

Offering Memorandum



LORRAINE COMMERCIAL

5504 LORRAINE RD, BRADENTON, FL 34211

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Introducing 5504 Lorraine Rd, a prime land investment opportunity in the growing corridor of Bradenton. This corner property offers a strategic location for commercial use. With its high potential for development, this parcel presents an excellent opportunity for investors seeking to capitalize on the area's expansion.

LOCATION DESCRIPTION

in the heart of Bradenton's rapidly growing Lakewood Ranch corridor. With strong residential and commercial demand continuing to expand east of I-75, large tracts of usable land like this are increasingly scarce. The site's size, shape, and access make it attractive for future development, whether for residential estate use, low-density subdivision, or potential rezoning for higher and better uses as growth continues along Lorraine Road. The surrounding area has seen significant investment, with new schools, retail centers, and master-planned communities driving both population growth and property values. Lorraine Road itself has become a key north-south connector within Lakewood Ranch, supporting continued development pressure and infrastructure improvements.

MUNICIPALITY

Manatee County

PROPERTY SIZE

5.72 Acres

ZONING

A

PARCEL ID

582210209

PRICE

Call for pricing

BROKER CONTACT INFO

Josh Streitmatter

Advisor

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Bill Eshenbaugh, ALC,CCIM

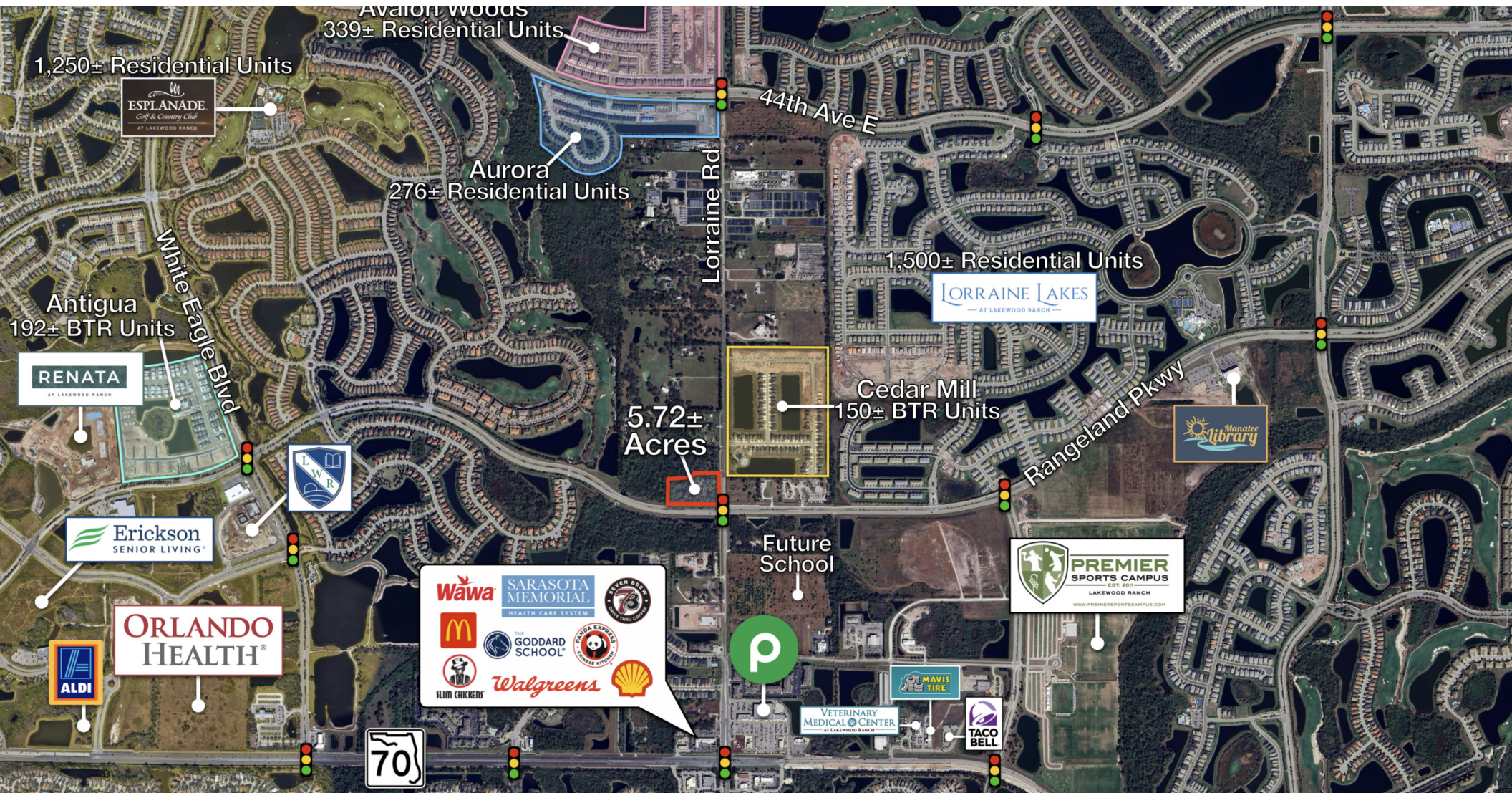
Senior Advisor/Founder

813.287.8787 x101

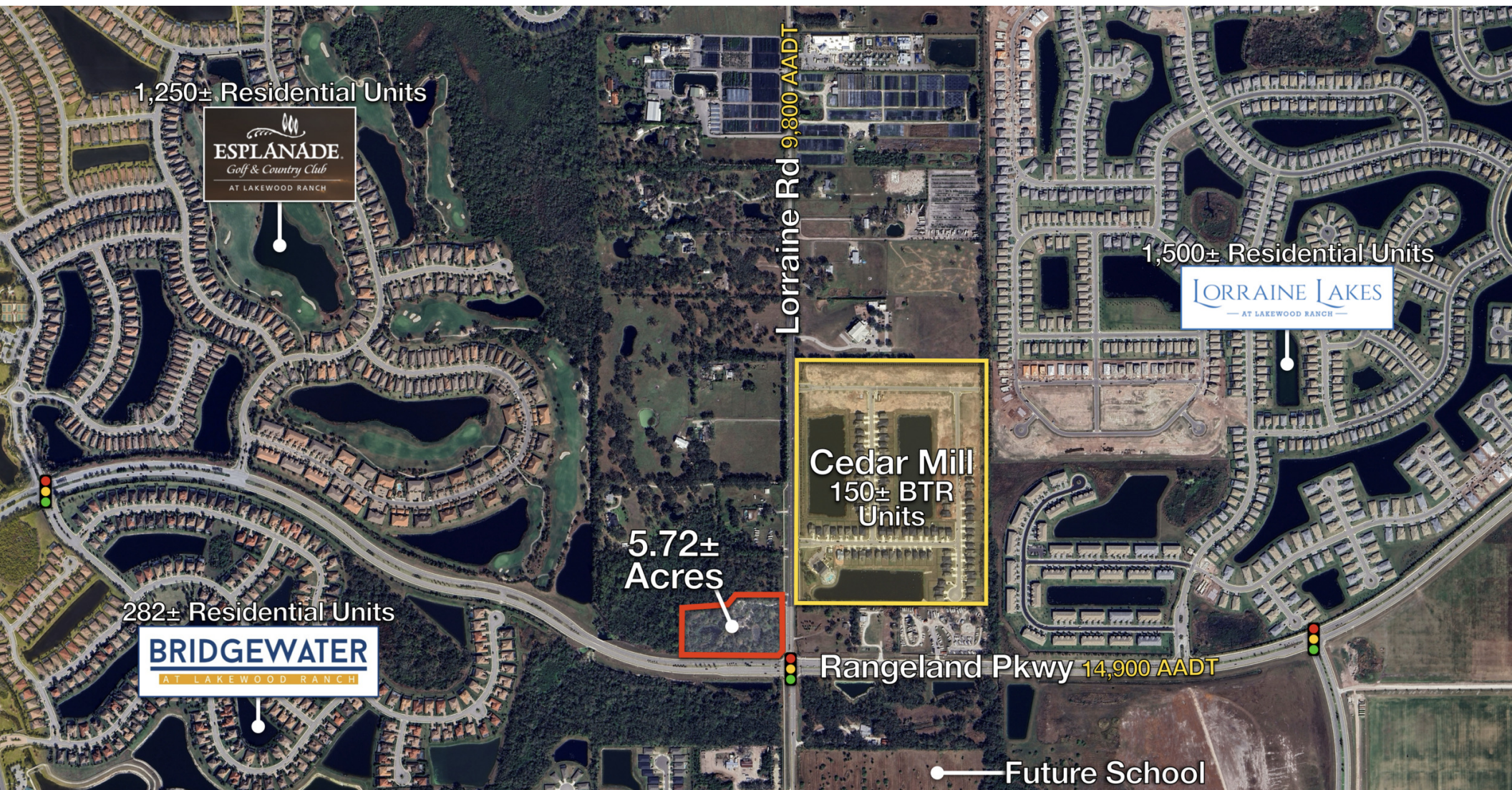
Bill@thedirt dog.com



Aerial



Aerial



Southwest Aerial



Northeast Aerial



Southeast Aerial



Demographics Map & Report

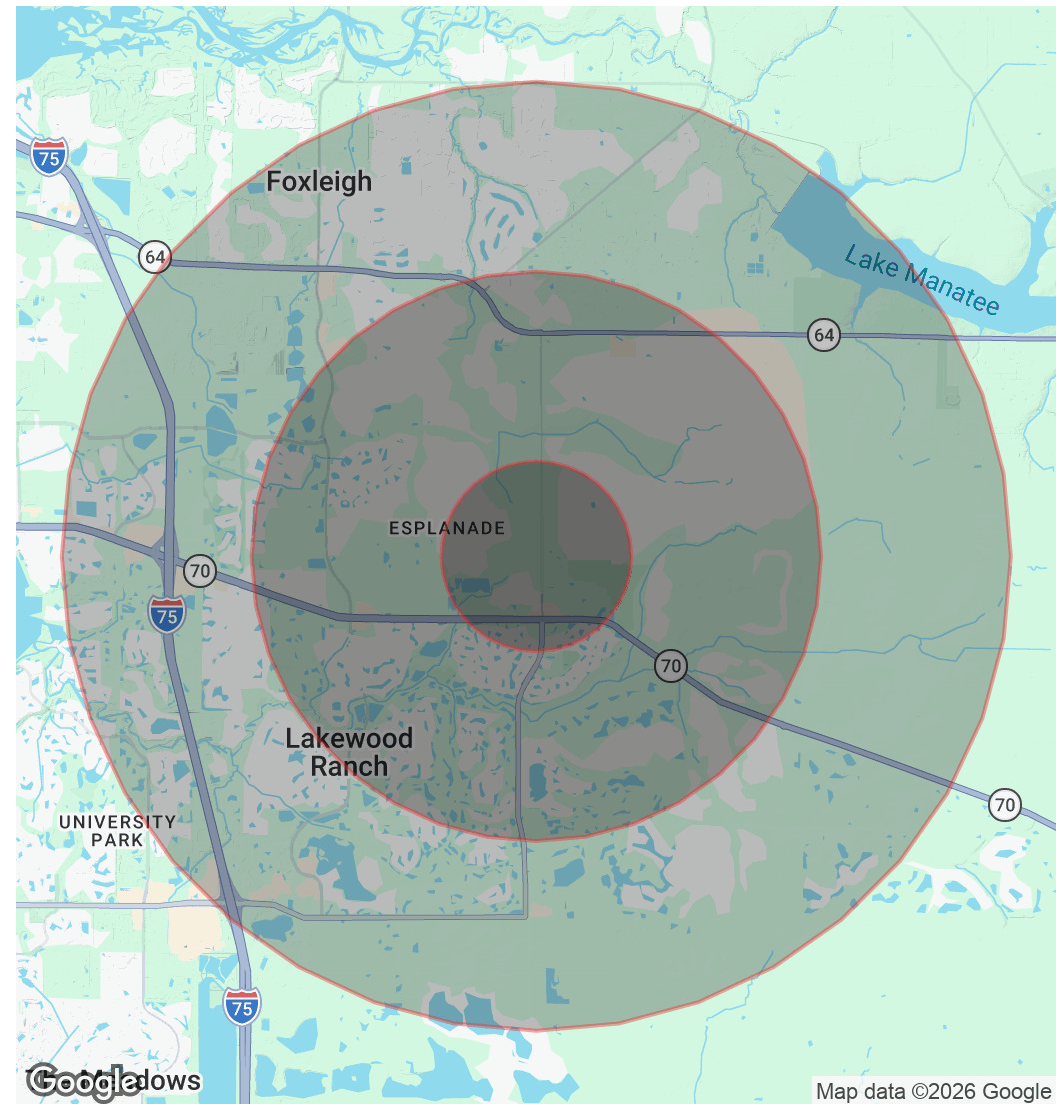
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,488 | 36,161 | 75,816 |
| Average Age | 49 | 47 | 48 |
| Average Age (Male) | 49 | 47 | 48 |
| Average Age (Female) | 49 | 48 | 49 |

