

FOR SALE OR LEASE

5700 24TH ST E, BRADENTON, FL 34203

ALF / RESIDENTIAL TREATMENT FACILITY



SALE PRICE

\$5,500,000

LEASE RATE

\$40,000/mo+ NNN

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PROPERTY HIGHLIGHTS

- **Land size:** 6.62± AC
- **Building size:** 42,533± SF in seven (7) freestanding buildings. See site plan.
- **Zoning:** PD-R, Permitted uses include residential treatment (psychiatric, drug rehabilitation or assisted living facility)
- **Traffic count:** 37,500 AADT on 53rd Ave E.
- **Utilities:** municipal services available on the property
- **APN/parcel ID:** 18469-0005-6
- **Distance to I-75:** 5.6 miles
- **Fire alarm system/sprinklers:** All buildings are covered by sprinklers
- **Current occupancy:** residential treatment facility (The Crossing Ministries), 90 beds, tenant occupied/ 90 days notice to vacate.
- **Seller financing:** owner may consider
- **Parking lot** has been re-surfaced and the parking lines have been repainted in April of 2026

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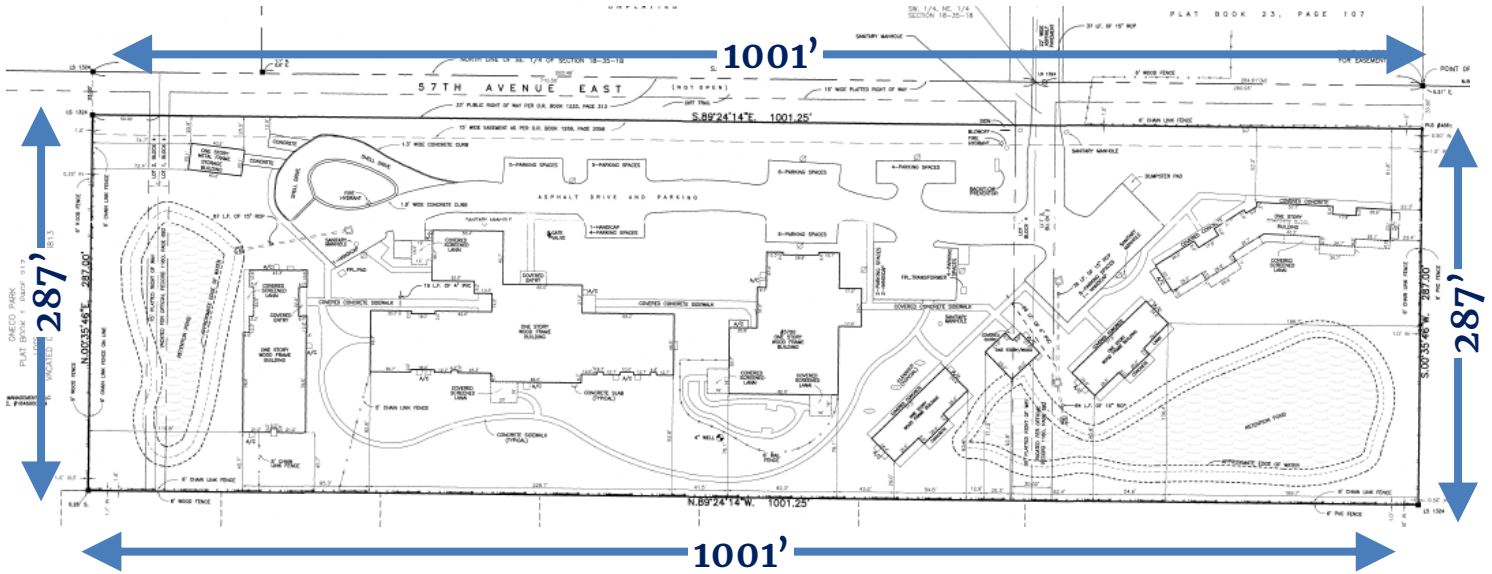
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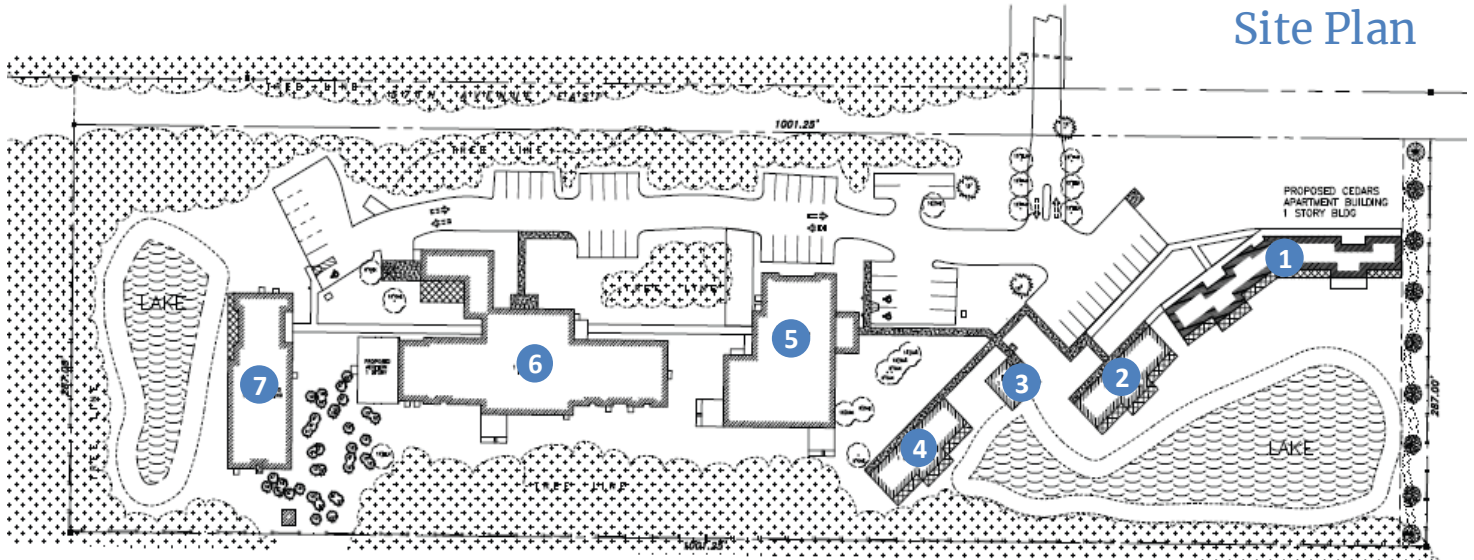


