



**SALE**

## Retail / Self-Storage Development Site

**4470 30TH STREET EAST**

Bradenton, FL 34203

PRESENTED BY:

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**TONY VELDKAMP, CCIM**

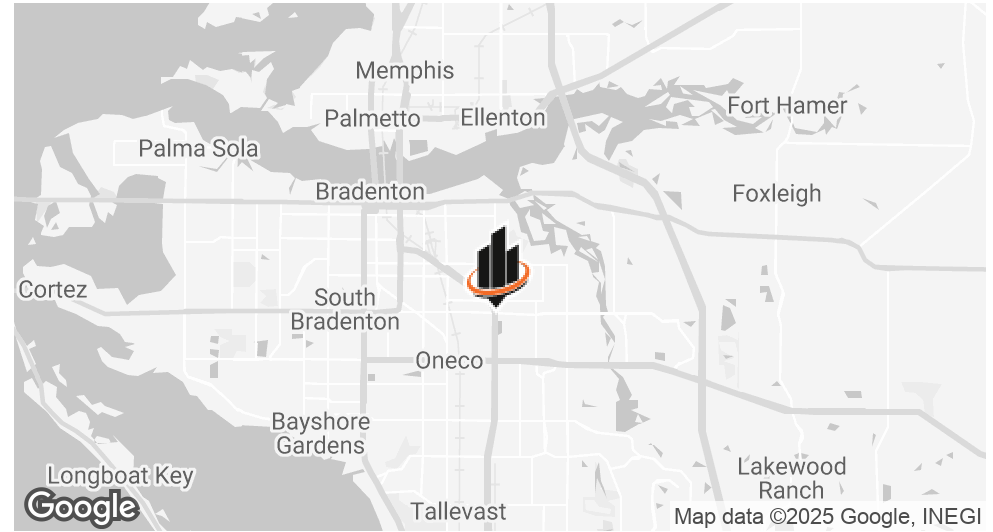
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# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$4,250,000</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	8.2 Acres
<b>ZONING:</b>	Planned Development Mixed Use (PD-MU)
<b>MARKET:</b>	North Port-Sarasota-Manatee MSA
<b>SUBMARKET:</b>	Central Bradenton
<b>TRAFFIC COUNT:</b>	46,600