HOUSEHOLDS & INCOME

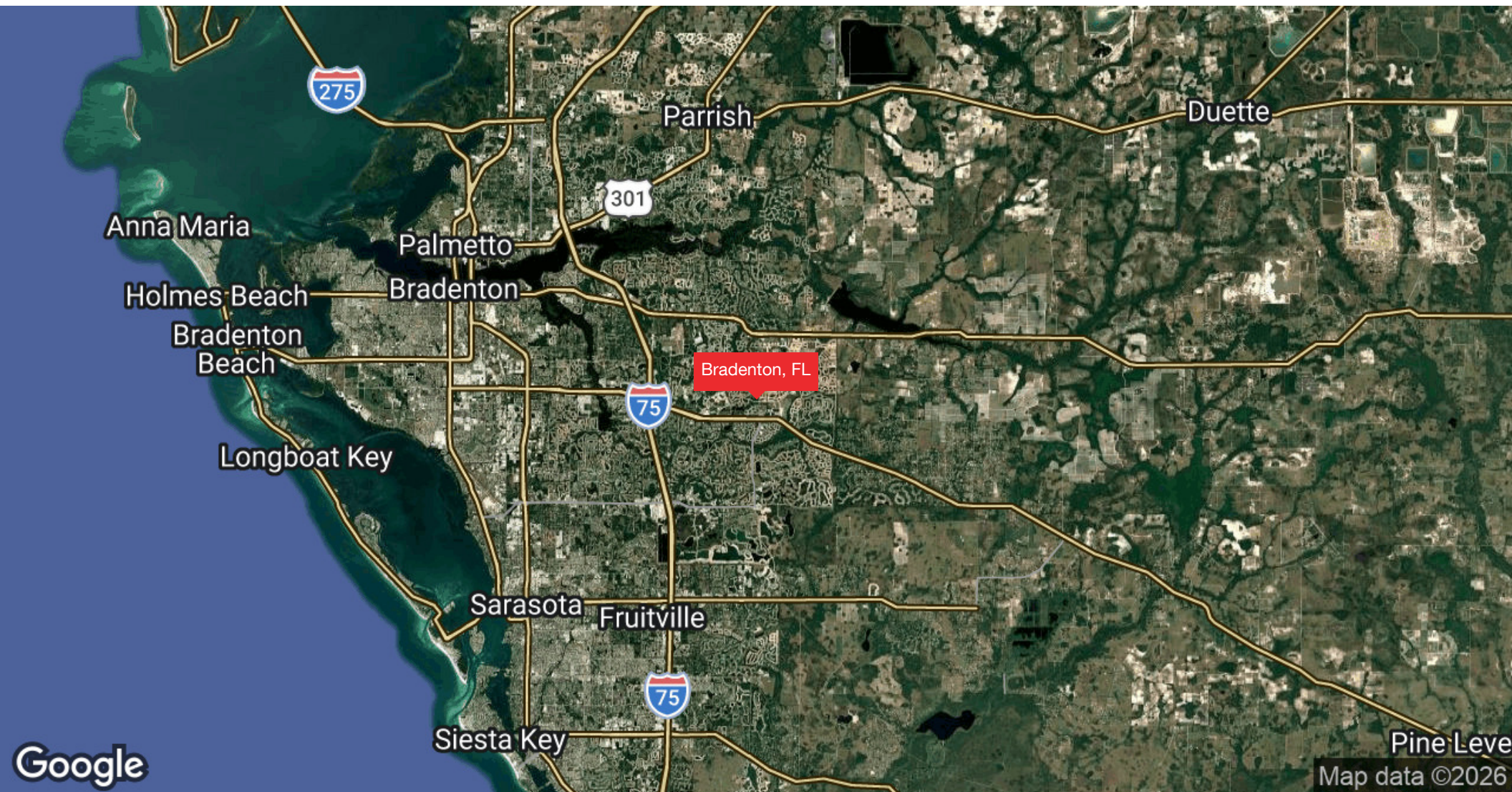
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,831 | 14,857 | 31,261 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$144,051 | \$158,536 | \$152,319 |
| Average House Value | \$697,442 | \$698,460 | \$645,573 |

