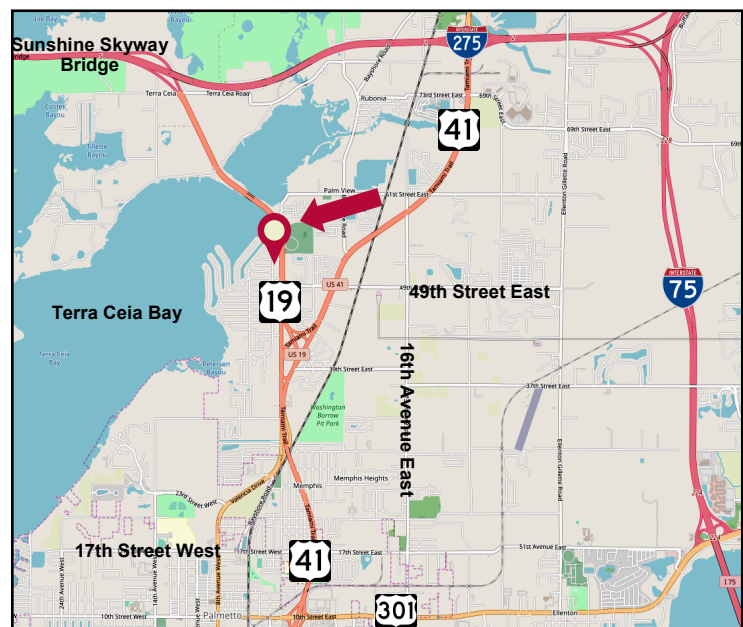
EXCELLENT RETAIL DEVELOPMENT SITE



FEATURES

- ❖ 715' LF Frontage on US 19
- ❖ 3.328 Acres total - (2.41 and .918 Acres)
- ❖ Parcels to be sold together only (not individually)
- ❖ Site Plan approved for 16,800 SF Retail Center in 2007
- ❖ Zoning: NCM — Neighborhood Commercial Mixed Use – Manatee County — FLU: Res 9
- ❖ Three Billboards onsite — Income: \$3,260 / year
- ❖ Parcel ID#: B: 2205000009 and D: 2203800004
- ❖ Flood Zone: AE (9 FT)
- ❖ Utilities: Water / Sewer lines at South side of parcels
- ❖ 2022 RE Taxes: \$4,707 (total for both parcels)
- ❖ **Asking Price—both Parcels: \$492,800.00**

LOCATION MAP



Demographics (2022)	1-mile	3-mile	5-mile
Total Population	4,456	30,929	80,212
Median Age	51.1	48.0	45.9
Households	1,991	12,316	32,394

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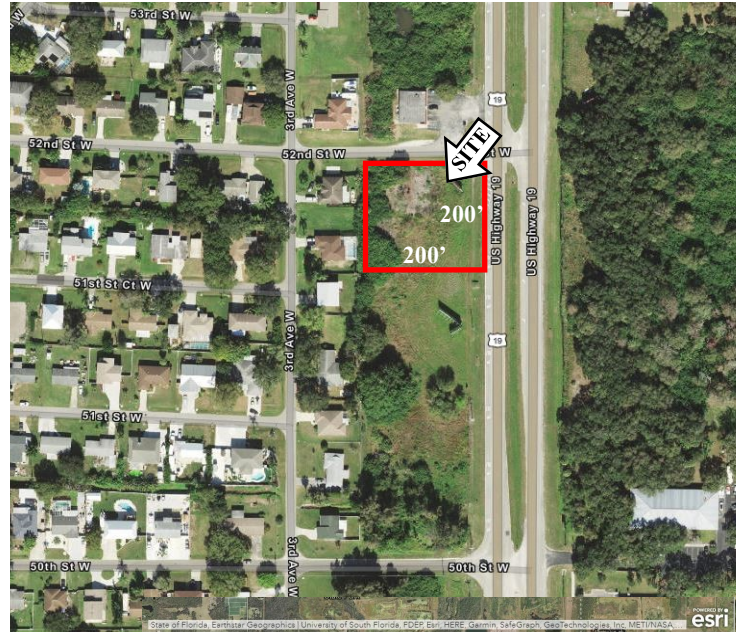
ROSS REALTY GROUP, INC.
 Henderson Centre
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 Tampa, FL 33629