## PROPERTY HIGHLIGHTS

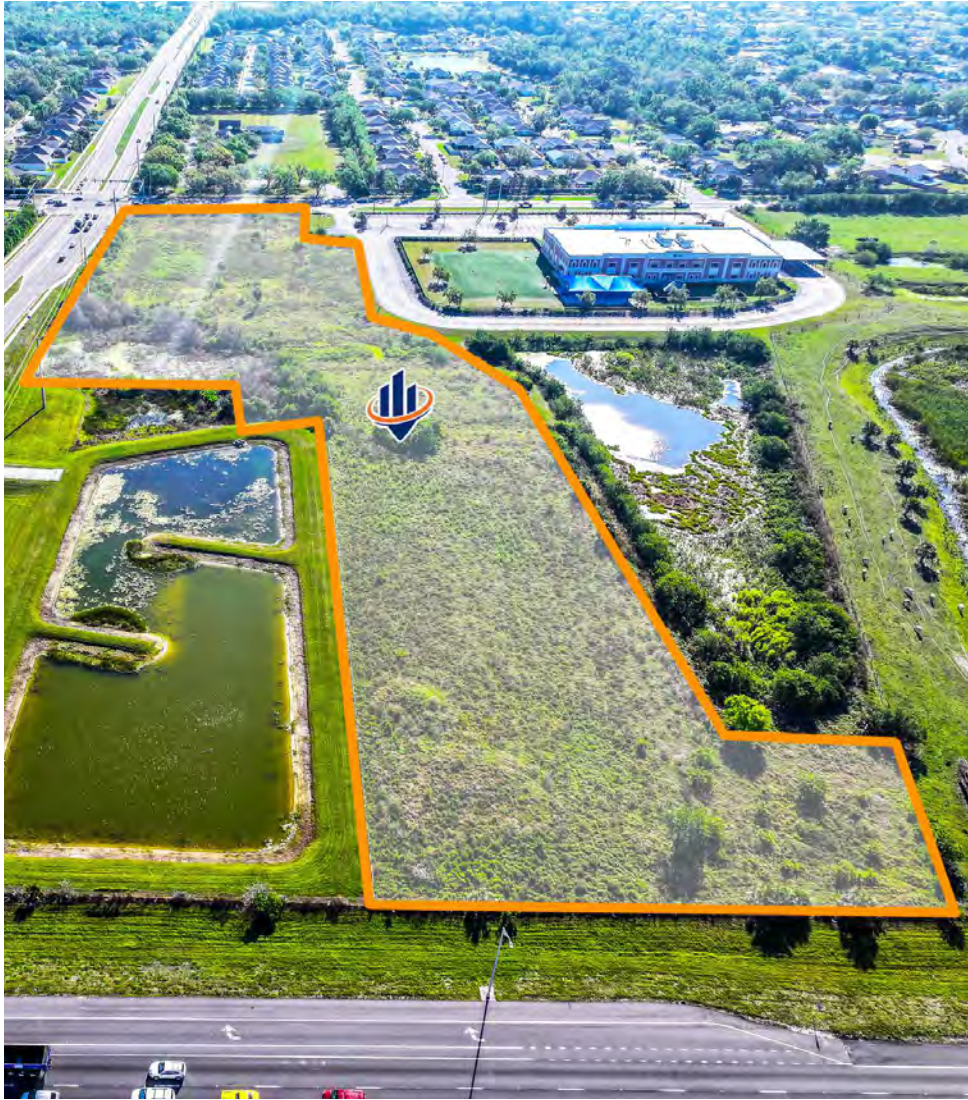
- Hard Corner Opportunity with frontage on US-301, 44th Avenue East, and 30th Street East provide a combined traffic count of 46,600 cars per day for maximum visibility
- Zoned to Planned Development Mixed Use allowing for a multitude of development options
- Final Site Plan approved for 109,500 SF 3-story climate controlled self-storage facility and Preliminary Site Plan approved for 40,000 SF additional Phase II commercial
- Nearby Industrial area is home to a number of large corporate employers such as Bealls, Tropicana, Pierce Manufacturing, and Team Edition Apparel, among others.

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## PROPERTY DESCRIPTION



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This exceptional 8.2 +/- acre site offers a dual hard corner location with exceptional visibility and accessibility. Featuring frontage on US-301, 44th Avenue East, and 30th Street East, this property benefits from a combined traffic count of 46,600 cars per day, ensuring maximum exposure for future development.

Recently rezoned to Planned Development Mixed-Use (PD-MU), this site allows for a wide range of development options, making it an ideal investment for commercial, retail, or mixed-use projects. A Final Site Plan has been approved for 109,500 SF Self-Storage facility plus another 40,000 SF with Preliminary Site Plan approval for Phase II.

Nearby Industrial area is home to a number of large corporate employers such as Bealls, Tropicana, Pierce Manufacturing, and Team Edition Apparel, among others. This prime location provides strong demand drivers for a variety of commercial and retail uses.

## LOCATION DESCRIPTION

This property is located in Central Bradenton, within a heavily residential and industrial area. It offers a prime dual hard-corner location at the intersection of 44th Avenue, US-301, and 30th St E, ensuring excellent visibility and accessibility with a combined daily traffic count of 46,600 vehicles. Additionally, the site is just one mile from the intersection of US-301 and SR 70, a major retail corridor featuring Walmart and Sam's Club.

The site is just minutes from downtown Bradenton and a short drive to Sarasota, offering easy access to the region's beaches, parks, and cultural attractions.

