

17.5K ± SF Retail Building Along Old US Hwy 41

405 8th Avenue W Palmetto, FL 34221

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N

9th Ave W

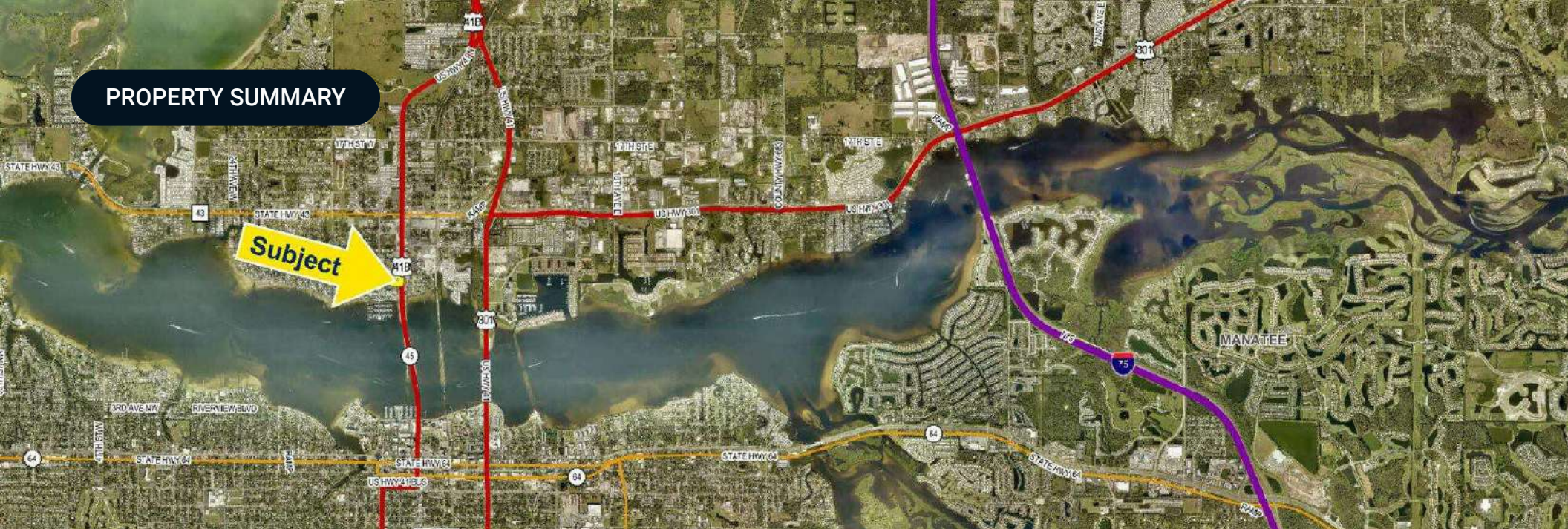
8th Ave W



32,000 ±
Cars/Day

4th St W

PROPERTY SUMMARY



Offering Summary

Listing Price:	\$3,800,000
Price per SF:	\$216 ± SF
Lot Size:	2.53 ± Acres
Building Size:	17,572 ± SF
Year Built:	1962/1972
Zoning:	C-2 (Commercial Core)(City of Palmetto)
Road Frontage:	290 ± FT (8th Ave W), 365 ± FT (4th St W) 290 ± (9th Ave W)
Traffic Count:	32,000 Cars/Day (8th Ave W)
Property Taxes:	\$30,474.96 (2025)
County:	Manatee
Market:	West Central Florida
Parcel ID:	2755000003, 2755400005, 2756500001
Utilities:	City Water & Sewer

Property Description

The subject property features a 13,162 ± SF freestanding building and a separate 4,410 ± SF warehouse building. They are situated on a 2.53 ± acre lot along 8th Avenue West in Palmetto, FL. Approximately 7,600 SF of the main building consists of warehouse space, with the remaining space consisting of office and retail area. The warehouse portion of the main building features three grade-level roll-up doors, while the separate 4,410 ± SF warehouse features seven grade-level roll-up doors. The entire property is fenced and located within the City of Palmetto.

