



IOS: \$3.00 SF



IOS or Retail Pad



0.338 Acres

1240 30th Ave W, Bradenton, FL, 34205

+/- 0.34 Acres in Opportunity Zone
Retail or Industrial Use
IOS / BTS / Ground Lease

Presented by

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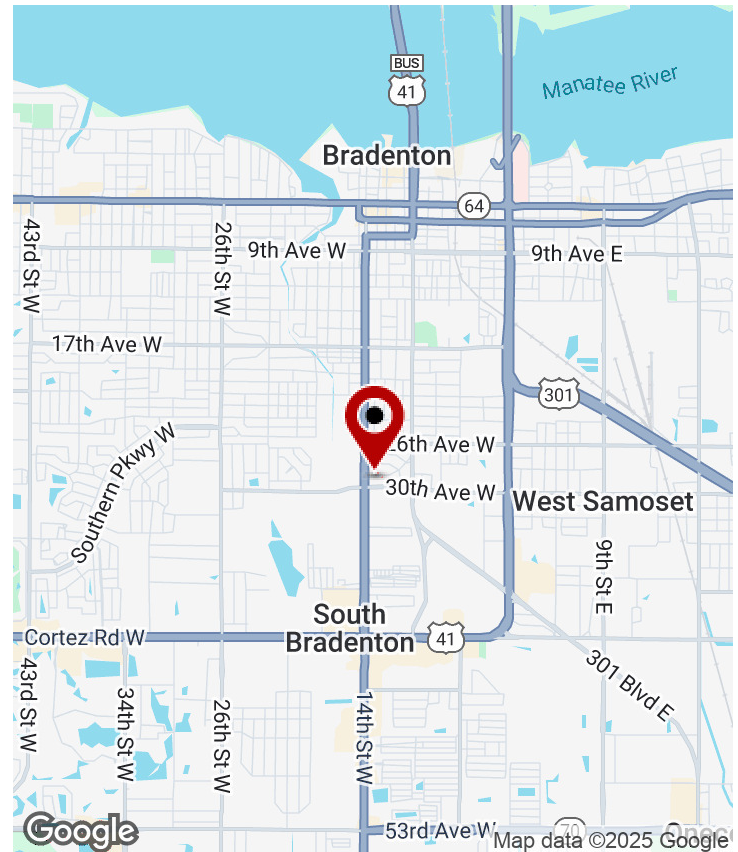
FL #SL3397003

KW Commercial Tampa Central

1208 E Kennedy Blvd, Suite 231

Tampa, FL 33602

EXECUTIVE SUMMARY



Asking Base Rate: IOS: \$3.00/SF BTS: Call for Rate	
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OFFERING SUMMARY

Property Size:	0.338 AC (14,741 SF)
Dimensions:	Approx. 100' x 103'
Zoning:	General Commercial
Market:	Tampa/St Petersburg
Submarket:	Manatee
Nearest Highways:	US-41, I-75, I-275, US-301
Nearest Airport:	Sarasota Bradenton International Airport

PROPERTY OVERVIEW

This Bradenton +/- 0.34 AC vacant land property is being offered as Industrial Outdoor Storage IOS, Build-to-Suit, or Ground Lease. This property is situated in an opportunity zone and located off US-41 (N Tamiami Trail / 14th St W) which has a traffic count exceeding 21,000 VPD. The location offers easy access to US-301, I-275 and I-75 and is close to Downtown Bradenton in the heart of Manatee County.

Perfectly suited for a range of uses, this prime piece of vacant land site offers the flexibility to serve as IOS, automotive, retail, QSR, dispensary, or office/showroom location. With its versatility in allowable uses and high visibility, this site is an excellent choice for businesses seeking a prime location in a bustling commercial area.