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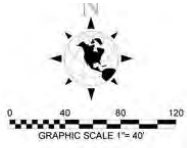
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# SITE PLAN



### TRAFFIC ENGINEERING ROADWAY LIGHTING

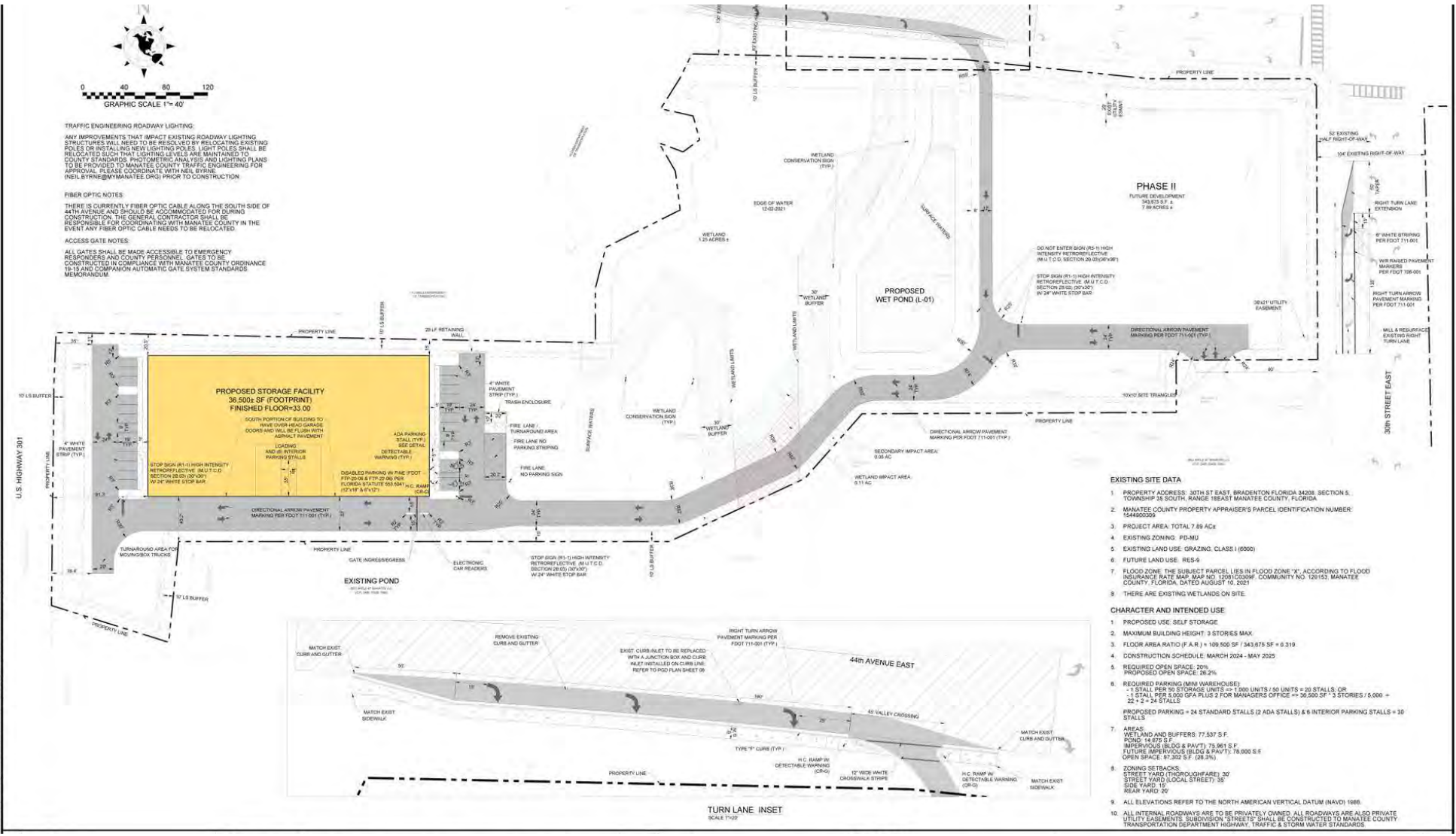
ANY IMPROVEMENTS THAT IMPACT EXISTING ROADWAY LIGHTING STRUCTURES WILL NEED TO BE RESOLVED BY RELOCATING EXISTING POLES OR INSTALLING NEW LIGHTING POLES. LIGHT POLES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED TO COUNTY STANDARDS. PHOTOMETRIC ANALYSIS AND LIGHTING PLANS TO BE PROVIDED TO MANATEE COUNTY TRAFFIC ENGINEERING FOR APPROVAL. PLEASE COORDINATE WITH NEIL BYRNE (NEIL.BYRNE@MANATEE.COUNTY.FL) PRIOR TO CONSTRUCTION.

