



+/- 50K DAILY TRAFFIC COUNT

5004 SR 64 E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	848	2,982
Total Population	513	1,859	6,530
Average HH Income	\$55,990	\$60,065	\$64,582



For More Information

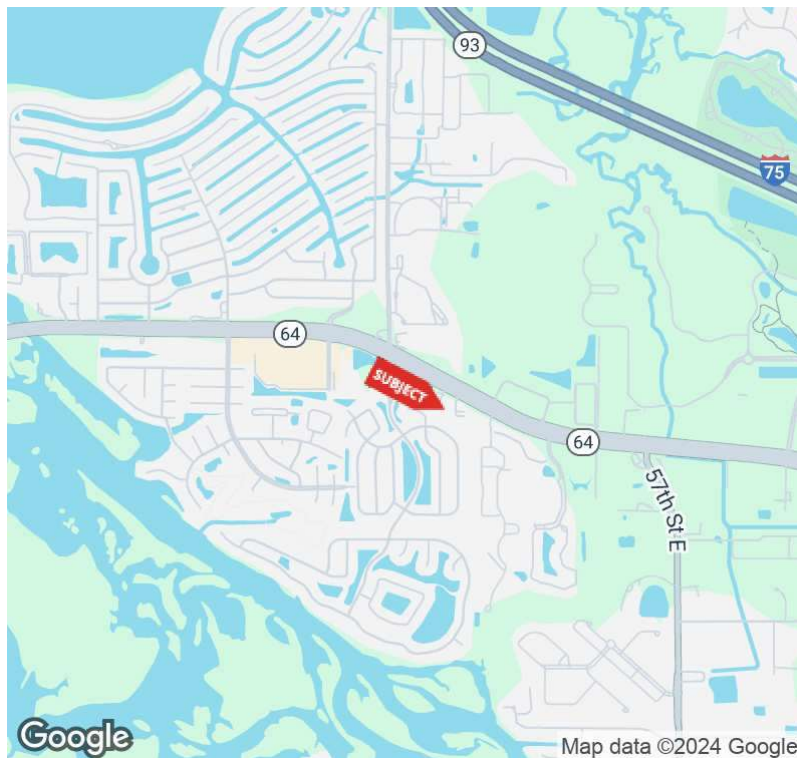
ADAM DOAK

Commercial Realtor

941 923 0535 x304

adoak@americanpropertygroup.com

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OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	1.8 Acres
Price / Acre:	\$832,778
Zoning:	SCC

PROPERTY OVERVIEW

Site includes over 78,000 SF of land with utilities to the property! Located on busy SR 64 with approx. 50,000 cars passing this location daily! Just miles from I-75 and Lakewood Ranch and only minutes east of Downtown Bradenton. This +/- 1.8 acres is surrounded by other businesses like Publix, Home Depot, Class A Medical Facilities and many credit tenants in this fast growing area. An abundance of uses can go here per the City of Bradenton Zoning chart for SCC including retail, medical, office, vet, auto, construction services, storage, and much more!

*Site has an Eagle's nest located towards Manatee Ave. Please see the survey and proposed construction with nest location and buildable area.

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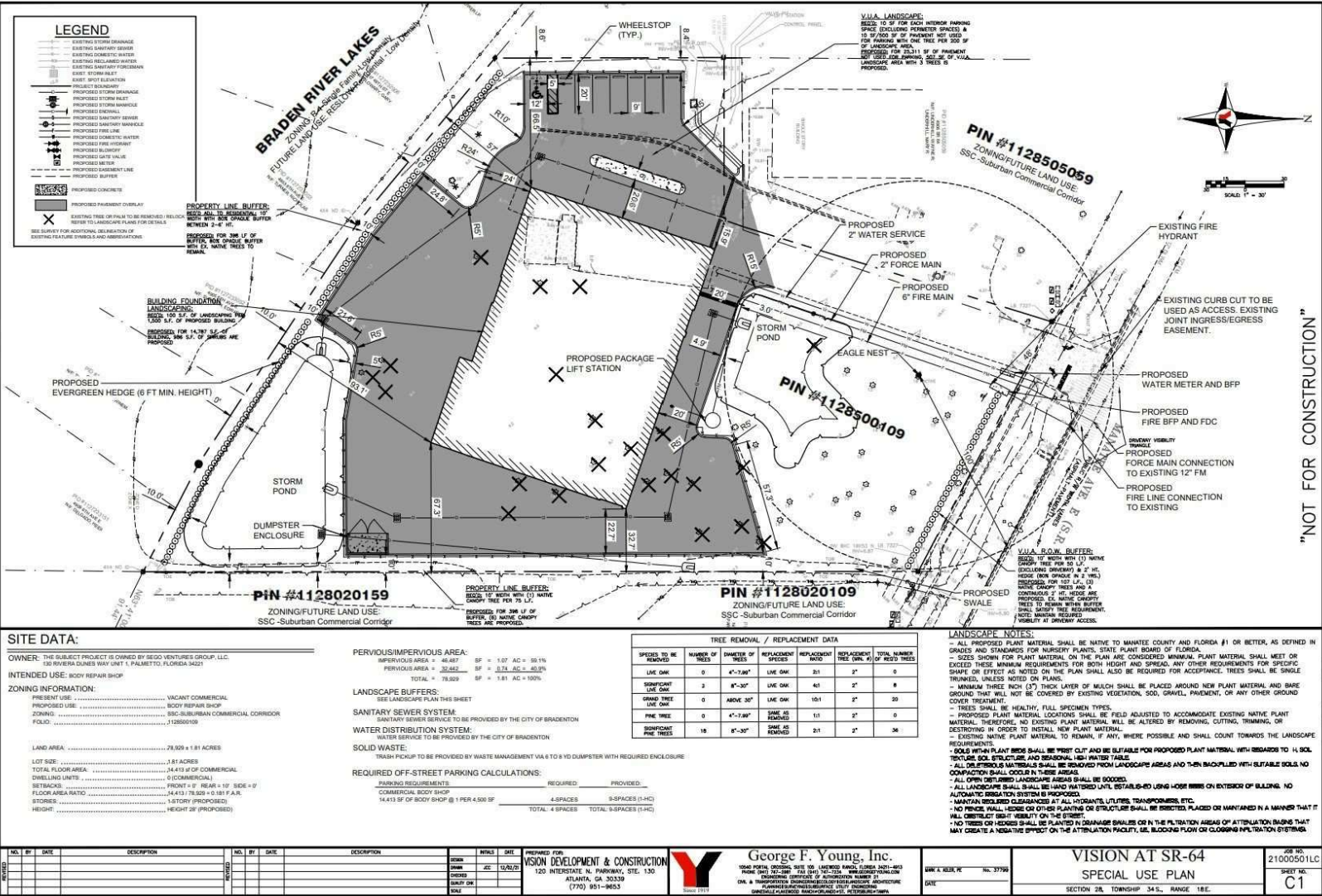