It is currently occupied by a boat retailer with the building configuration offering a combination of showroom, office, and warehouse space. Its proximity to the Manatee River and surrounding boating activity are major features for a marine-related business or other users that can benefit from the area's strong connection to the water.

Frontage along 8th Avenue West offers exposure to a traffic count of more than 32,000 vehicles per day. The property is also conveniently located near the Palmetto Historic District, Manatee River, multiple marinas, and a variety of waterfront restaurants and businesses.

The current zoning also allows for a variety of uses, including professional offices, retail sales, and personal services.

LOCATION DESCRIPTION

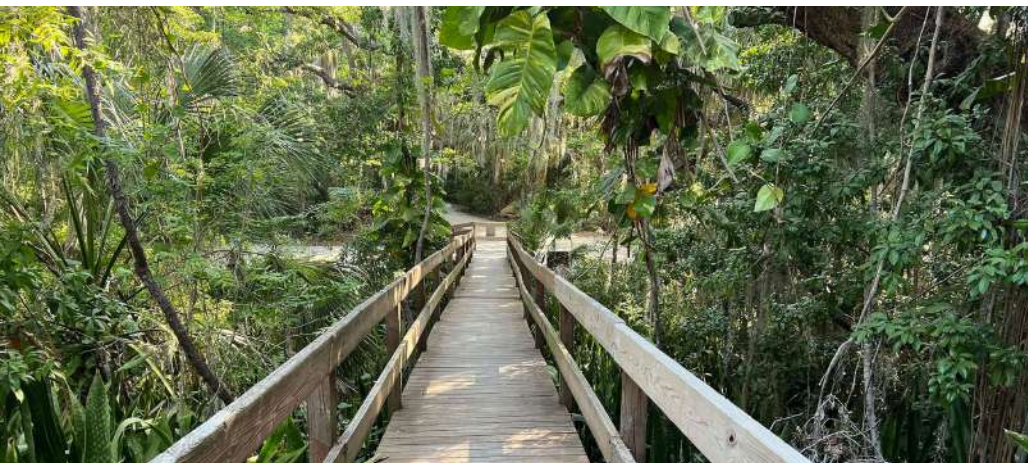
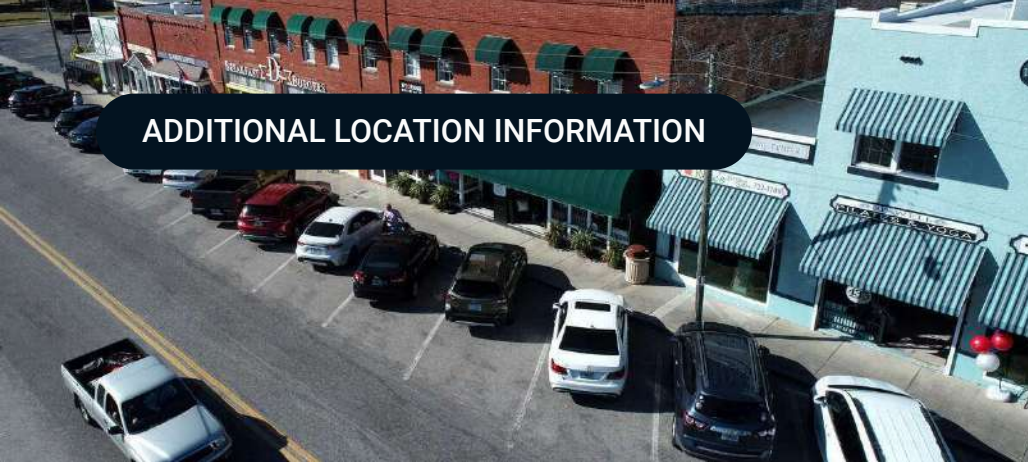


Location Description

Located in Palmetto, Florida, this property offers a prime location in one of Manatee County's growing areas. The property benefits from convenient access to major regional thoroughfares, including U.S. Highway 301 and I-75, with the Green Bridge providing a direct connection across the Manatee River to downtown Bradenton. The Manatee River is located just approximately a quarter mile south of the property, further adding to the appeal of the location and its connection to the area's established boating and waterfront activity.