### FIBER OPTIC NOTES

THERE IS CURRENTLY FIBER OPTIC CABLE ALONG THE SOUTH SIDE OF 44TH AVENUE AND SHOULD BE ACCOMMODATED FOR DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH MANATEE COUNTY IN THE EVENT ANY FIBER OPTIC CABLE NEEDS TO BE RELOCATED.

### ACCESS GATE NOTES

ALL GATES SHALL BE MADE ACCESSIBLE TO EMERGENCY RESPONDERS AND COUNTY PERSONNEL. GATES TO BE CONSTRUCTED IN COMPLIANCE WITH MANATEE COUNTY ORDINANCE 10-19 AND COMPANION AUTOMATIC GATE SYSTEM STANDARDS MEMORANDUM.



- #### EXISTING SITE DATA
- PROPERTY ADDRESS: 30TH ST EAST, BRADENTON FLORIDA 34208, SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18EAST MANATEE COUNTY, FLORIDA
  - MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 1548500329
  - PROJECT AREA: TOTAL 7.89 AC
  - EXISTING ZONING: PD-MU
  - EXISTING LAND USE: GRAZING, CLASS I (0000)
  - FUTURE LAND USE: RES-9
  - FLOOD ZONE: THE SUBJECT PARCEL LIES IN FLOOD ZONE "X" COMMUNITY NO. 120153, MANATEE COUNTY, FLORIDA, DATED AUGUST 10, 2021
  - THERE ARE EXISTING WETLANDS ON SITE.
- #### CHARACTER AND INTENDED USE
- PROPOSED USE: SELF STORAGE
  - MAXIMUM BUILDING HEIGHT: 3 STORIES MAX.
  - FLOOR AREA RATIO (F.A.R.): 109,500 SF / 343,875 SF = 0.319
  - CONSTRUCTION SCHEDULE: MARCH 2024 - MAY 2025
  - REQUIRED OPEN SPACE: 20%  
PROPOSED OPEN SPACE: 28.2%
  - REQUIRED PARKING (MINI WAREHOUSE)  
= 1 STALL PER 50 STORAGE UNITS = 1,000 UNITS / 50 UNITS = 20 STALLS, OR  
= 1 STALL PER 8,000 GFA PLUS 2 FOR MANAGERS OFFICE = 36,500 SF / 8,000 SF + 2 = 24 STALLS  
PROPOSED PARKING = 24 STANDARD STALLS (24 ADA STALLS) & 6 INTERIOR PARKING STALLS = 30 STALLS
  - AREAS, WETLAND AND BUFFERS: 77,537 S.F.  
PERMITS (BLDG & PAV'T): 75,961 S.F.  
FUTURE IMPROVEMENTS (BLDG & PAV'T): 78,800 S.F.  
OPEN SPACE: 97,302 S.F. (28.3%)
  - ZONING SETBACKS:  
STREET YARD (THROUGHFARE): 30'  
STREET YARD (LOCAL STREET): 33'  
SIDE YARD: 15'  
REAR YARD: 20'
  - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
  - ALL INTERNAL ROADWAYS ARE TO BE PRIVATELY OWNED. ALL ROADWAYS ARE ALSO PRIVATE UTILITY EASEMENTS. SUBORDINATE STREETS SHALL BE CONSTRUCTED TO MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORM WATER STANDARDS.

