

Offering Memorandum



HANLEX PALMETTO

1003 10TH ST W, PALMETTO, FL 34221

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The 1.16± acre retail site with off-site retention already in place, significantly reducing development time and upfront costs. The property features two points of ingress and egress, allowing for efficient circulation and strong accessibility. With its flexible layout and established infrastructure, the site is well suited for a variety of retail, medical, or small office uses seeking a highly visible and functional location within a growing commercial corridor.

LOCATION DESCRIPTION

The retail pad at 1003 10th St W in Palmetto, FL is positioned along 10th Street West, a primary commercial corridor offering strong visibility and direct frontage. The site provides convenient access to US-301 and US-41, connecting to Bradenton, I-75, and the greater Sarasota-Manatee market. Surrounded by established retail and ongoing residential growth, the property benefits from strong retail synergy and consistent traffic, making it an attractive location for retail or service uses.

MUNICIPALITY

City of Palmetto

PROPERTY SIZE

1.16 Acres

ZONING

PL_CG

PARCEL ID

2692400059

PRICE

\$550,000

BROKER CONTACT INFO

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Aerial (East)



Site Overview



Site Overview



Drone Video



Demographics Map & Report

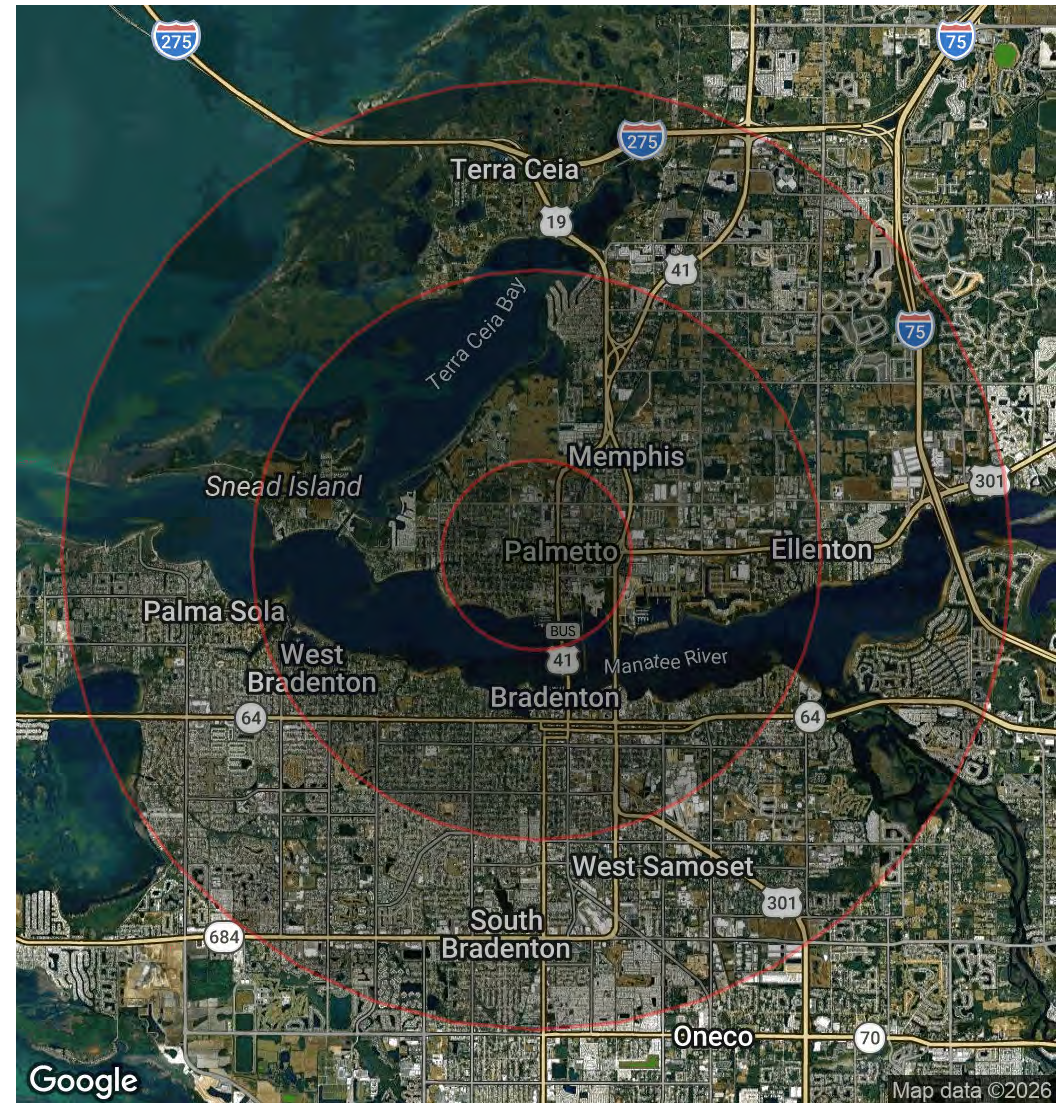
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,158	55,150	155,511
Average Age	42.5	42.6	45.8
Average Age (Male)	39.9	40.7	45.1
Average Age (Female)	44.5	44.9	46.6