Additionally, the property is located within the Palmetto CRA District, an area focused on continued redevelopment and investment with multiple redevelopment projects already underway. *The Palmetto CRA offers an interactive map for Current Projects & Concepts.*

ADDITIONAL LOCATION INFORMATION



Prime Palmetto Location

Proximity to the Manatee River

The property is located in close proximity to the Manatee River. This 36-mile long river forms in the northeastern corner of Manatee County and flows into the Gulf of Mexico at the southern edge of Tampa Bay. It is a major regional boating corridor, providing a scenic route for recreational boating and travel between Palmetto and the surrounding waterways.

Downtown Palmetto

Downtown Palmetto is a quiet, Old Florida waterfront district with an established mix of local businesses, restaurants, and community amenities. The area is also experiencing continued investment and redevelopment with several projects planned to enhance the downtown and riverfront areas.

US 41 & US 301

Major thoroughfares such as US 41 and US 301, provide connectivity throughout Palmetto and the surrounding Manatee County area. It connects this location to customers coming from Bradenton, Sarasota, and other nearby communities.

I-75

I-75 is also easily accessible from the property. This major interstate provides access to markets throughout the Tampa Bay and the Southwest Florida region.

Emerson Point Preserve

Emerson Point Preserve is located nearby on Sned Island, where the Manatee River meets Terra Ceia Bay. The 365-acre preserve is a popular destination for boating, kayaking, fishing, and other outdoor activities.

ZONING INFORMATION

Zoning Description

According to the City of Palmetto Land Development code, the Commercial Core (CC) zoning district is only located in the redevelopment area and its purpose is to provide areas for general commercial/retail activities that are associated with a compact, pedestrian-oriented, downtown core.

Examples of Permitted Uses

- Gas station
- Eating establishments
- Meat, produce, seafood market
- Convenience stores
- Libraries
- Museums
- Art galleries
- School
- Business services
- Medical and dental laboratories
- Business/professional offices
- Personal services
- Motor vehicle repair
- Marinas