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# AERIAL LOOKING NORTH



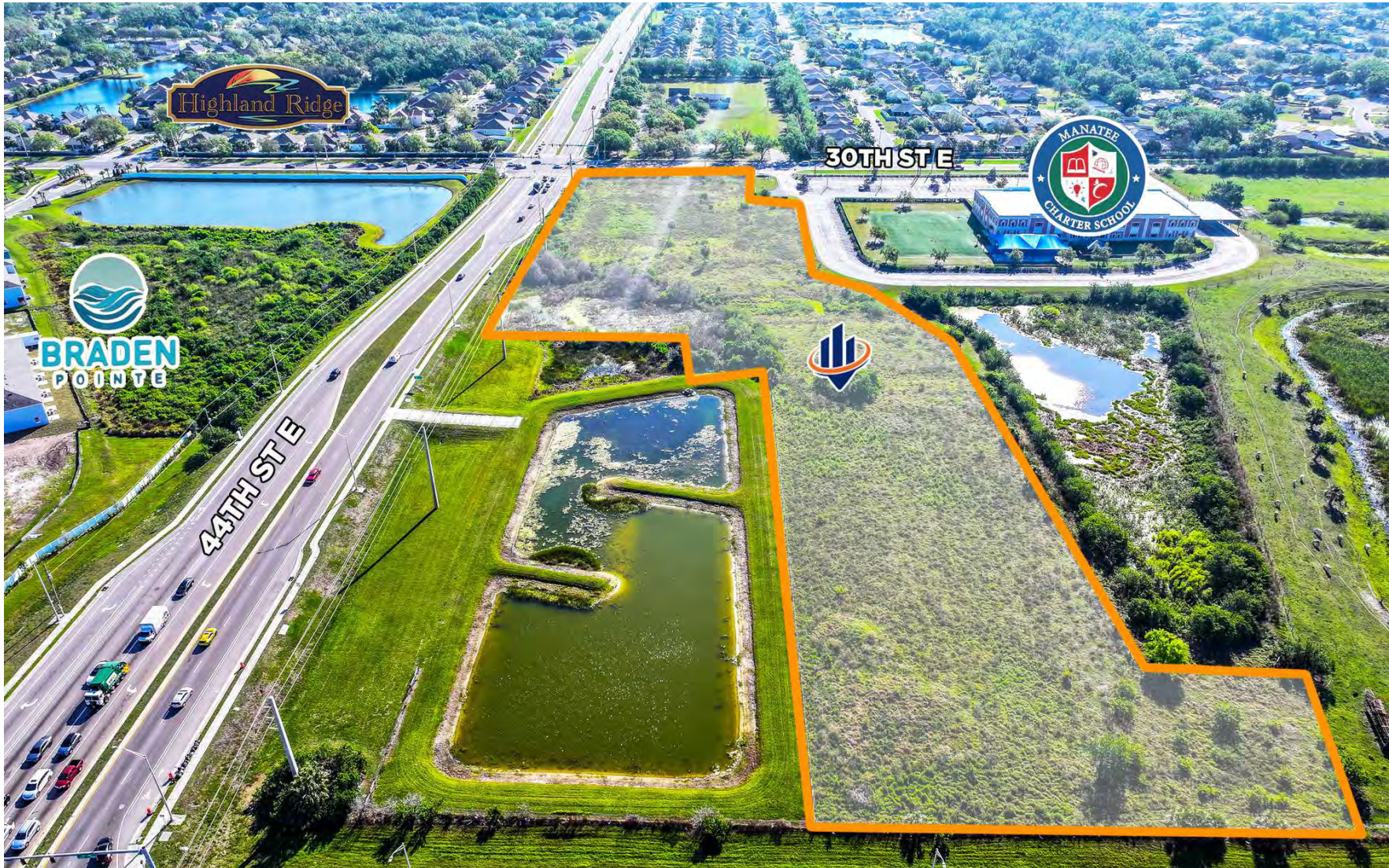
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# AERIAL LOOKING EAST