PROPERTY HIGHLIGHTS

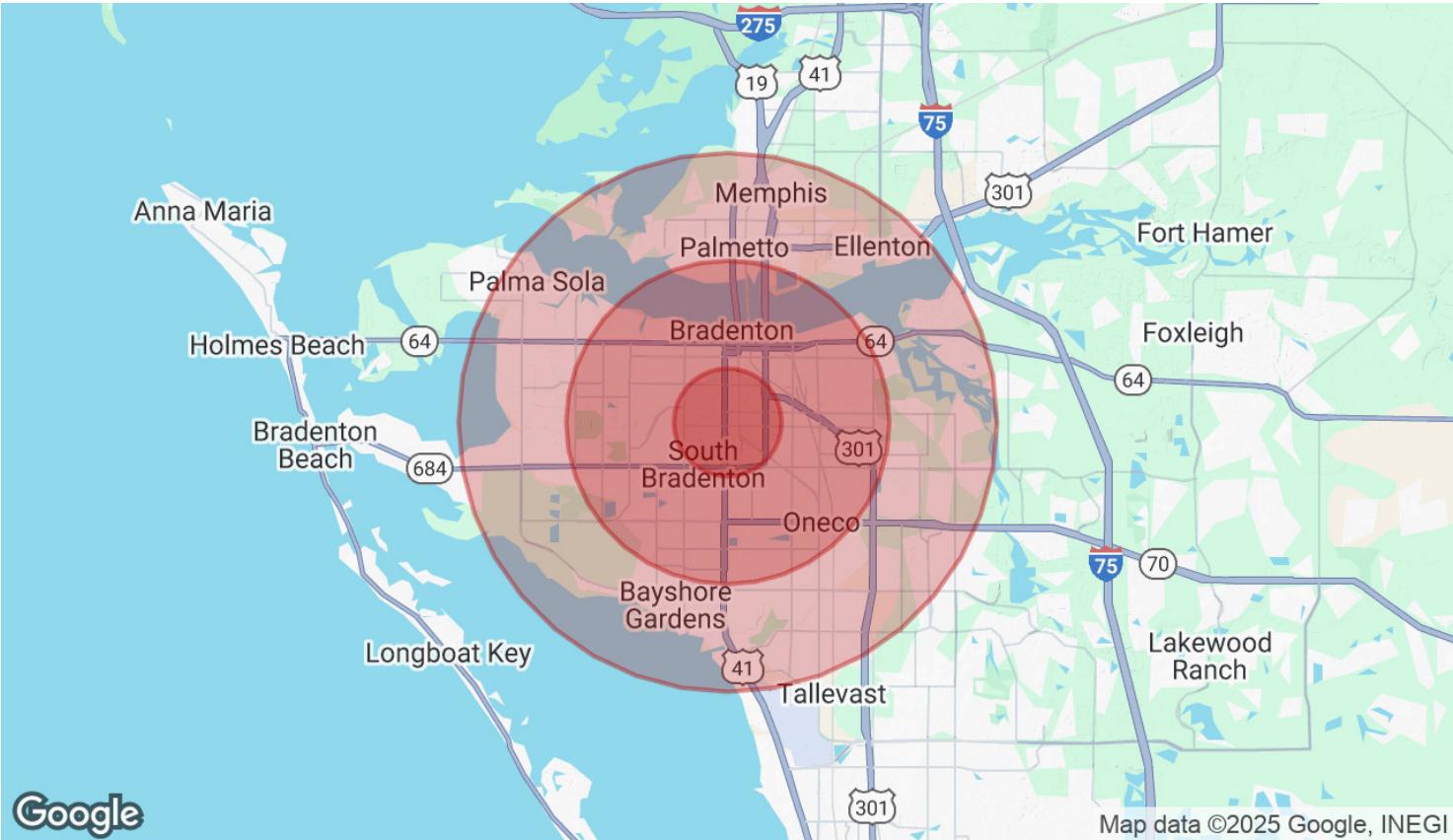
- Available Now for Lease - IOS, BTS or Ground Lease
- +/- 0.34 AC Vacant Land (14,741 SF)
- Ideal for: IOS, Automotive, Retail, QSR, Dispensary, or Office/Showroom
- Fenced with 2 Ingress/Egress Points
- Quick Access to Highways and Interstates
- Zoning: General Commercial (GC) - in Opportunity Zone
- Max. Allowable Bldg. Size: 14,741 SF, up to 29,482 SF (FAR: 1.0 by right, up to 2.0 with bonuses)
- Setbacks: 25' from front, 10' from sides, 15' from rear

RETAILER MAPS



Each Office Independently Owned and Operated





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,494	119,579	213,325
Average Age	43	44	46
Average Age (Male)	41	43	45
Average Age (Female)	44	45	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,392	50,273	90,270
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,406	\$66,333	\$76,099
Average House Value	\$181,921	\$228,897	\$299,497

Demographics data derived from AlphaMap