

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a .49± acre commercial parcel just west of Interstate 75 and SR 64 in Bradenton, FL. The site is ideally located adjacent to a Waffle House and across the street from McDonalds and Starbucks. It is cleared with off-site retention in place and utilities to the site. This site is ideal for a smaller retailer or office user looking to co-locate with strong national tenants.

LOCATION DESCRIPTION

The property is located at 605 67th Street Circle E in Bradenton, FL. It is in the retail node at the SWQ of Interstate 75 and SR 64 in Manatee County, FL. It has approximately 81 feet of frontage on 67th Street Circle E between the Waffle House and a Hotel. State Road 64 is the Gateway from I-75 westward into downtown Bradenton and eastward into Lakewood Ranch. Excellent location for any business wanting quick access to I-75. Neighboring retailers include Cracker Barrel, McDonald's, Starbucks, Subway, Sonny's BBQ, and Waffle House. MLS-#T3419344.

PROPERTY SIZE

0.49± Acres

ZONING

General Commercial (GC)

FUTURE LAND USE

ROR (Retail/Office/Residential)

PARCEL ID

1108901008

PROPERTY OWNER

Tapestry Properties LLC

PRICE

\$399,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerial



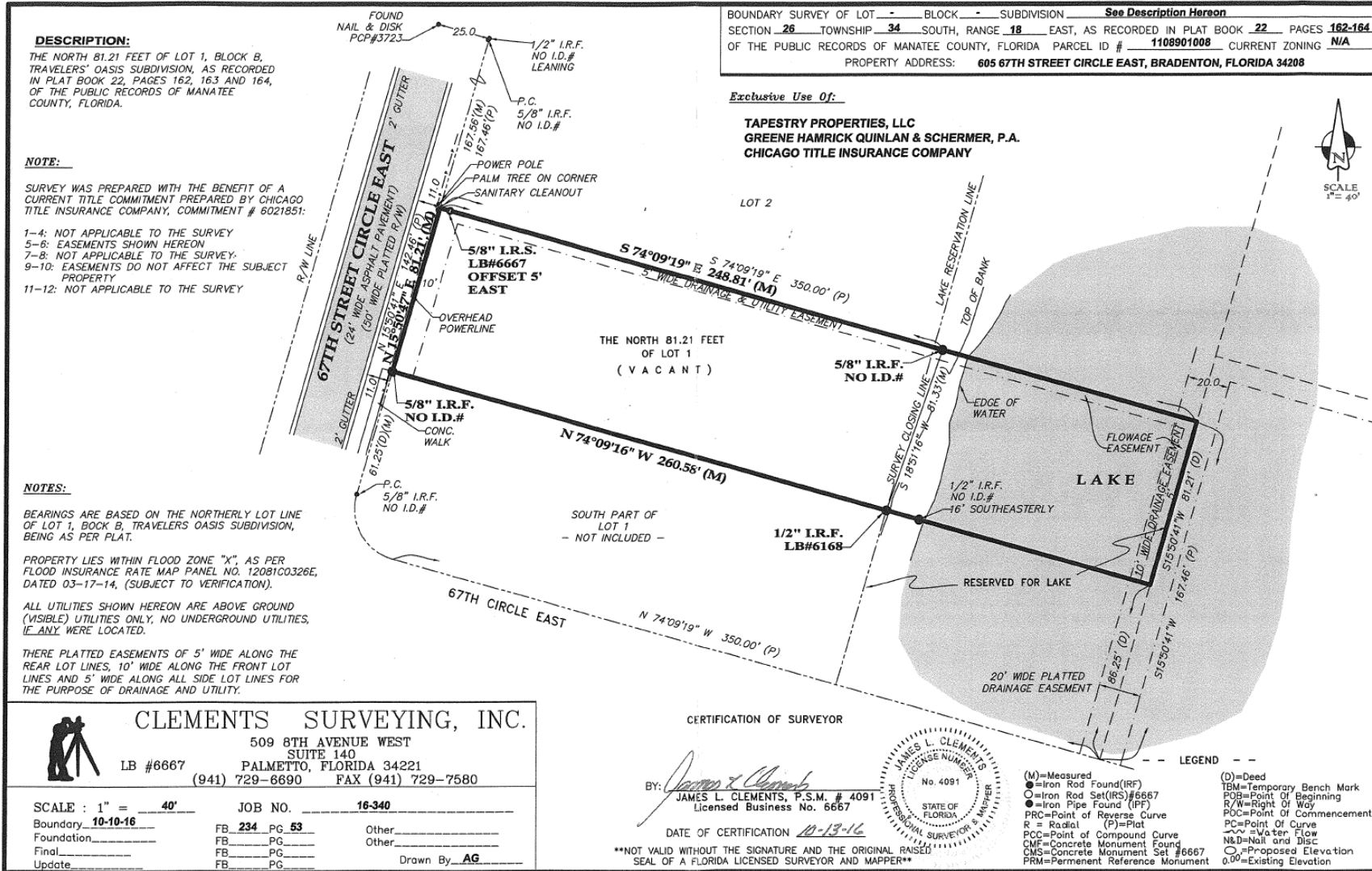
Additional Photos



Additional Photos



Survey



Demographics Map & Report

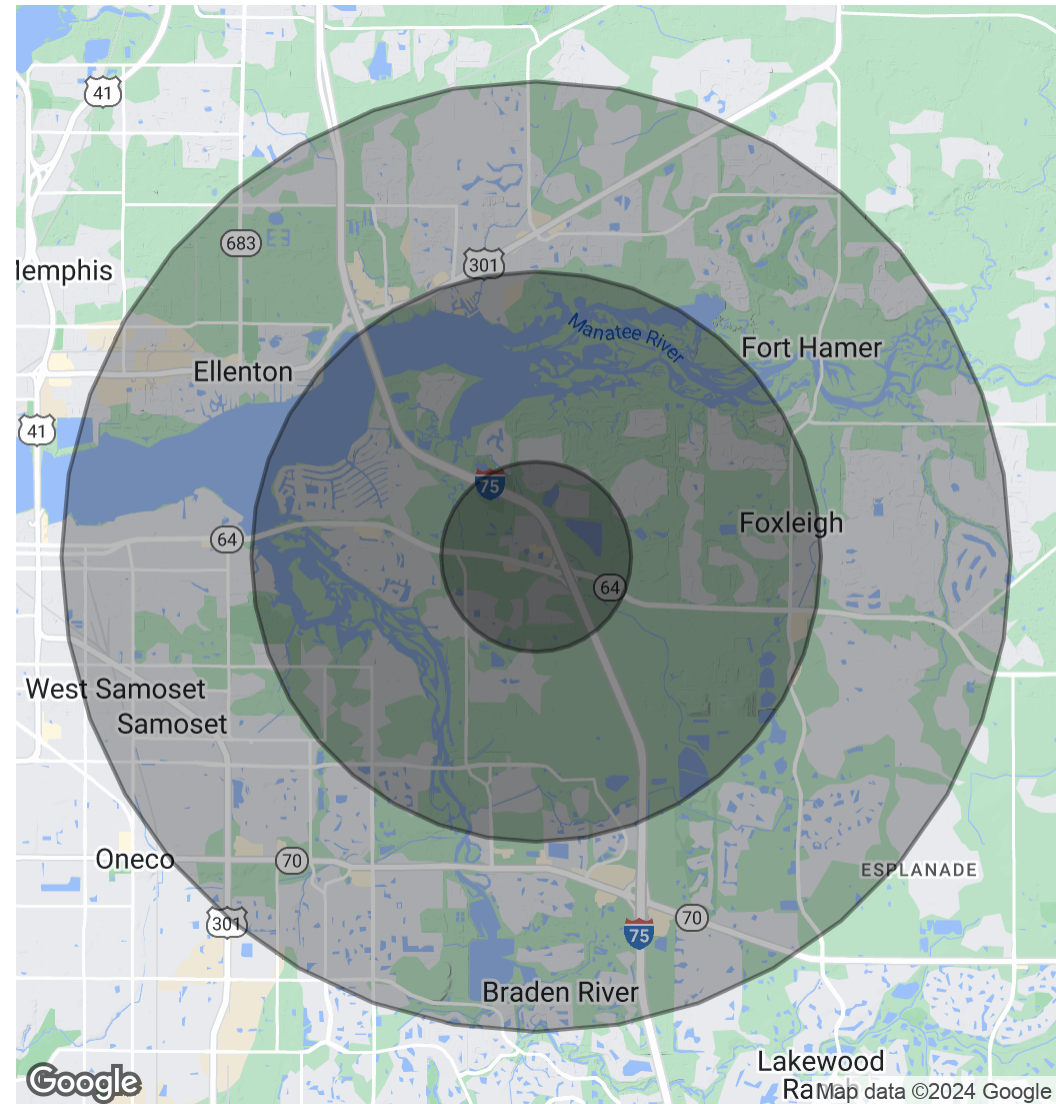
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,912	26,795	84,559
Average Age	45.3	44.5	43.7
Average Age (Male)	45.8	44.5	43.3
Average Age (Female)	45.3	45.6	45.0