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AERIAL LOOKING SOUTH



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# AERIAL LOOKING WEST



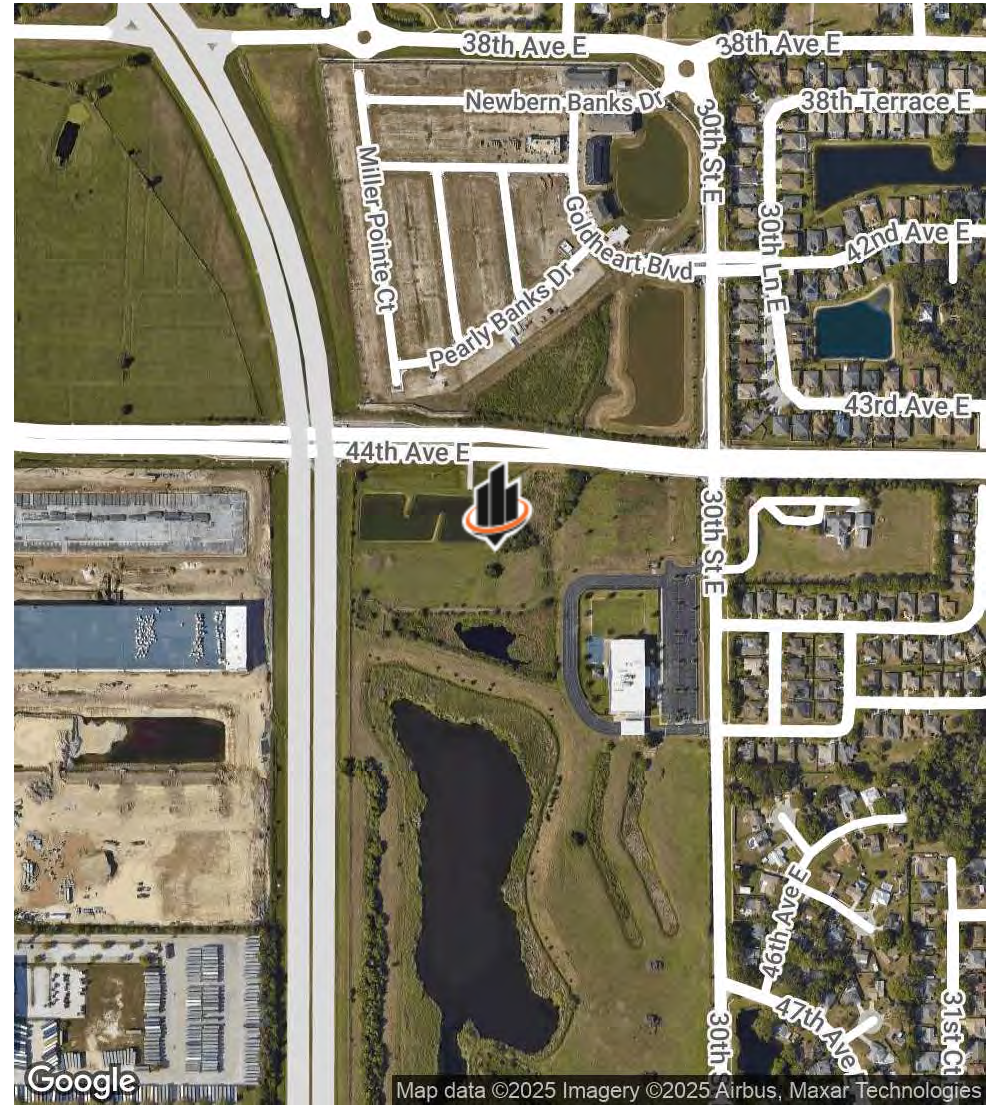
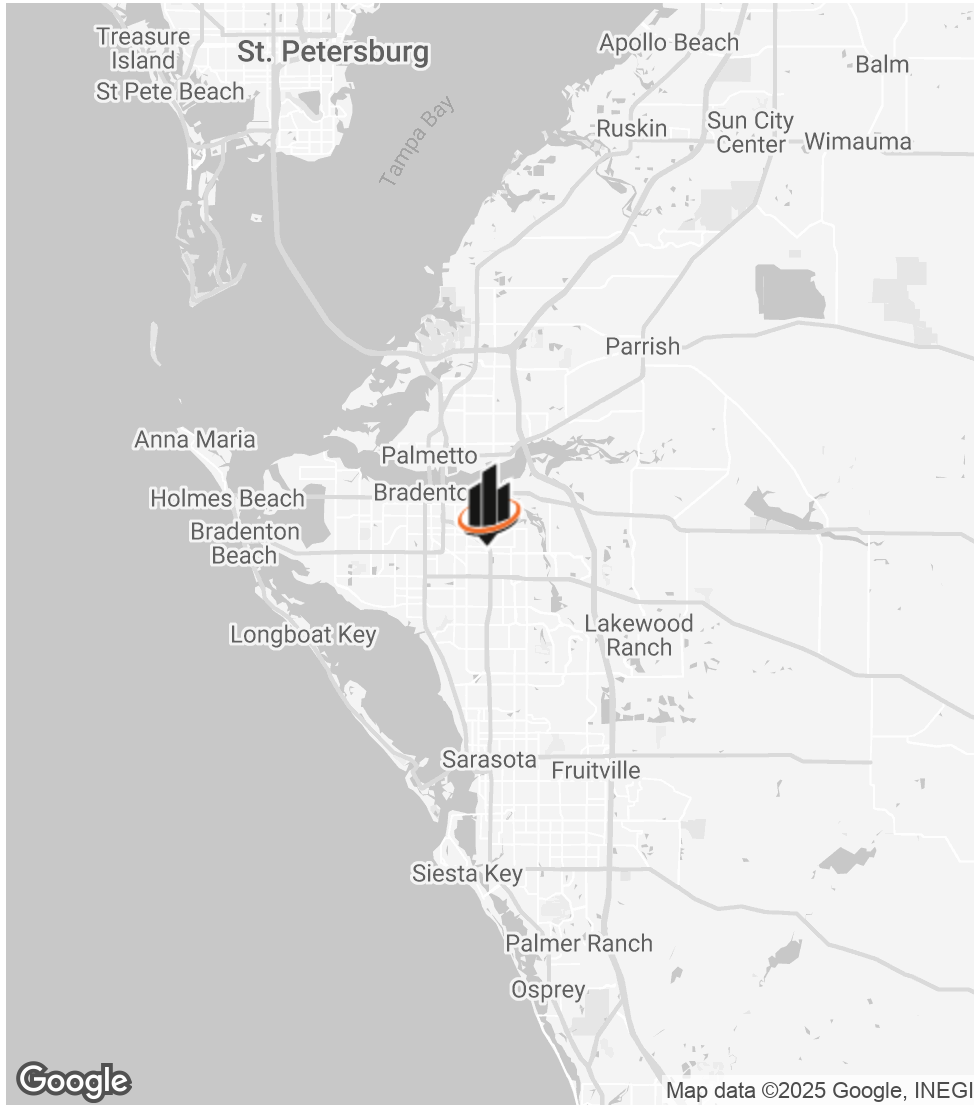
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# LOCATION MAP



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# RETAILER MAP



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## MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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