

# WATERFRONT CONDO HOTEL SITE AT RIVIERA DUNES

## 150 Riviera Dunes Way, Palmetto, FL 34221



### PROPERTY OVERVIEW

Amazing, rare opportunity to purchase a waterfront condo/hotel pad in the prestigious Riviera Dunes DRI. Fantastic views and accessible to many local and regional amenities. Previously approved for up to 15 stories. Surrounded by nearly 2,000 waterfront homes and a marina. Adjacent to the new Marriott Resort Hotel and the Bradenton Area Convention Center which is undergoing a \$50,000,000 update. Short commute to Sarasota, St Pete or Tampa. Fantastic parcel with huge potential.

### PROPERTY SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.4 Acres
Zoning:	CRI
Price / SF:	\$40.99



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REAL ESTATE  
THE PLACE FOR SPACE



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AERIAL MAP

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# WATERFRONT CONDO HOTEL SITE AT RIVIERA DUNES

RETAILER MAP

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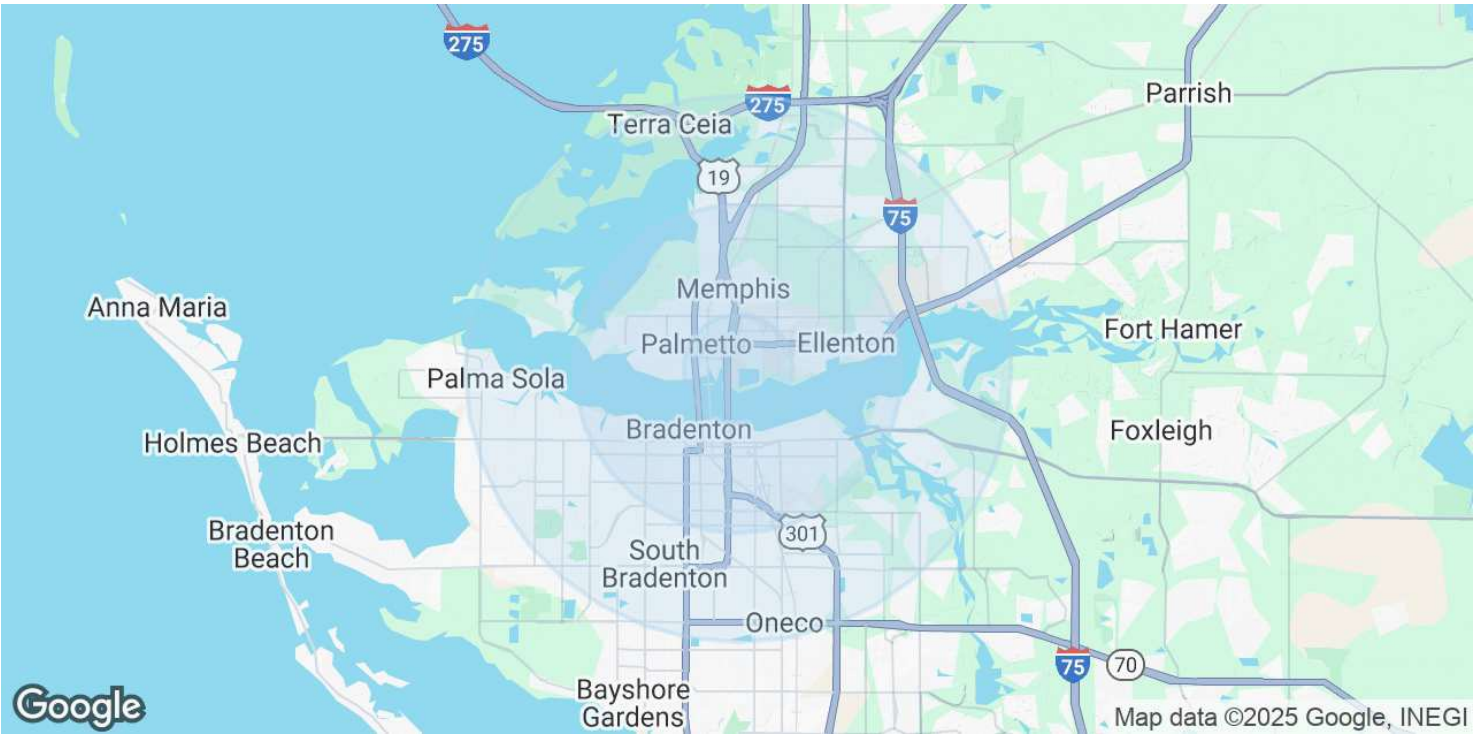


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DEMOGRAPHICS MAP & REPORT

## WATERFRONT CONDO HOTEL SITE AT RIVIERA DUNES

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,047	67,814	167,458
Average Age	45	42	45
Average Age (Male)	44	41	44
Average Age (Female)	45	43	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,414	26,655	69,067
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$79,890	\$72,240	\$78,345
Average House Value	\$310,585	\$319,090	\$310,860

Demographics data derived from AlphaMap



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