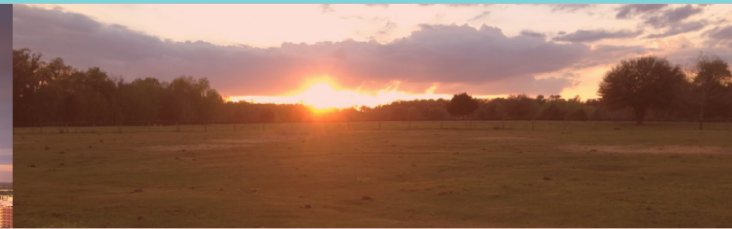
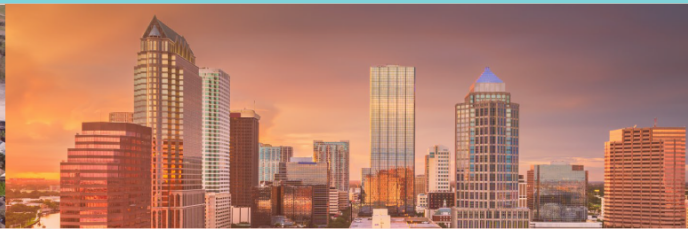


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a 1.36 acre parcel that is zoned general commercial on 14th Street/US 41 in Bradenton, FL. The zoning allows for multiple commercial uses as well as senior housing. The city has confirmed a 95 bed facility can be developed on the site.

## LOCATION DESCRIPTION

The property is located at 3223 14th St W in Bradenton, FL . It is located on US 41 which has a daily traffic count of 28,000. The Parcel is located only 1.2 miles from Desoto Square Mall and Cortez Plaza.

## PROPERTY SIZE

1.36 Acres

## ZONING

General Commercial

## TRAFFIC COUNTS

26,500+ average cars daily

## PRICE

\$925,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Jack Koehler, CCIM, ALC**

Senior Broker Associate

813.287.8787 x9

[Jack@thedirtdog.com](mailto:Jack@thedirtdog.com)