Bradenton

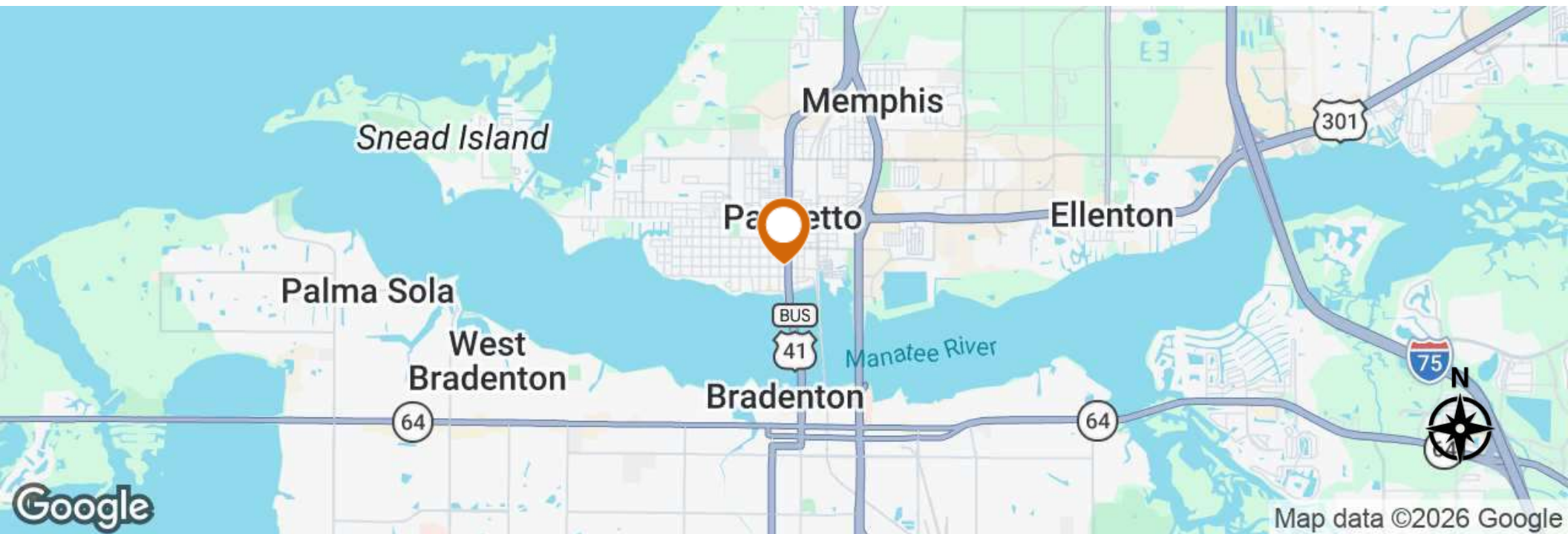
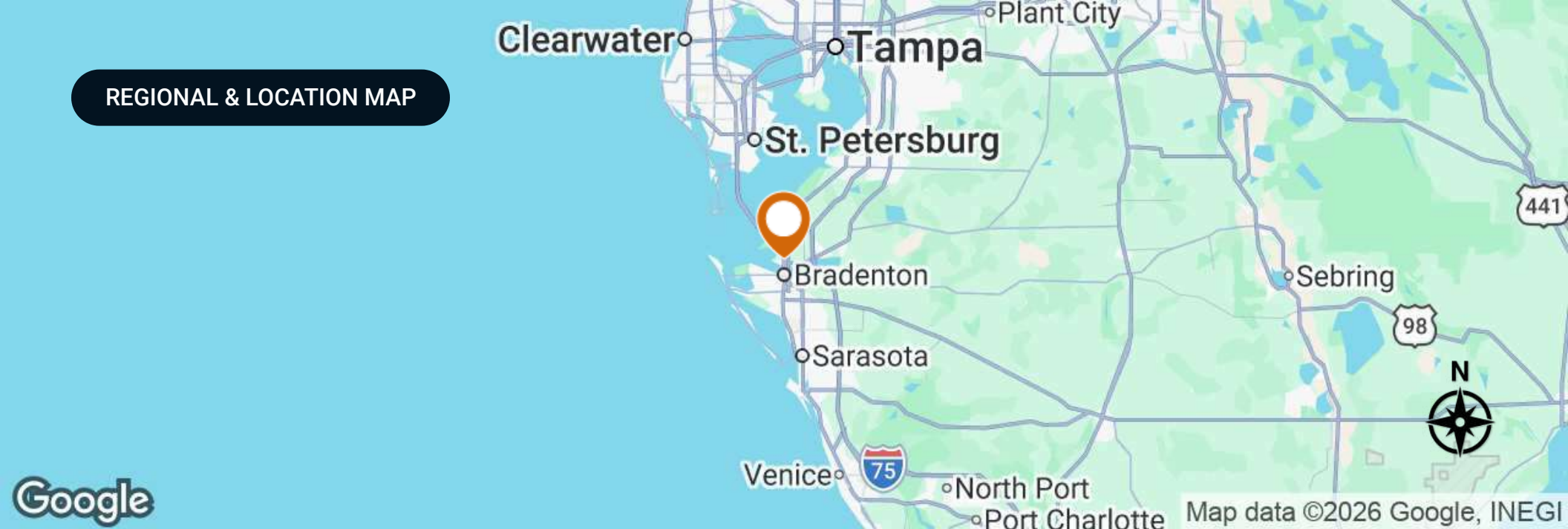


