

Offering Memorandum



**DEVELOPMENT-READY SIGNALIZED COMMERCIAL
CORNER WITH ENGINEERED CONCEPTS UP TO 9,100 SF**

905 301 BOULEVARD WEST, BRADENTON, FL 34205

Eshenbaugh
LAND COMPANY
The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This 0.95± acre (41,382± SF) commercial site occupies a signalized corner in the heart of Bradenton, just north of the DeSoto Square Mall redevelopment, where approximately 400 new apartments have been announced. Zoned GC (General Commercial), it is development-positioned rather than raw: a current survey, existing utilities including an in-place electric transformer, existing drainage and storm structures, established curb cuts and sidewalks, and multiple engineered site concepts demonstrating feasibility for convenience retail, financial institutions, drive-thru retail, and buildings approaching 9,100± square feet. These concepts are preliminary only, and are not approved, entitled, or currently buildable. The parcel carries frontage on three sides, including over 260 feet along 301 Blvd W (13,700± AADT) plus 9th St W and the northwest access drive. That exposure allows multiple building orientations and flexible circulation options rather than the fixed layout an interior parcel dictates. A signalized corner of this size with this much frontage rarely becomes available in the corridor. Survey and concept plans available on request.

LOCATION DESCRIPTION

Positioned at a signalized intersection with two existing points of ingress and egress, the property offers excellent accessibility and visibility, directly across from the Manatee County Tax Collector office. Frontage on three sides gives a user separated access and circulation options uncommon at this size. The property provides easy connectivity to both the Bradenton and Sarasota regions and is just a 17-minute drive to Sarasota-Bradenton International Airport.

PROPERTY SIZE

0.95± Acres

ZONING

GC (General Commercial)

PARCEL ID

4835000109

PRICE

\$1,050,000 or \$8,250/month for long-term ground lease

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

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Overview Facing Southeast



Overview Facing Northeast



Close Up Overview



Concept Plan



Demographics Map & Report

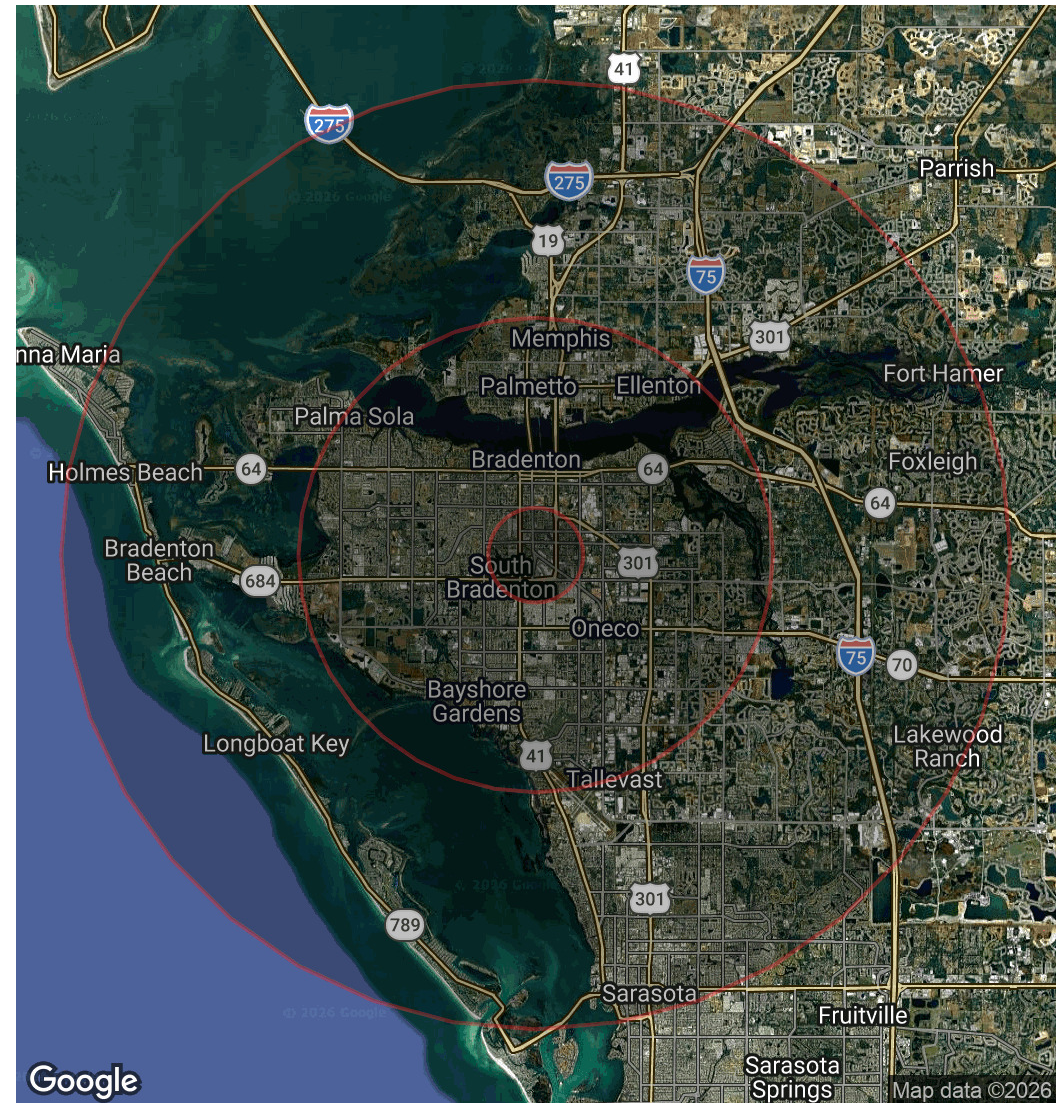
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	17,565	200,180	421,550
Average Age	41.9	45.9	48.8
Average Age (Male)	43.4	44.7	47.9
Average Age (Female)	41.5	47.1	49.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,350	81,184	176,753
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$57,130	\$82,050	\$103,335
Average House Value	\$138,529	\$270,394	\$400,351

2023 American Community Survey (ACS)



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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 Advisor



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Questions | Give us a call or drop us an email

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