

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview Facing Northeast



Property Description

PROPERTY DESCRIPTION

This .95± acre commercial development site is strategically located 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 well-suited for a wide range of commercial uses. With over 260 feet of frontage along 301 Blvd W, the site benefits from exceptional exposure and convenient access to major transportation routes. An existing electric transformer is already in place, facilitating utility connections. Survey and multiple development concept plans are available.

LOCATION DESCRIPTION

Positioned at a signalized intersection with two points of ingress and egress, the property offers excellent accessibility and visibility. The property also 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

\$1,235,000 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



Close Up Overview



Demographics Map & Report

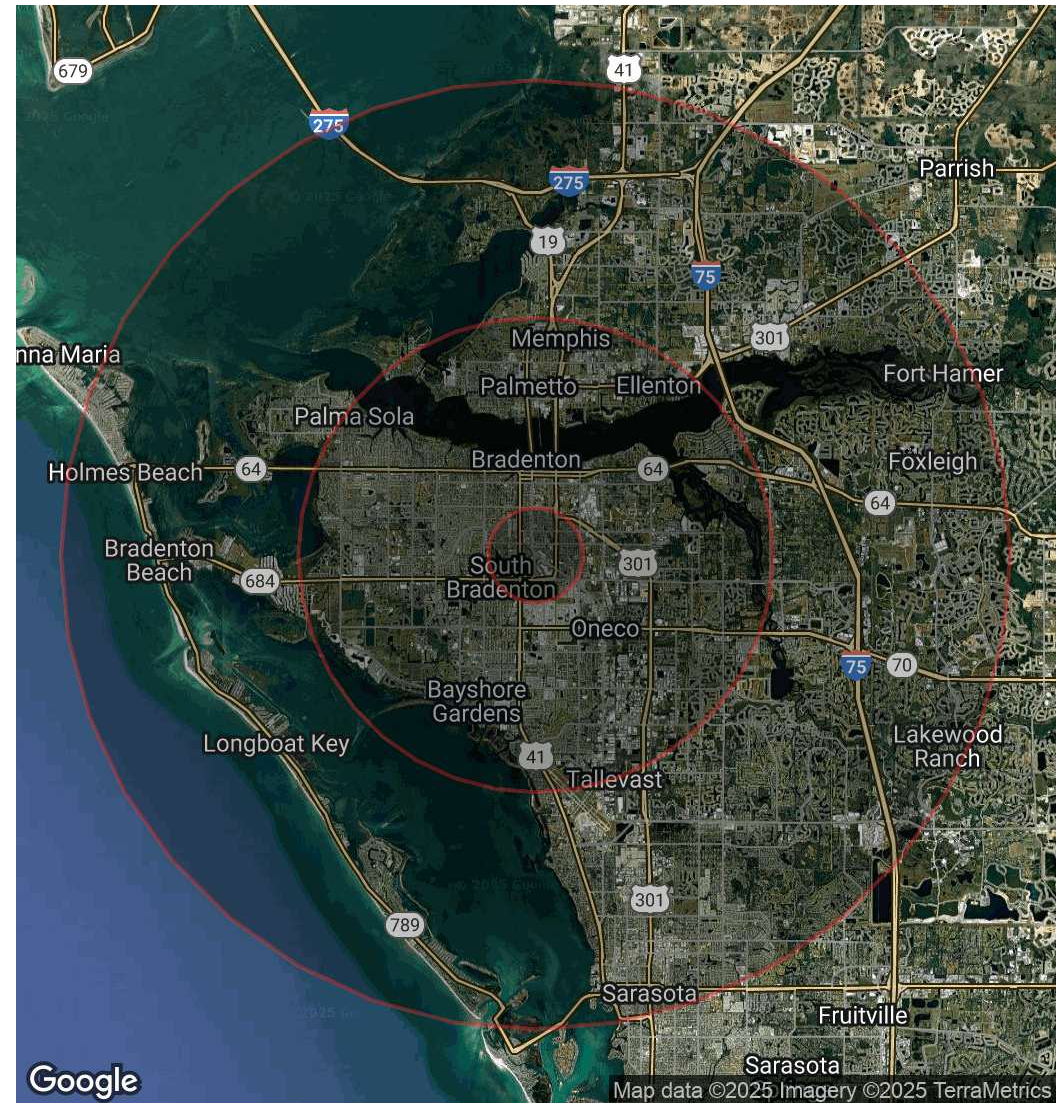
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	20,771	214,778	471,339
Average Age	43	46	48
Average Age (Male)	42	45	47
Average Age (Female)	44	47	49

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,610	90,878	206,510
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$55,867	\$76,136	\$95,980
Average House Value	\$160,350	\$299,528	\$411,399

Demographics data derived from AlphaMap



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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.

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