

FOR SALE - Neighborhood Commercial or Multi-Family Site

PARCEL AVAILABLE

4355 US 19, Palmetto, FL 34221



THE ROSS REALTY GROUP, INC. COMMERCIAL SALES AND LEASING

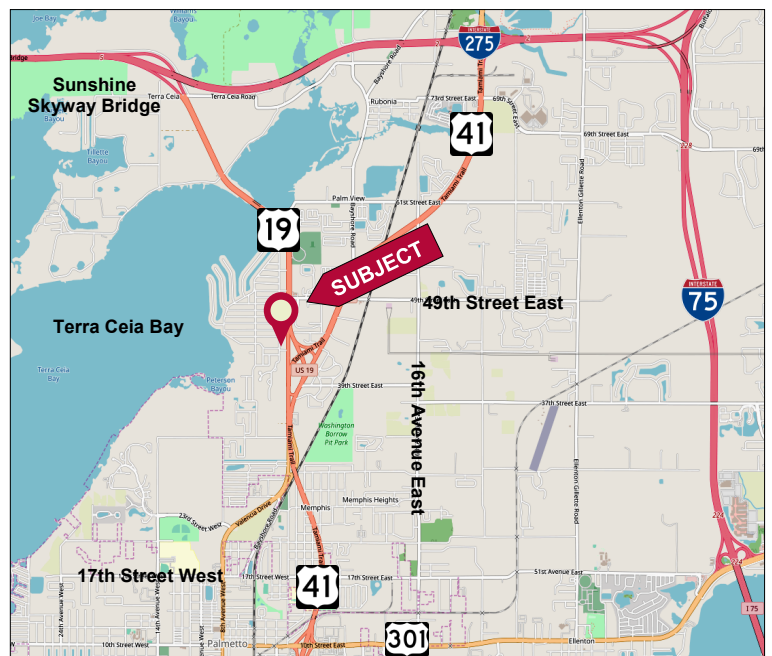
Price Reduced



FEATURES

- ❖ 2.39 Acres MOL
- ❖ 520' frontage on US 19 N: Depth 200'
- ❖ Zoning: NCM – Neighborhood Commercial Mixed Use—Manatee County — FLU: Res 9
- ❖ Two Billboards onsite – Income: \$1,820/YR
- ❖ Parcel ID#: 34-17-02-0000000-1100
- ❖ Utilities: Water line (16 inch diameter) and Sewer line (8 inch diameter) at South side of parcel
- ❖ **Asking Price: \$312,300**

LOCATION MAP



Demographics	1-mile	3-mile	5-mile
Total Population	6,993	32,661	107,661
Median Age	42.51	42.68	43.73
Households	2,730	12,391	43,254

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