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Property Survey



Site Plan



BUILDING #	NAME
1	Cabanas
2	Cabanas
3	Bungalow
4	Cabanas

BUILDING #	NAME
5	Mermaid Cottage
6	Coral Reef Cottages
7	Dolphin Cottage

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Photo Gallery



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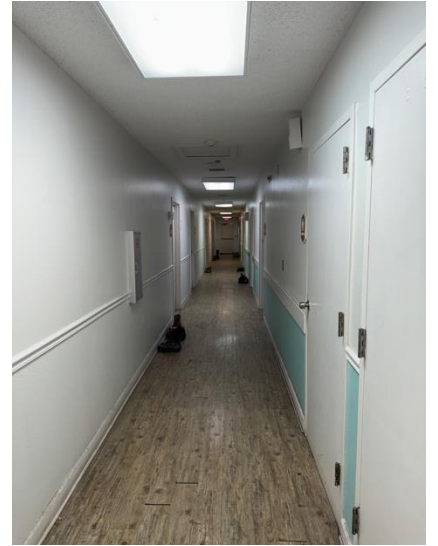


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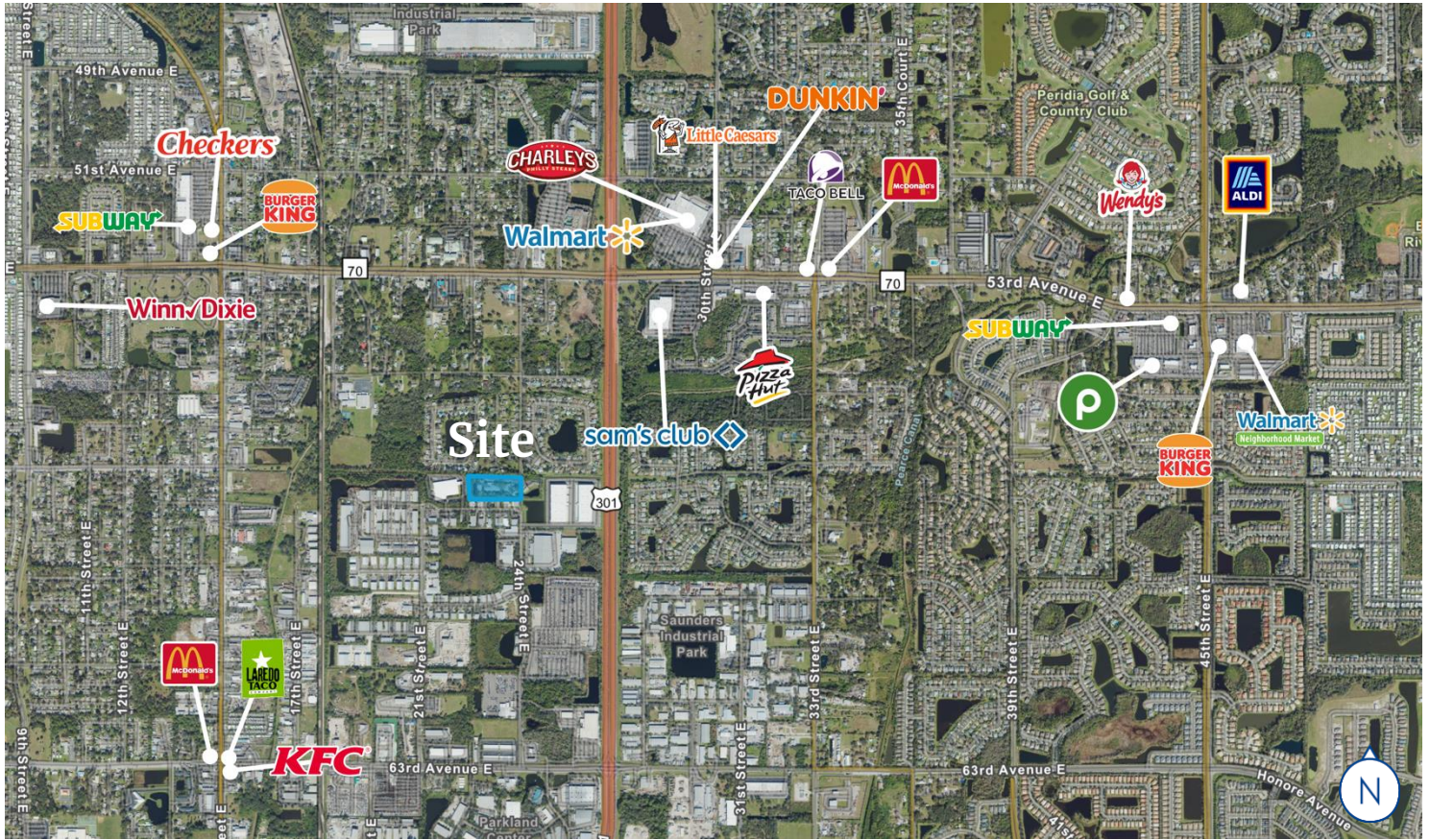
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Property Location



Area Demographics

	2025 Population	2030 Projected Population	2025 Household Income	2030 Household Income
1 mile	5,974	6,194	\$72,162	\$82,531
3 miles	79,542	82,603	\$83,350	\$93,939
5 miles	194,985	203,117	\$89,881	\$99,982

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