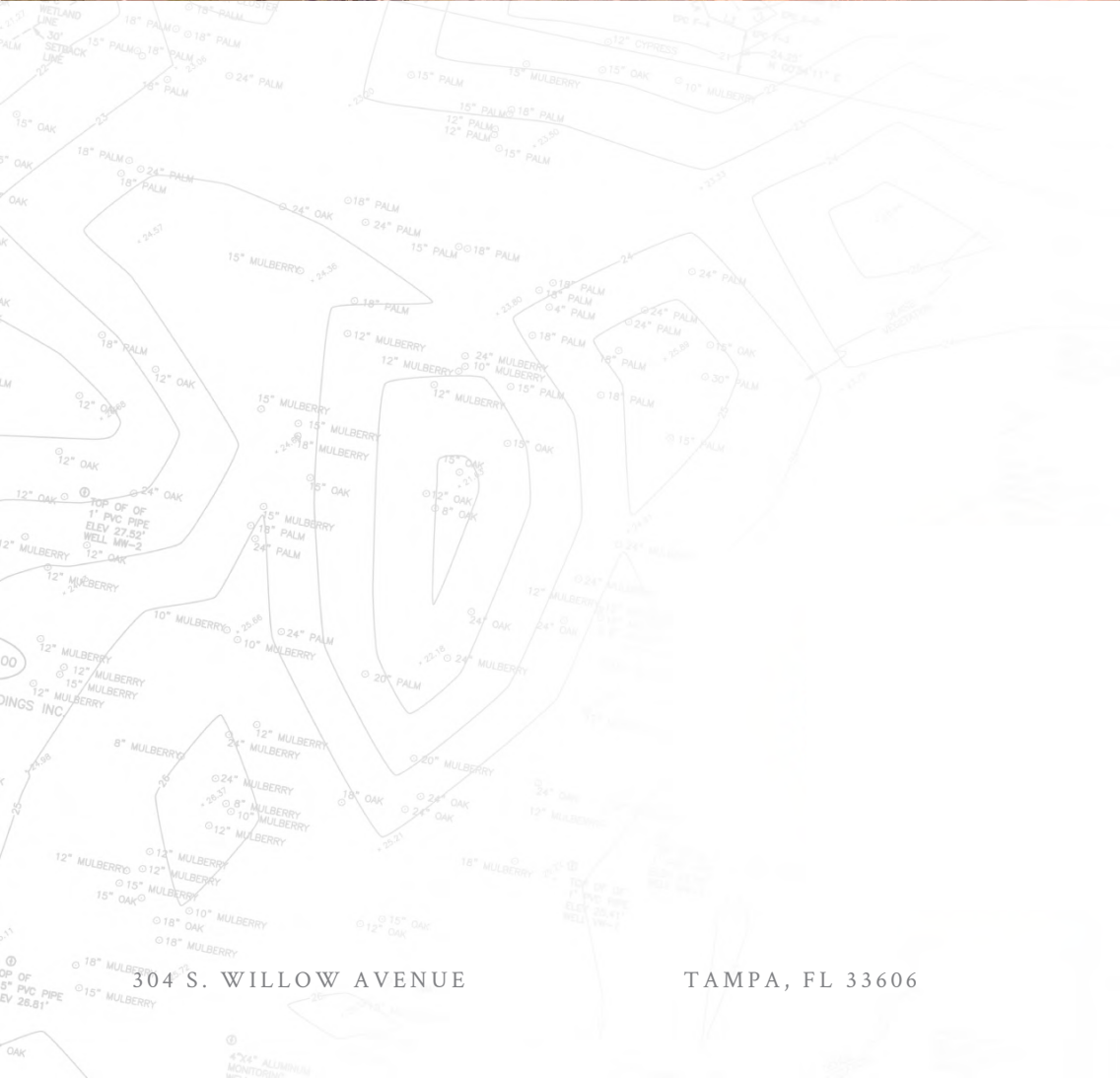
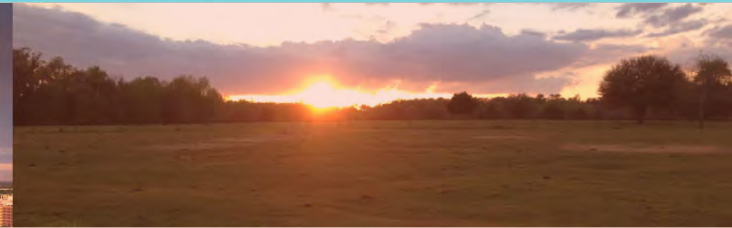
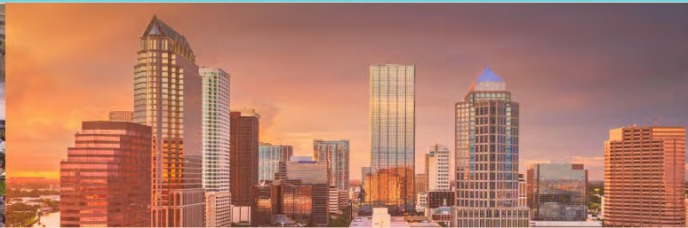