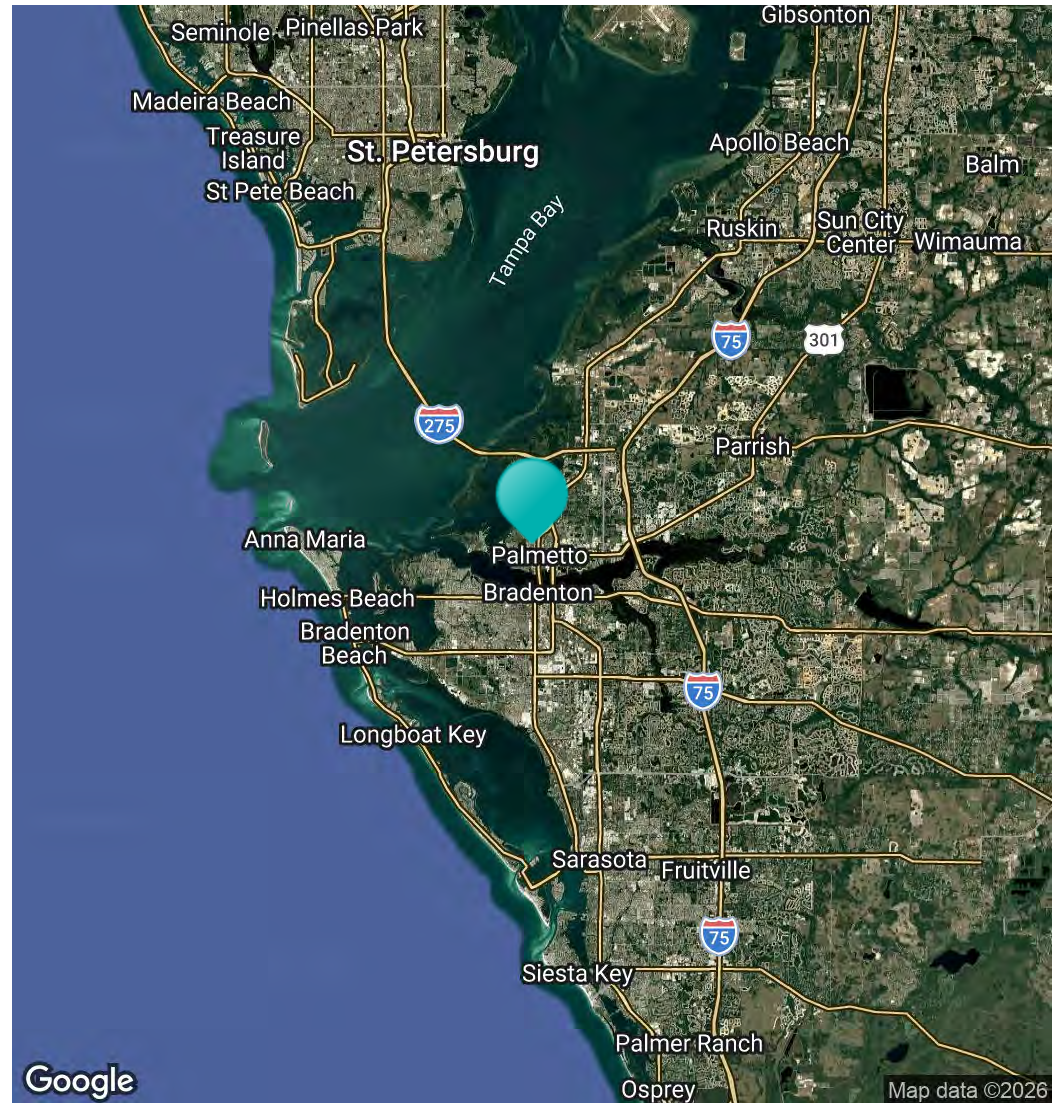
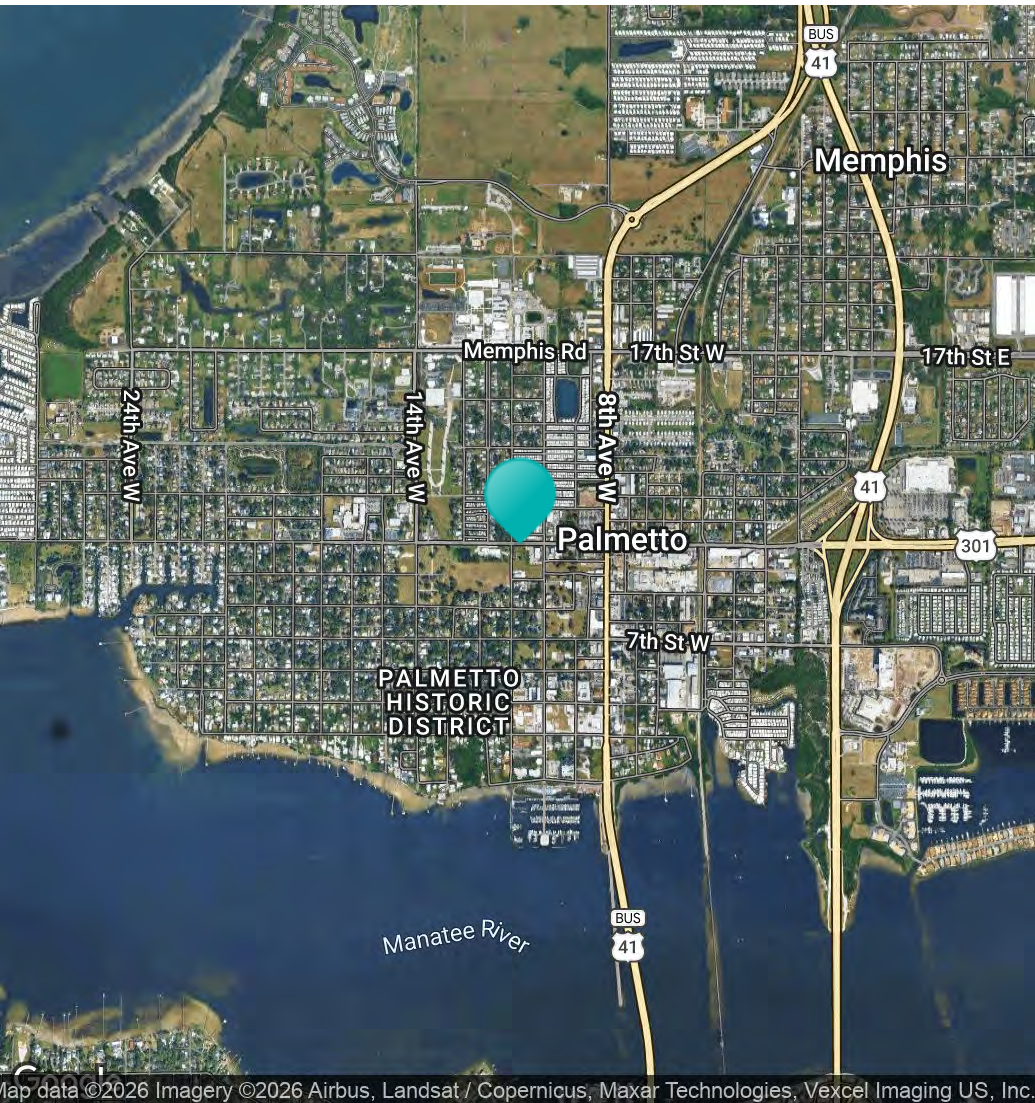
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,462	20,507	61,284
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$88,408	\$89,945	\$83,560
Average House Value	\$155,793	\$303,087	\$288,075

2023 American Community Survey (ACS)



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.

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



Your Advisors



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Questions | Give us a call or drop us an email



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