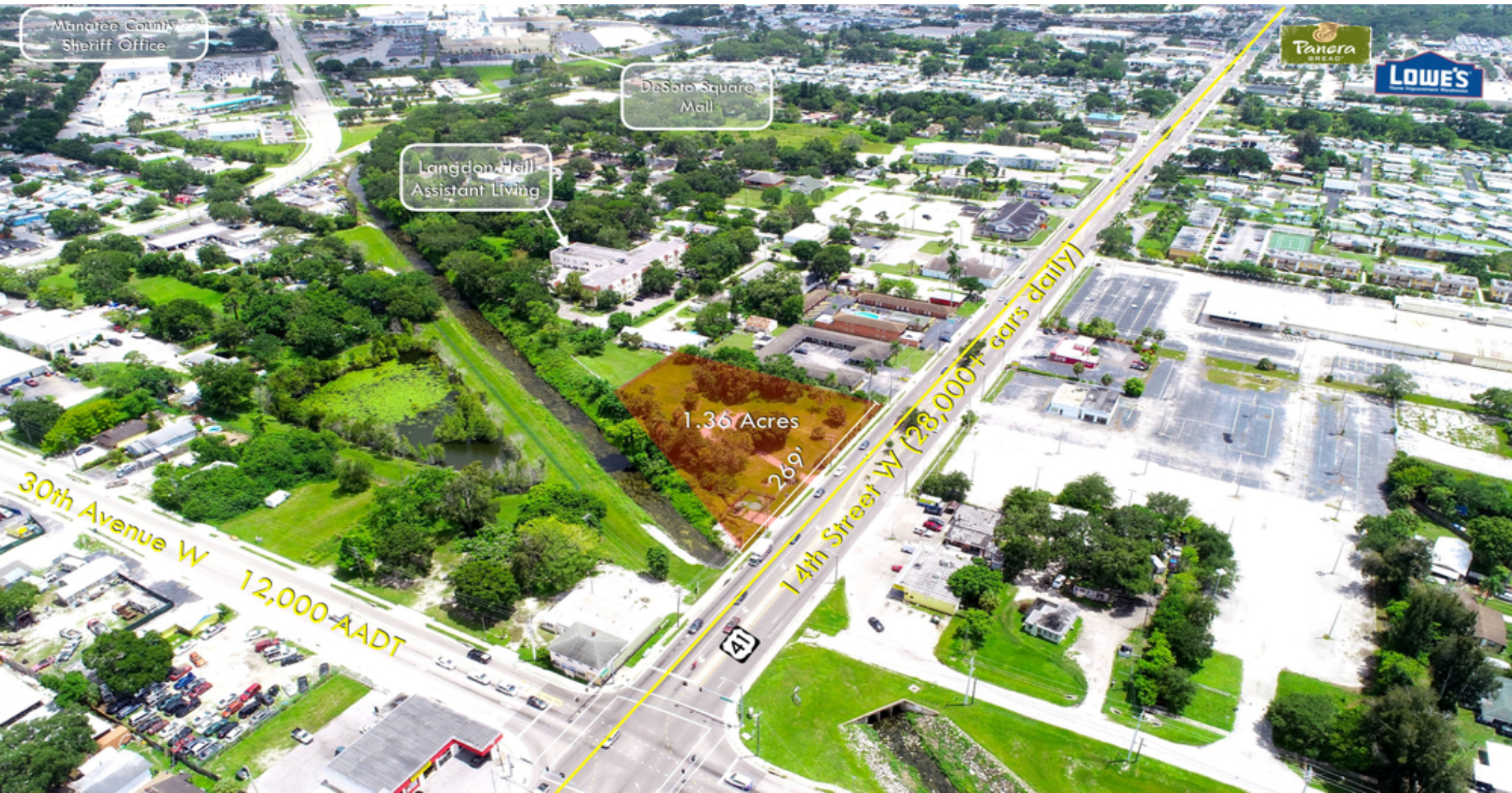


# Aerial





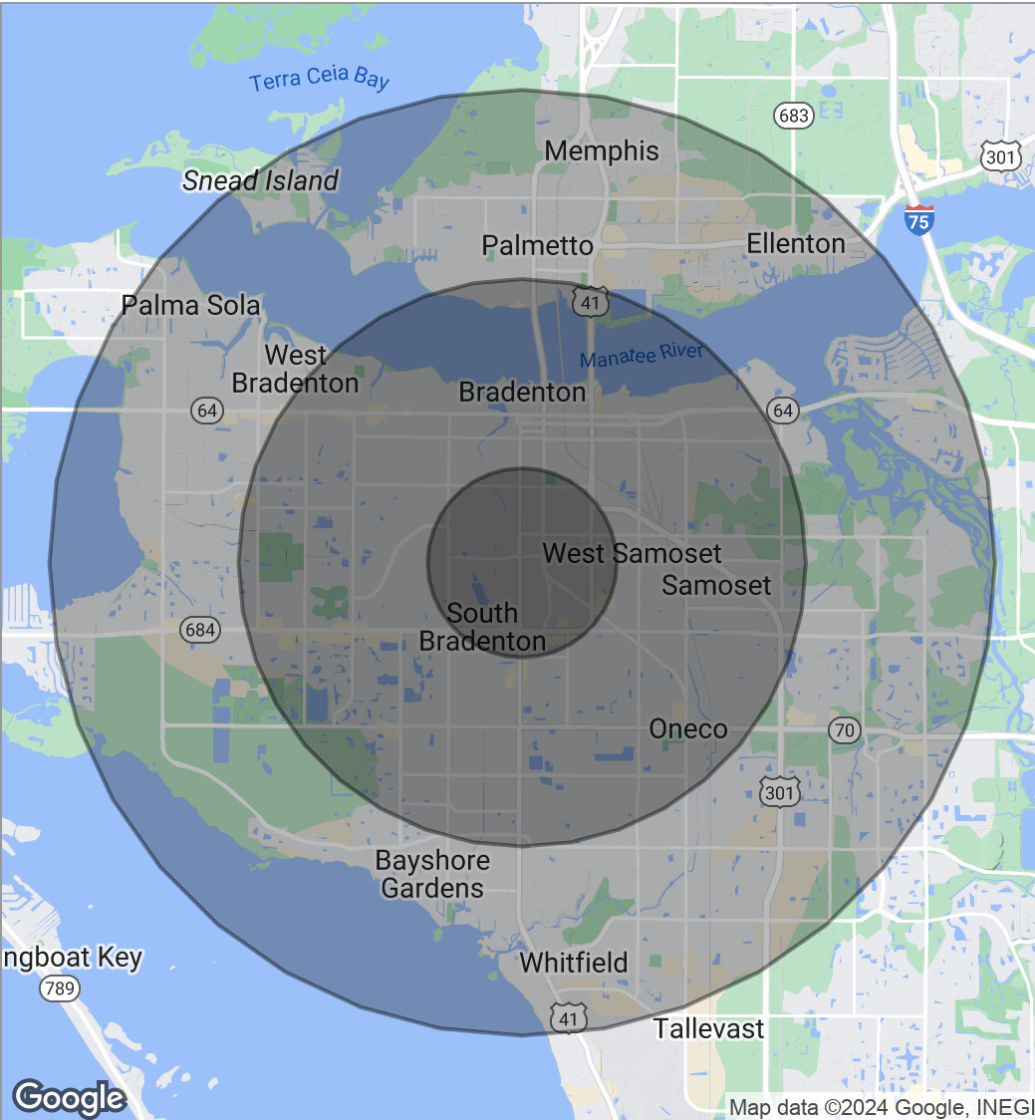
# Aerial







# Demographics Map

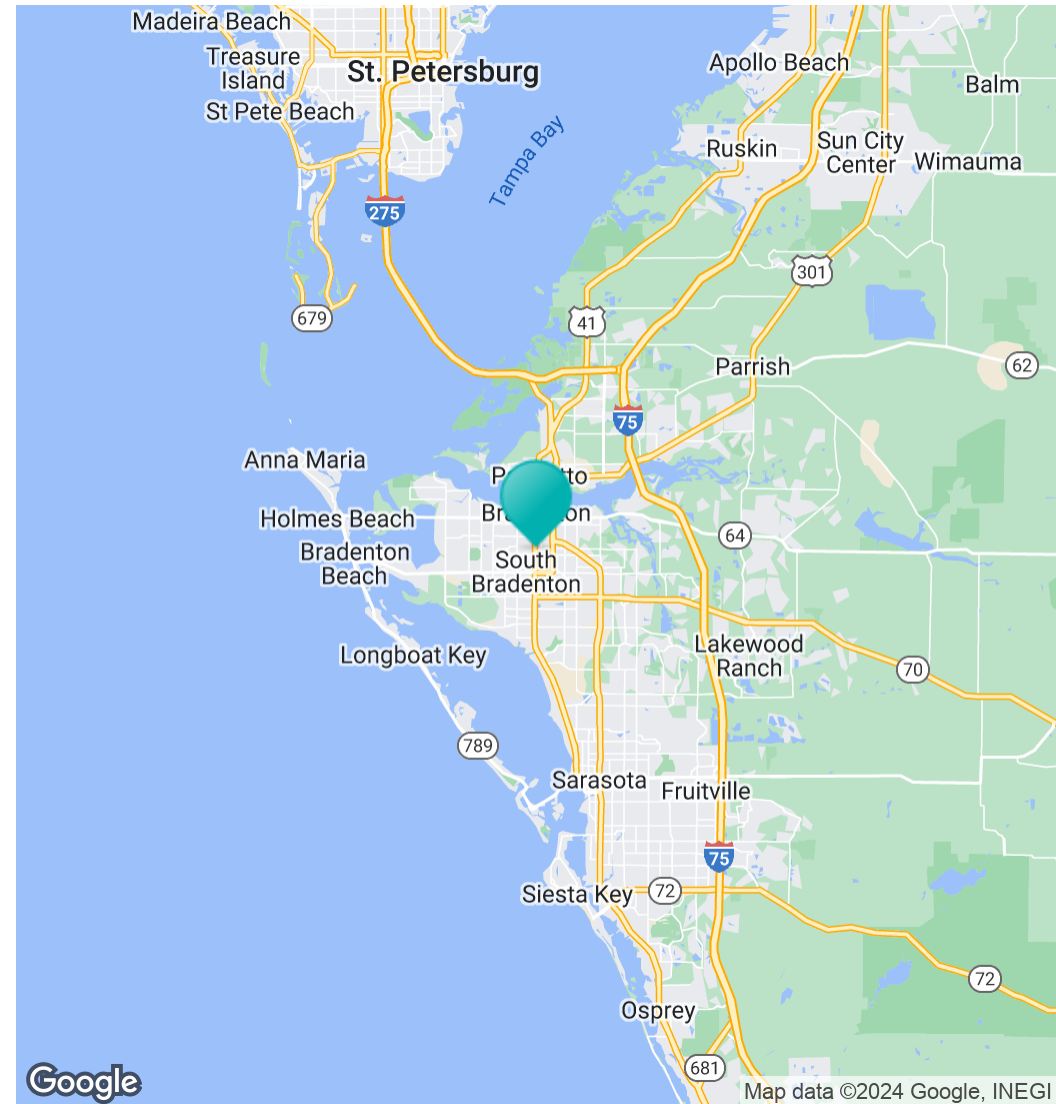
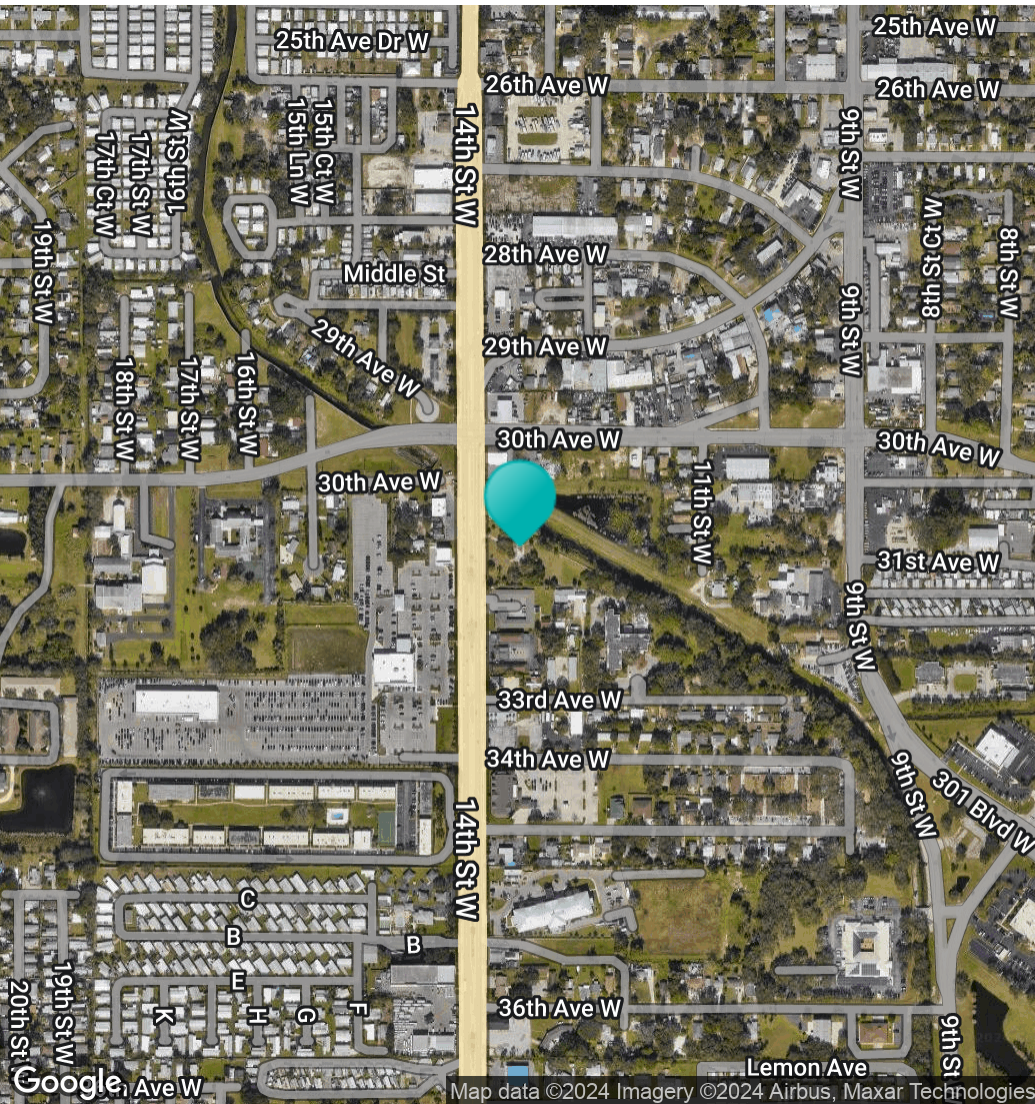


POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,717	100,837	183,437
Median age	36.4	40.7	42.5
Median age (Male)	34.1	39.3	41.0
Median age (Female)	37.5	42.2	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,863	40,863	74,671
# of persons per HH	2.6	2.5	2.5
Average HH income	\$39,237	\$46,877	\$51,522
Average house value	\$134,975	\$193,262	\$223,402

\* Demographic data derived from 2020 ACS - US Census



# Location Maps



# 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.