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



INTERSTATE 75 AADT: 120,500

ELLENTON PREMIUM OUTLETS

Hampton Inn	WING HOUSE	7-ELEVEN	T.J. MAXX
Dollar Tree	at home	Wendy's	CHIPOTLE
chili's	CIRCLE K	Bank of America	

ACE Hardware

WELLS FARGO

UNITED STATES POSTAL SERVICE

72ND AVE E

AMSTERDAM AVE

FLORIDA US 301

AADT: 40,500

4.64± ACRES

HOLLAND ST

TAKE 5 CARWASH

Property Description

PROPERTY DESCRIPTION

These two parcels available for ground lease offer a prime opportunity for users seeking a strategic location at a signalized intersection along US 301 with easy access to I-75. The property not only offers easy access to the interstate, it provides visibility and frontage to one of the more heavily trafficked thoroughfares in the trade area, making it a coveted choice for those aiming to capture the attention of a high-traffic audience.

LOCATION DESCRIPTION

The property is located at the hard corner of US 301 & Amsterdam Avenue just 1 mile east of I-75 on the north side of the Manatee River in Ellenton, FL.

PROPERTY SIZE

4.64 Acres

ZONING

PD-C

PARCEL ID

831700059 & 831700109

GROUND LEASE RATE

Contact Broker for Guidance

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirtdog.com

Pat Shelton

Broker Associate

813.287.8787 x14

pat@thedirtdog.com

Aerial



Aerial



Aerial



Demographics Map & Report

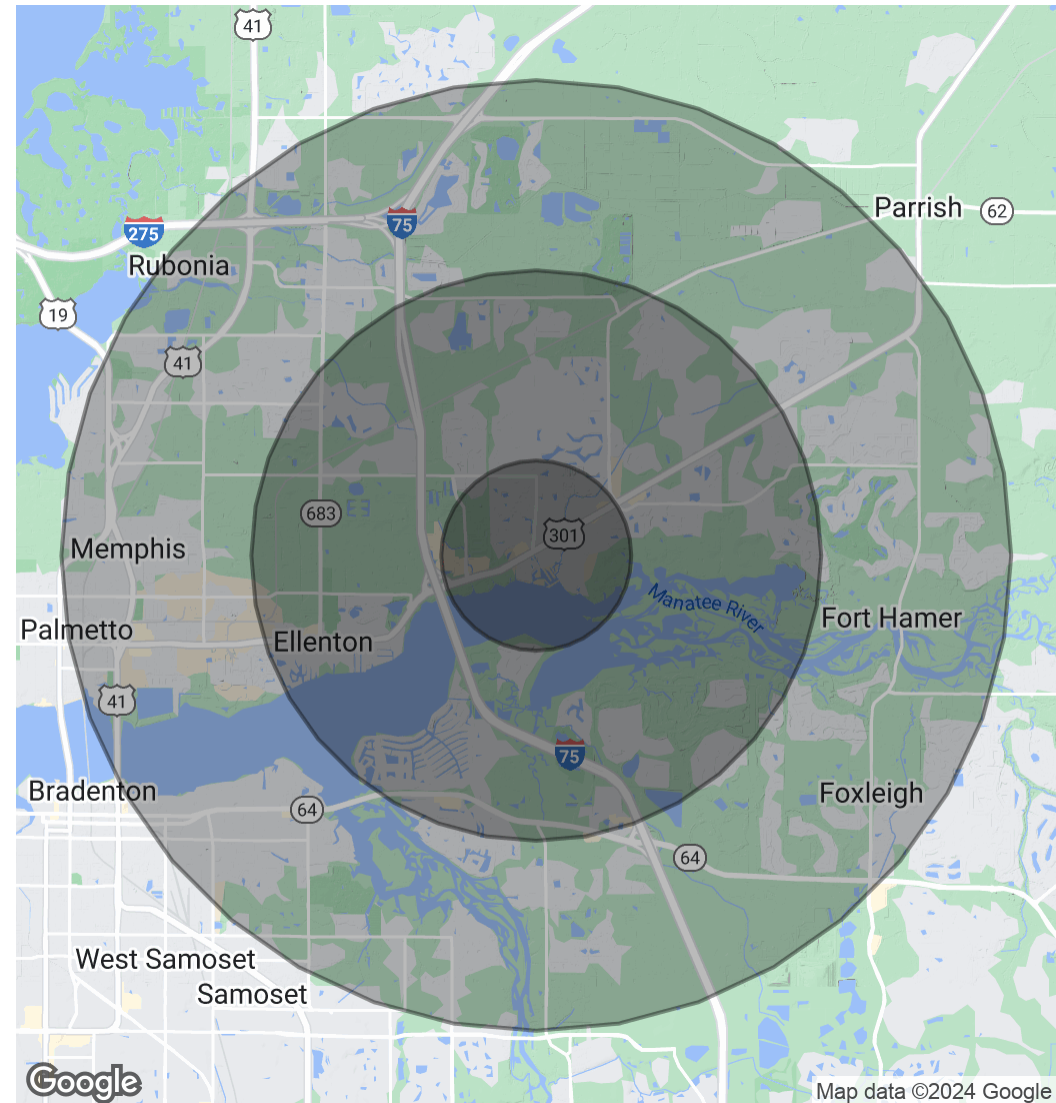
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,971	39,417	106,018
Average Age	62.7	48.4	45.6
Average Age (Male)	64.0	48.0	44.4
Average Age (Female)	61.4	49.2	46.4