Demographics data derived from AlphaMap

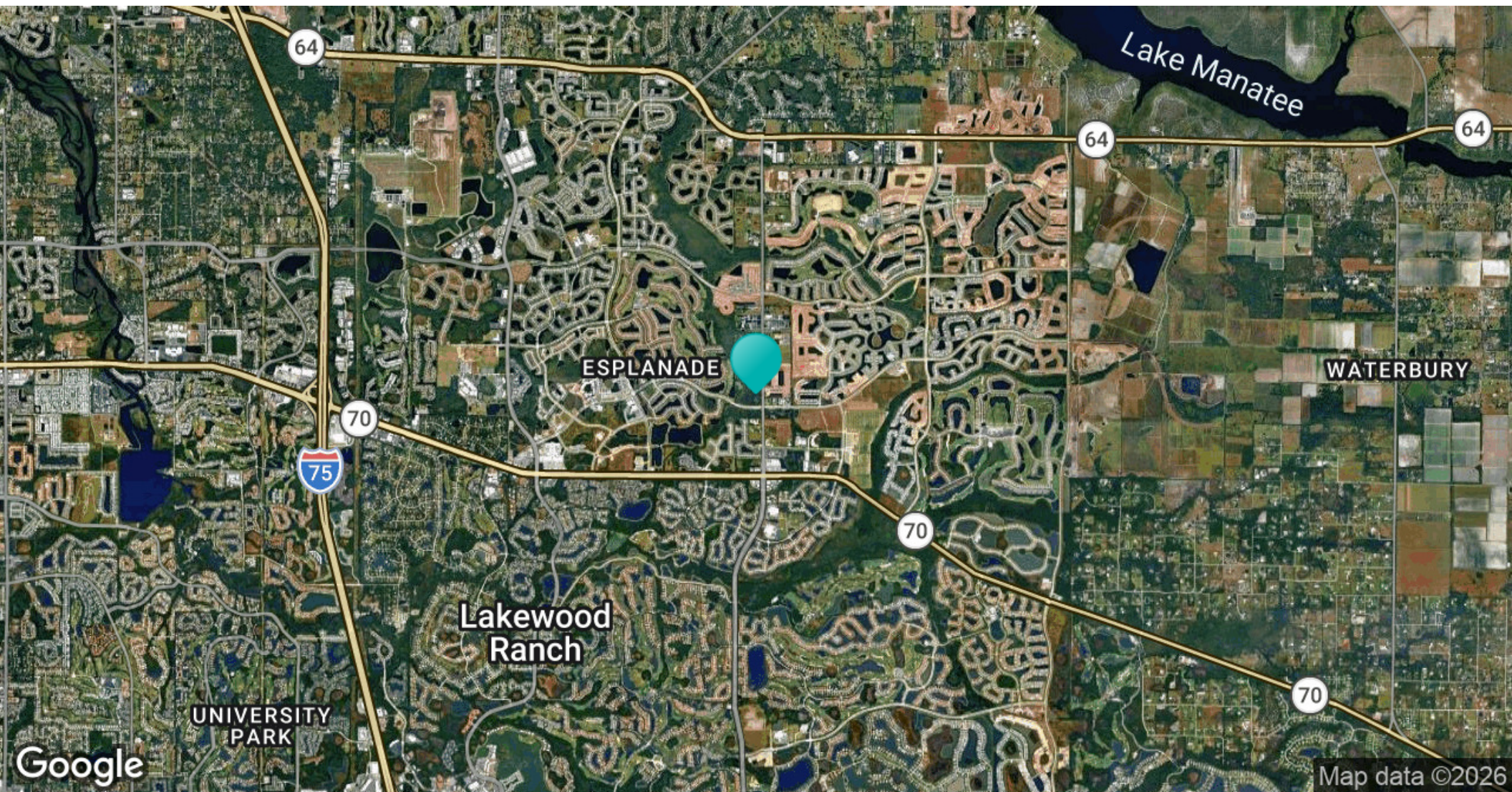


Map data ©2026 Google

Regional Map

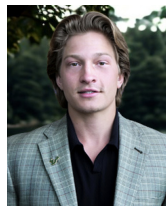


Location Map





Your Advisors



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Questions | Give us a call or drop us an email

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.