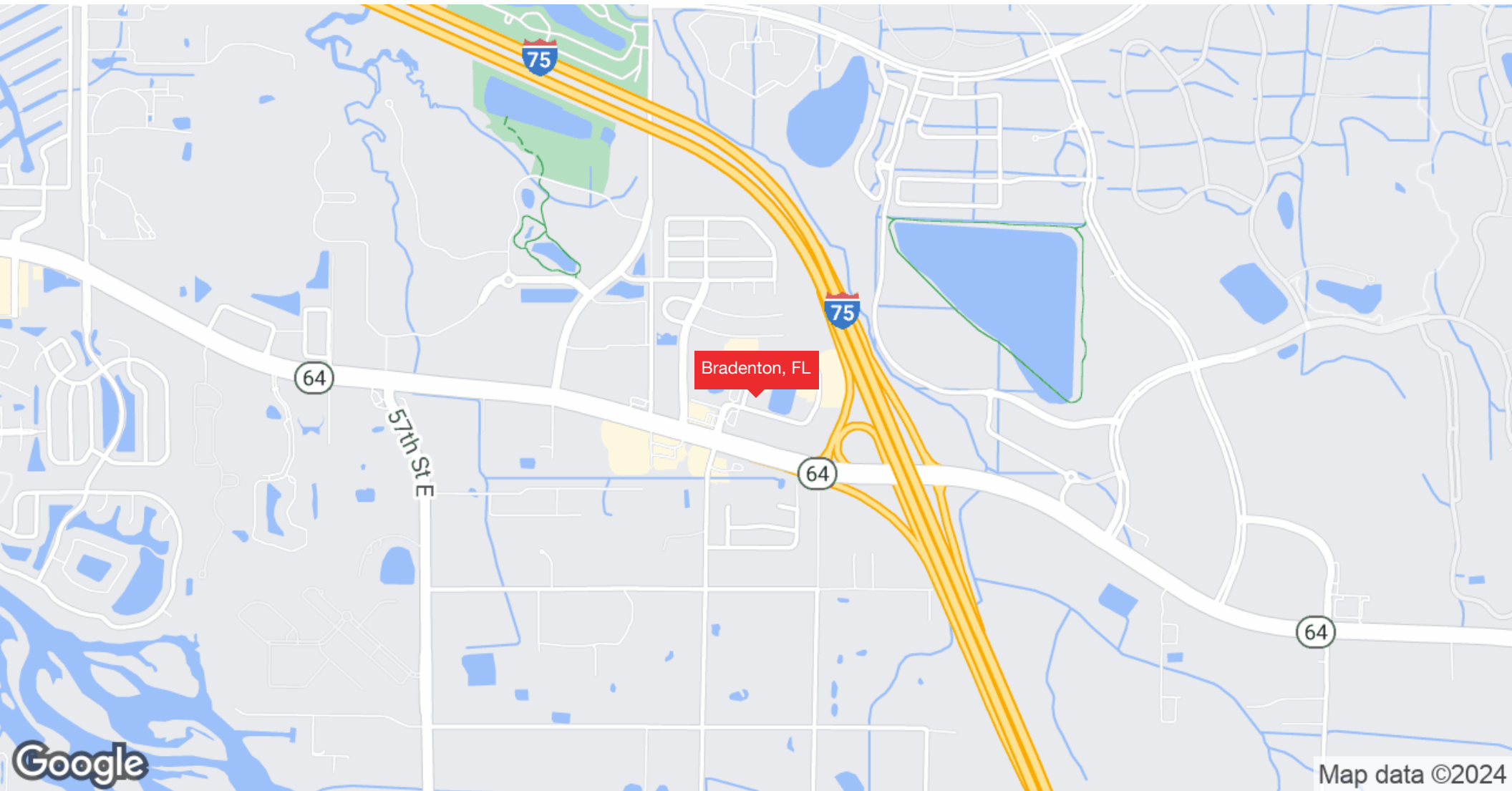
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,178	10,775	33,250
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,322	\$74,258	\$68,234
Average House Value	\$365,683	\$331,468	\$261,705

