



VIDEO

PROPERTY DESCRIPTION

The Sunrise Inn Motel, situated on ± 3 acres along State Route 64, just west of the I-75 off-ramp in Bradenton, Florida, offers a unique and unmatched opportunity for hotel and retail redevelopment. With over 480 feet of frontage on SR 64, this 105-room motel currently generates cash flow and provides exceptional potential for repositioning or redevelopment.

Strategically located just across I-75 from the Heritage Harbour community and within close proximity to Lakewood Ranch—one of the largest and fastest-growing master-planned communities. This area boasts a thriving commercial corridor, anchored by major national retailers such as Costco, Whole Foods, Walmart and Target, along with popular restaurants like Cracker Barrel, Outback Steakhouse, Millers Ale House and Gecko's Grill & Pub.

With its unparalleled visibility and accessibility from both I-75 and SR 64, this property benefits from the high-volume traffic generated by the busy corridor, making it a standout choice for developers looking to create a landmark project. Whether envisioning a modern hotel, mixed-use retail, or a combination of both, this site is perfectly positioned to thrive in one of the most dynamic and rapidly evolving markets.

OFFERING SUMMARY

Sale Price:	Price Upon Request
Number of Rooms:	105
Lot Size:	3.065 Acres
Building Size:	34,032 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,342	15,647	55,452
Total Population	5,615	34,998	135,409
Average HH Income	\$95,727	\$108,868	\$105,073

**SUNRISE INN MOTEL
HOSPITALITY OFFERING**

668 67TH STREET CIR E, BRADENTON, FL



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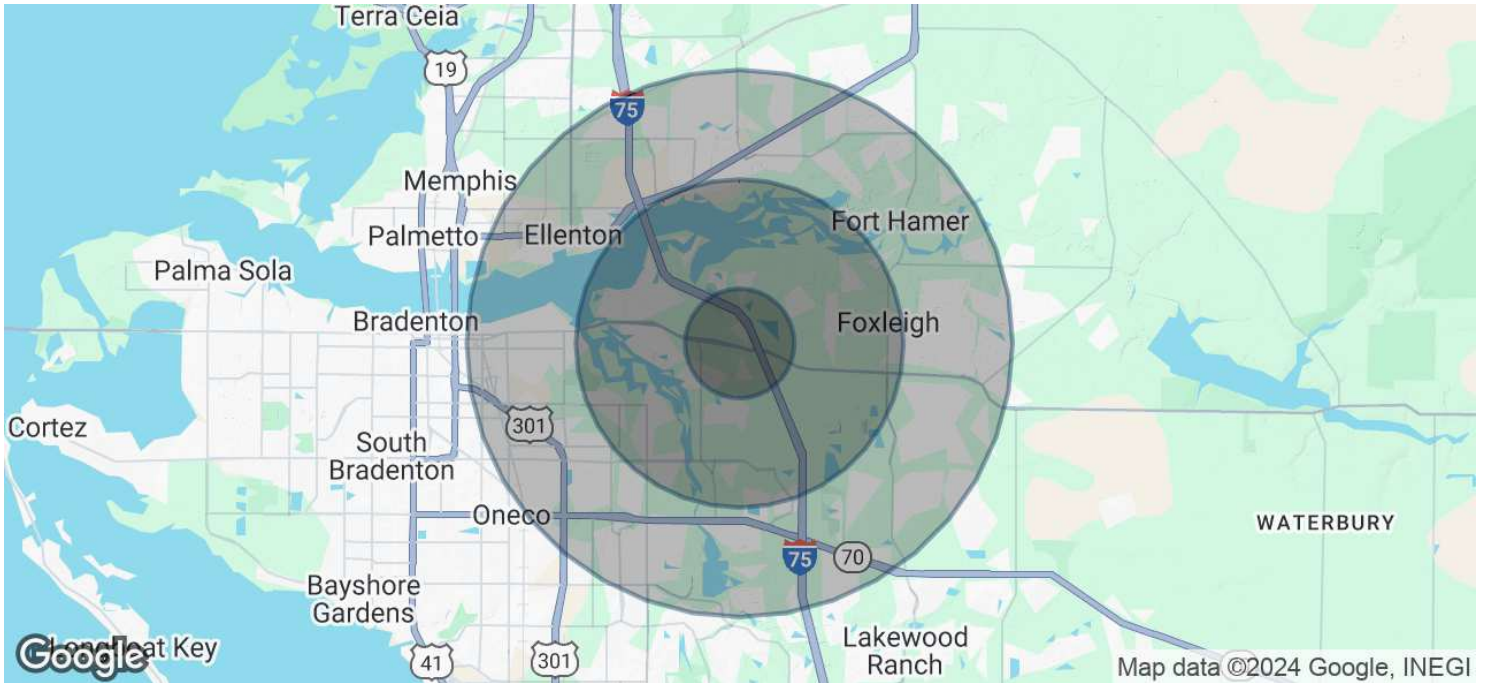
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**SUNRISE INN MOTEL
HOSPITALITY OFFERING**

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,615	34,998	135,409
Average Age	39	49	46
Average Age (Male)	39	48	46
Average Age (Female)	39	49	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,342	15,647	55,452
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$95,727	\$108,868	\$105,073
Average House Value	\$416,855	\$486,277	\$420,608

Demographics data derived from AlphaMap



MELINDA GARRETT

Commercial Advisor

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PROFESSIONAL BACKGROUND

Melinda Garrett has been immersed in the commercial real estate sector since early 2012, fueled by a combination of skills and a profound passion for the industry.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors and lenders. She specialized in the valuation and assessment of commercial properties, employing in-depth analysis techniques to determine accurate market values for various types of real estate assets.

Throughout her career, Melinda has honed exceptional customer service skills, coupled with a strong work ethic and a vibrant personality, which have been key in fostering and nurturing essential relationships. Her unwavering commitment to client satisfaction is evident through her emphasis on open communication, transparency, and integrity in all engagements.

Leveraging her comprehensive expertise and local market knowledge, she ensures that every transaction is not only successful but also maximizes profitability. To maintain her competitive edge, she remains diligently informed about the latest market trends and their implications on the commercial real estate landscape in Sarasota and Manatee counties.

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