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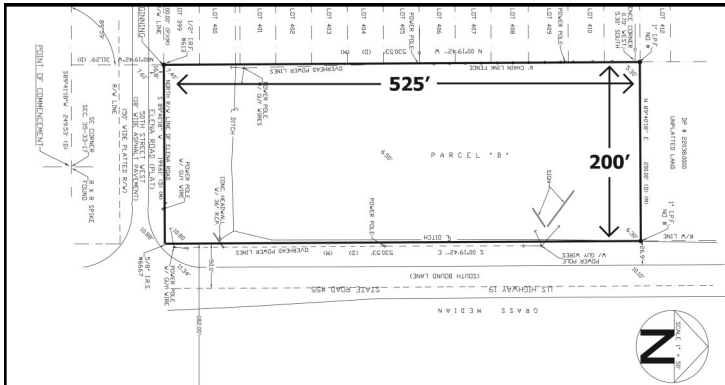
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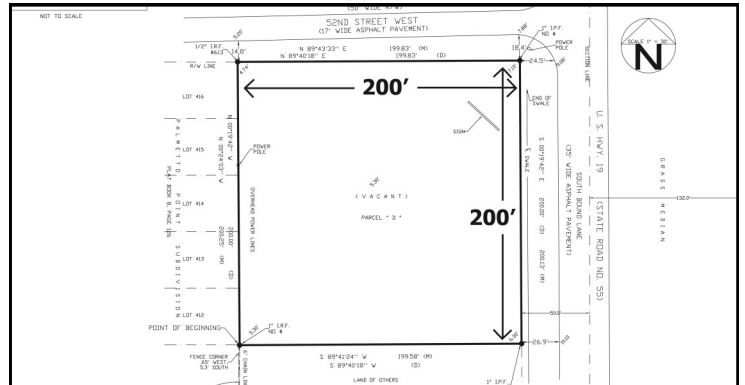
Parcel B = 5007 US 19



Parcel D =

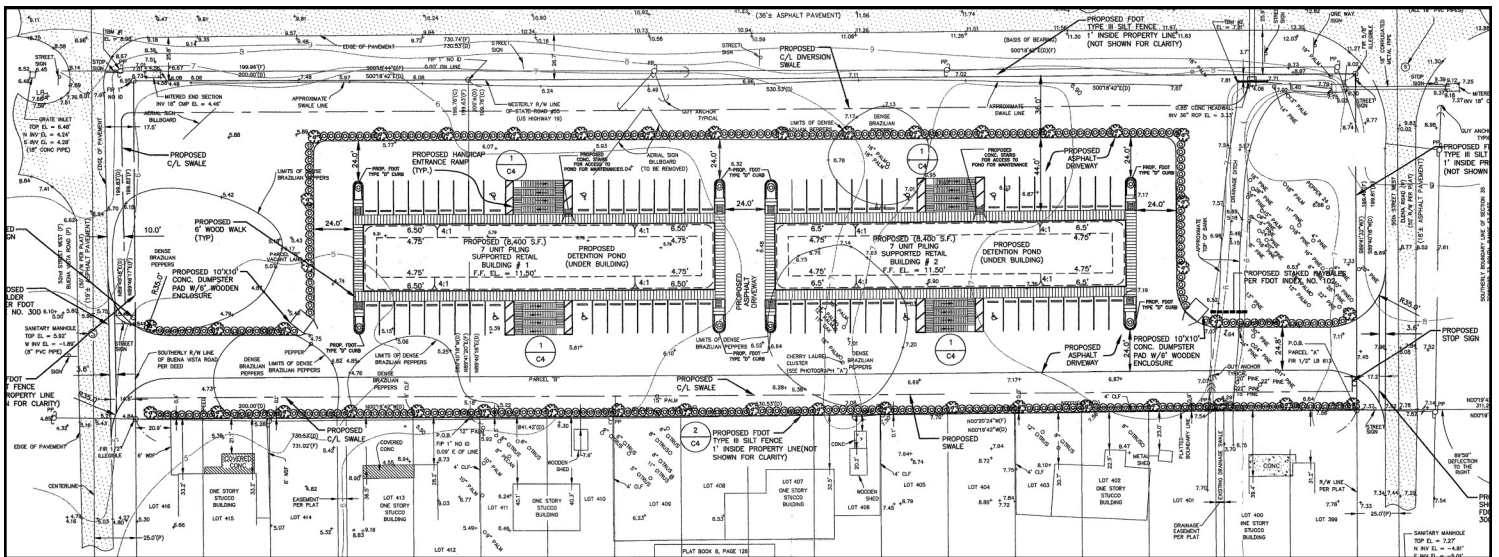


Survey Parcel B = 5007 US 19



Survey Parcel D = 5105 US 19

5007 and 5105 US 19 RETAIL CENTER PLANS



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