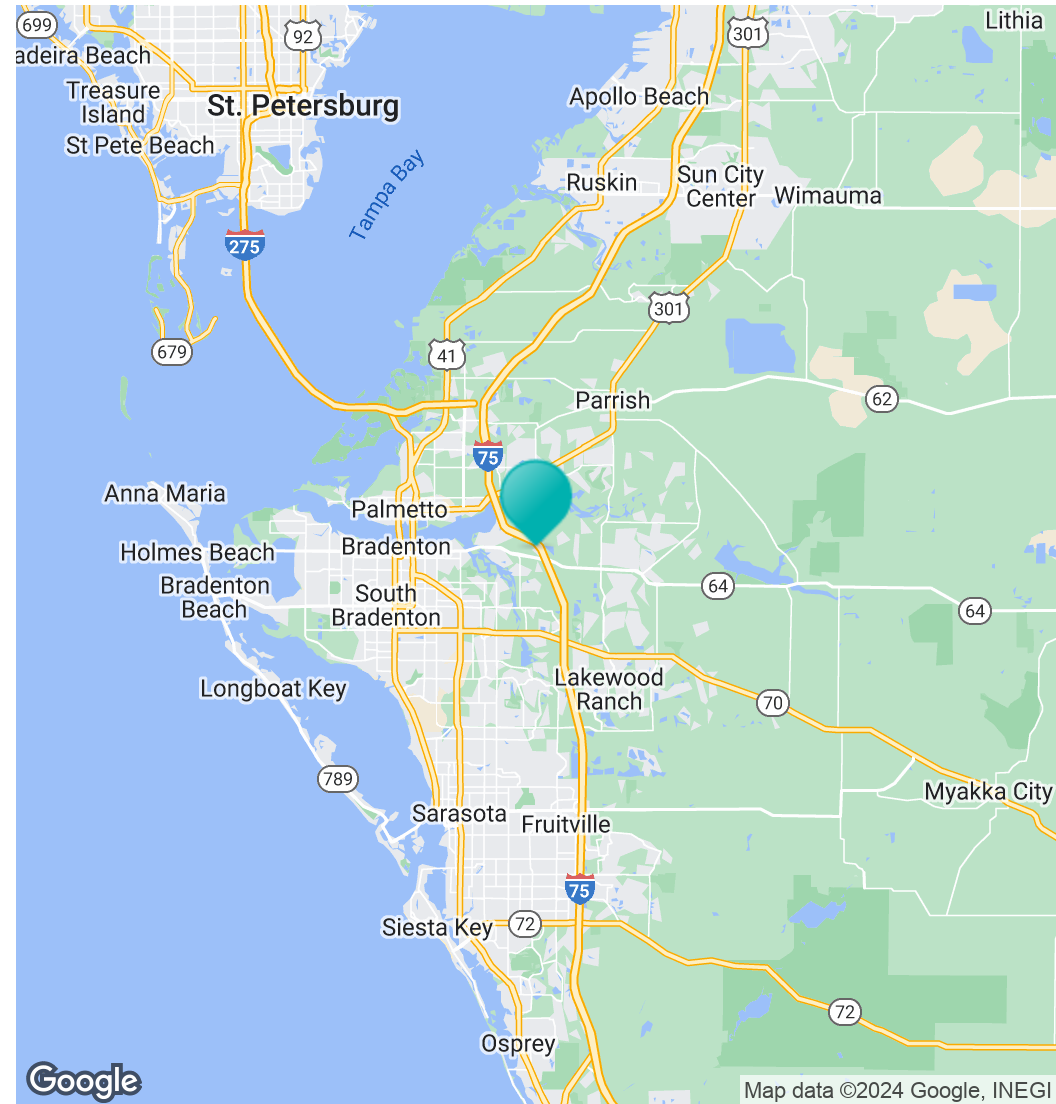
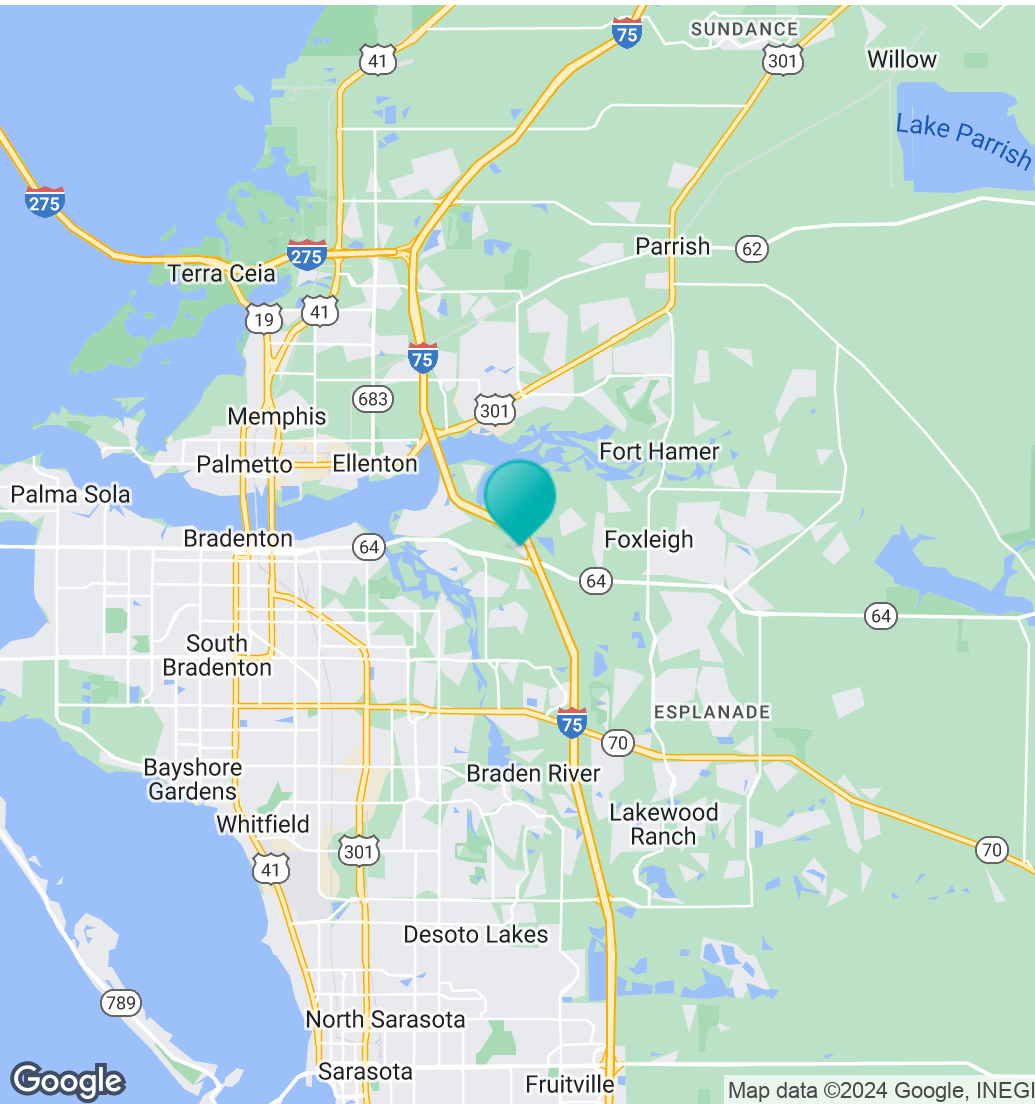
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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