Manatee River

8th Ave W 41



REGIONAL & LOCATION MAP



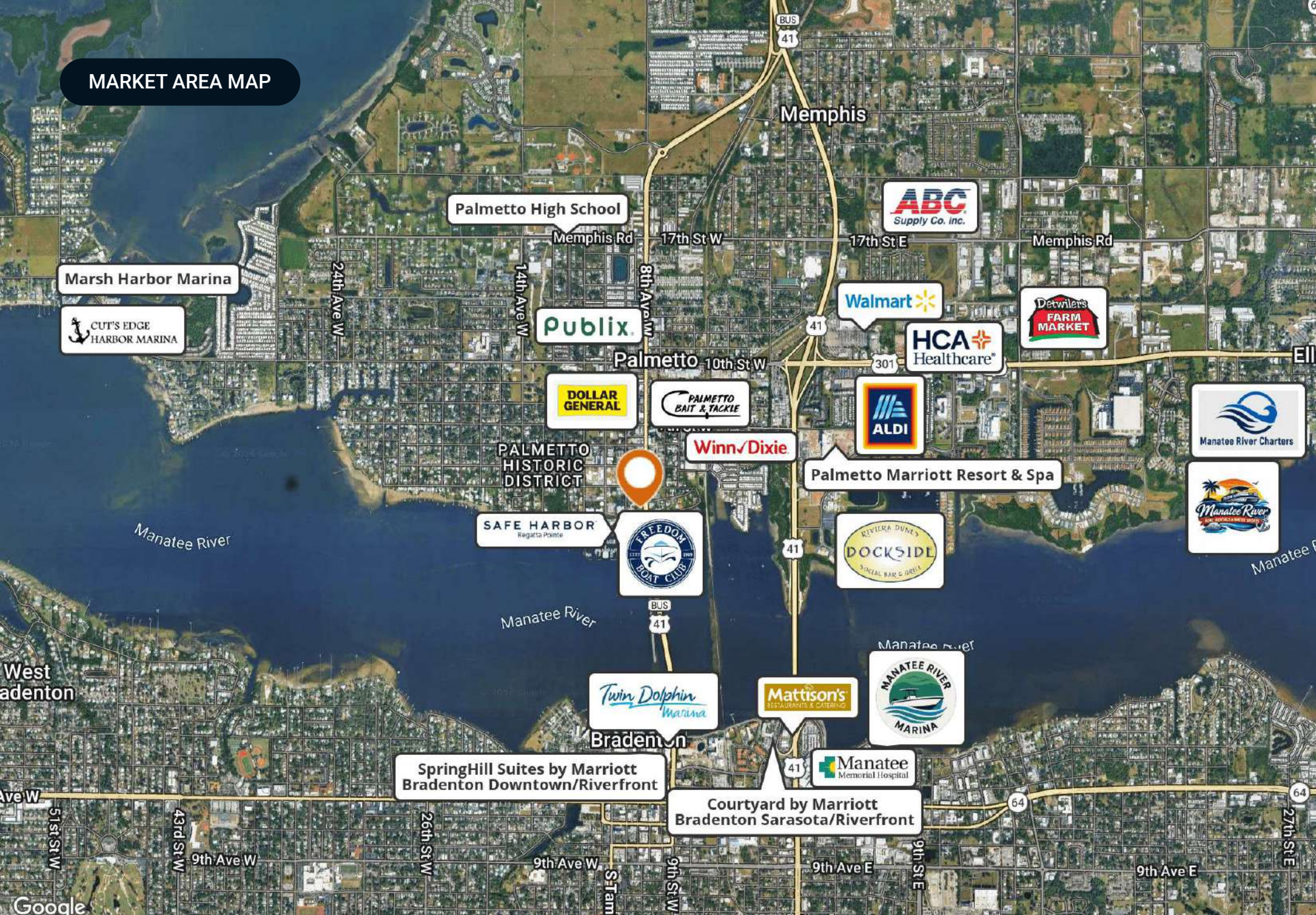
BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS	15 MINS	PALMETTO	MANATEE COUNTY	FL	US
Population	8,112	66,357	174,136	13,419	79,903	191,218	14,199	473,677	23,027,836	339,887,819
Households	3,276	26,379	74,394	5,678	31,878	81,758	6,058	203,100	9,263,074	132,422,916
Families	2,021	15,806	43,562	3,026	18,908	47,907	3,832	131,262	6,004,732	84,464,295
Average Household Size	2.45	2.47	2.30	2.29	2.45	2.29	2.32	2.30	2.43	2.50
Owner Occupied Housing Units	2,148	15,857	47,720	2,907	19,708	53,763	4,302	149,682	6,222,143	85,052,805
Renter Occupied Housing Units	1,128	10,522	26,674	2,771	12,170	27,995	1,756	53,418	3,040,931	47,370,111
Median Age	43.8	42.2	46.0	47.1	43.4	46.5	49.5	48.9	43.6	39.6