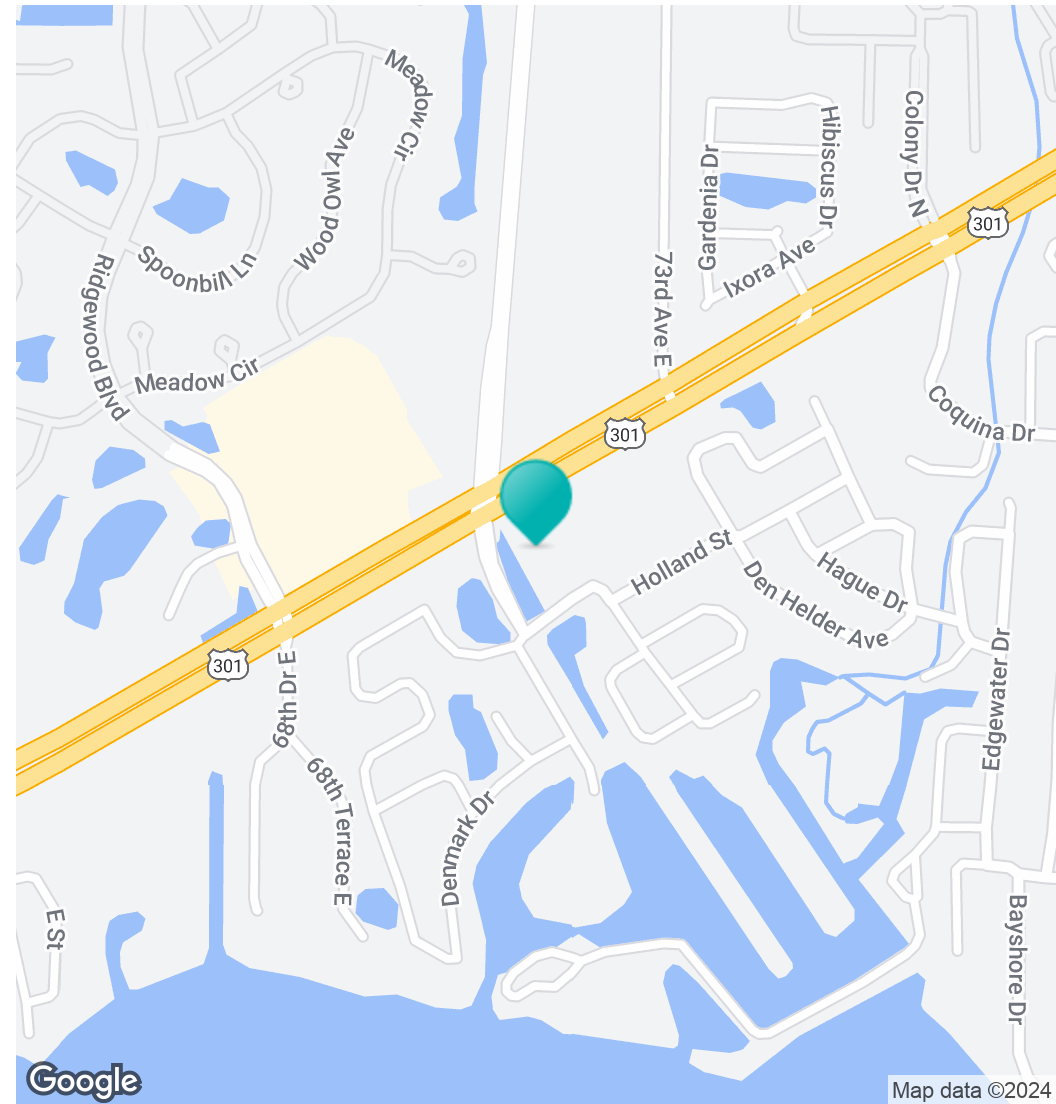
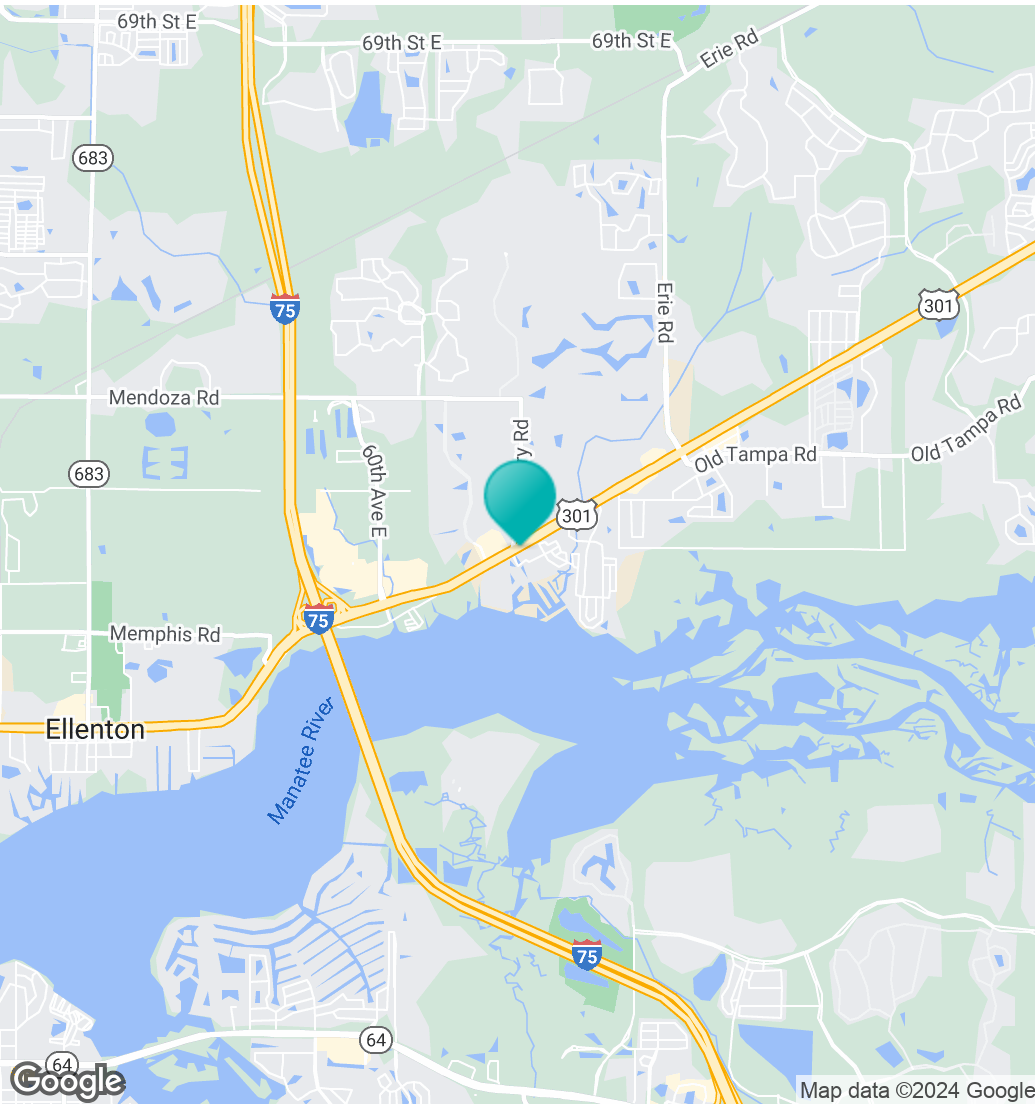
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,765	19,495	47,370
# of Persons per HH	1.3	2.0	2.2
Average HH Income	\$40,011	\$64,778	\$63,943
Average House Value	\$131,159	\$232,331	\$226,361

* Demographic data derived from 2020 ACS - US Census



Location Map



Confidentiality & Disclaimer

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.