INCOME										
Median Household Income	\$64,238	\$66,308	\$67,256	\$65,415	\$65,453	\$67,300	\$72,795	\$90,215	\$78,205	\$81,624
Average Household Income	\$97,949	\$89,558	\$90,249	\$93,503	\$87,578	\$89,935	\$105,438	\$126,246	\$111,382	\$116,179
Per Capita Income	\$37,932	\$36,009	\$38,708	\$40,390	\$35,514	\$38,691	\$45,149	\$54,314	\$44,891	\$45,360
TRENDS: 2026 - 2031 ANNUAL GROWTH RATE										
Population	0.80%	0.90%	0.80%	1.30%	0.90%	0.90%	0.80%	2.00%	1.1%	0.4%
Households	1.20%	1.30%	1.00%	1.90%	1.20%	1.20%	1.10%	2.20%	1.3%	0.6%
Families	1.00%	1.00%	0.90%	1.50%	1.00%	1.00%	0.90%	2.20%	1.3%	0.5%
Owner HHs	1.90%	1.70%	1.40%	1.90%	1.50%	1.40%	1.70%	2.60%	1.8%	0.9%
Median Household Income	5.00%	3.00%	2.80%	3.00%	2.90%	2.90%	4.40%	3.40%	2.8%	2.5%

BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS	15 MINS	PALMETTO	MANATEE COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	10.8%	10.2%	8.8%	10.8%	9.8%	8.5%	9.6%	6.8%	8.0%	8.3%
\$15,000 - \$24,999	8.0%	7.6%	7.6%	7.0%	7.7%	7.5%	6.6%	4.7%	5.8%	5.9%
\$25,000 - \$34,999	8.6%	6.9%	7.2%	7.8%	7.5%	7.5%	7.4%	5.1%	6.7%	6.3%
\$35,000 - \$49,999	9.8%	12.4%	12.5%	11.2%	12.8%	12.5%	9.9%	9.4%	10.5%	9.8%
\$50,000 - \$74,999	18.4%	18.9%	19.2%	19.8%	19.0%	19.4%	17.6%	15.7%	16.9%	15.6%
\$75,000 - \$99,999	10.2%	12.5%	13.3%	10.8%	12.9%	13.4%	11.2%	12.4%	12.9%	12.5%
\$100,000 - \$149,999	15.7%	16.7%	17.8%	17.2%	16.2%	18.0%	18.0%	20.4%	18.4%	17.8%
\$150,000 - \$199,999	6.8%	7.6%	6.6%	6.4%	7.4%	6.4%	6.9%	10.2%	8.7%	9.8%
\$200,000+	11.7%	7.2%	7.0%	9.0%	6.8%	6.8%	12.8%	15.2%	12.1%	14.0%
POPULATION BY AGE										
0-4	5.3%	5.6%	5.0%	4.8%	5.4%	4.9%	4.4%	4.4%	4.7%	5.4%
5-9	5.0%	5.6%	5.1%	4.6%	5.5%	5.0%	4.4%	4.8%	5.0%	5.8%
10-14	5.4%	5.6%	5.1%	4.6%	5.5%	5.0%	4.6%	5.0%	5.3%	6.0%
15-19	6.3%	6.2%	5.6%	5.4%	6.0%	5.5%	5.6%	5.4%	5.8%	6.5%
20-24	6.3%	6.2%	5.6%	6.1%	6.0%	5.5%	5.3%	4.9%	6.0%	6.7%
25-29	5.5%	6.0%	5.6%	5.8%	5.8%	5.5%	5.4%	5.1%	6.2%	6.7%
30-34	6.2%	6.2%	5.7%	6.1%	5.9%	5.7%	5.5%	5.2%	6.3%	6.9%
35-39	6.0%	6.2%	5.9%	5.8%	6.0%	5.9%	5.5%	5.5%	6.2%	6.7%
40-44	5.3%	5.8%	5.5%	4.8%	5.6%	5.5%	5.1%	5.6%	6.2%	6.6%
45-49	4.9%	5.5%	5.2%	5.0%	5.4%	5.1%	4.6%	5.3%	5.8%	6.0%
50-54	4.9%	5.4%	5.2%	5.0%	5.3%	5.2%	5.1%	5.7%	6.1%	6.0%
55-59	6.8%	5.9%	5.8%	6.2%	5.8%	5.8%	6.8%	6.3%	6.3%	5.9%
60-64	7.0%	6.6%	7.0%	6.8%	6.7%	7.1%	7.4%	7.4%	6.9%	6.2%
65-69	7.2%	6.7%	7.4%	7.2%	6.9%	7.5%	8.1%	7.8%	6.6%	5.8%
70-74	6.3%	5.8%	6.7%	6.7%	5.9%	6.7%	7.4%	7.2%	5.8%	4.9%
75-79	5.4%	4.9%	5.9%	6.0%	5.1%	6.0%	6.9%	6.7%	4.9%	3.7%
80-84	3.2%	3.2%	4.1%	4.5%	3.6%	4.3%	4.6%	4.5%	3.2%	2.3%
Age 85+	3.1%	2.8%	3.8%	4.7%	3.4%	3.9%	3.5%	3.4%	2.7%	2.0%
RACE AND ETHNICITY										
White Alone	49.5%	53.6%	61.4%	55.9%	55.3%	62.1%	60.1%	70.6%	56.3%	60.0%
Black Alone	14.0%	17.0%	12.7%	14.8%	15.6%	12.1%	11.0%	7.8%	14.9%	12.5%
American Indian Alone	1.3%	0.8%	0.8%	1.0%	0.9%	0.8%	0.9%	0.5%	0.5%	1.1%
Asian Alone	0.5%	1.1%	1.6%	0.9%	1.1%	1.6%	0.8%	2.6%	3.3%	6.4%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Some Other Race Alone	20.9%	13.9%	10.9%	15.4%	13.5%	10.7%	15.2%	7.1%	7.6%	8.8%
Two or More Races	13.8%	13.5%	12.7%	11.9%	13.5%	12.7%	12.0%	11.3%	17.4%	10.8%
Hispanic Origin (Any Race)	41.0%	32.2%	26.8%	32.2%	31.7%	26.5%	32.3%	19.3%	27.7%	19.7%

MARKET AREA MAP





NEIGHBORHOOD AERIAL MAP

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



9th Ave W

4th St W

8th Ave W



32,000 ±
Cars/Day



ADVISOR BIOGRAPHY



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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus



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