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

VISION DEVELOPMENT AND CONSTRUCTION



SITE DATA:

OWNER: THE SUBJECT PROJECT IS OWNED BY SSC2 VENTURES GROUP, LLC, 130 RIVERA DUNES WAY UNIT 1, PALMETTO, FLORIDA 34221

INTENDED USE: BODY REPAIR SHOP

ZONING INFORMATION:
 PRESENT USE: VACANT COMMERCIAL
 PROPOSED USE: BODY REPAIR SHOP
 ZONING: SSC-SUBURBAN COMMERCIAL CORRIDOR
 FOLI#: 173885010

LAND AREA: 78,928 ± 1.81 ACRES
 LOT SIZE: 1.51 ACRES
 TOTAL FLOOR AREA: 14,413 SF OF COMMERCIAL
 DWELLING UNITS: 0 (COMMERCIAL)
 SETBACKS: FRONT = 0' REAR = 10' SIDE = 0'
 FLOOR AREA RATIO: 14.413 / 78,928 = 0.181 F.A.R.
 STORES: 1 STORY (PROPOSED)
 HEIGHT: HEIGHT 20' (PROPOSED)

PERVIOUS/IMPERVIOUS AREA:
 IMPERVIOUS AREA = 46,487 SF = 1.07 AC = 59.1%
 PERVIOUS AREA = 32,441 SF = 0.74 AC = 40.9%
 TOTAL = 78,928 SF = 1.81 AC = 100%

LANDSCAPE BUFFERS:
 SEE LANDSCAPE PLAN SHEET

SANITARY SEWER SYSTEM:
 SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF BRADENTON

WATER DISTRIBUTION SYSTEM:
 WATER SERVICE TO BE PROVIDED BY THE CITY OF BRADENTON

SOLID WASTE:
 TRASH PICKUP TO BE PROVIDED BY WASTE MANAGEMENT VAS TO A 10 YD DUMPSTER WITH REQUIRED ENCLOSURE

REQUIRED OFF-STREET PARKING CALCULATIONS:

PARKING REQUIREMENTS	REQUIRED	PROVIDED
COMMERCIAL BODY SHOP	14,413 SF OF BODY SHOP @ 1 PER 4,500 SF	4 SPACES
		9 SPACES (1-HC)
	TOTAL 4 SPACES	TOTAL 9 SPACES (1-HC)

TREE REMOVAL / REPLACEMENT DATA						
SPECIES TO BE REMOVED	NUMBER OF TREES	DIAMETER OF TREES	REPLACEMENT SPECIES	REPLACEMENT HAZARD	REPLACEMENT TREE (MIN. #)	TOTAL NUMBER OF REQ'D TREES
LIVE OAK	0	4"-7.99"	LIVE OAK	201	2"	0
SHADYBROOK LIVE OAK	2	8"-30"	LIVE OAK	401	2"	8
GRAND PINE LIVE OAK	0	ABOVE 30"	LIVE OAK	101	2"	30
PINE TREE	0	4"-7.99"	SAME AS REMOVED	11	2"	0
SIGNIFICANT PINE TREES	18	8"-30"	SAME AS REMOVED	21	2"	36

LANDSCAPE NOTES:

- ALL PROPOSED PLANT MATERIAL SHALL BE NATIVE TO MANATEE COUNTY AND FLORIDA #1 OR BETTER, AS DEFINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE BOARD OF FLORIDA.
- SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE CONSIDERED MINIMUM. PLANT MATERIAL SHALL MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. TREES SHALL BE SINGLE TRUNKED, UNLESS NOTED ON PLANS.
- MINIMUM THREE INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOO, GRAVEL, PAVEMENT, OR ANY OTHER GROUND COVER TREATMENT.
- TREES SHALL BE HEALTHY, FULL SPECIMEN TYPES.
- PROPOSED PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING NATIVE PLANT MATERIAL. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING, OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- EXISTING NATIVE PLANT MATERIAL TO REMAIN, IF ANY, WHERE POSSIBLE AND SHALL COUNT TOWARDS THE LANDSCAPE REQUIREMENTS.
- SOLID WASTE PLANT BEDS SHALL BE FIRST CUT AND BE SUITABLE FOR PROPOSED PLANT MATERIAL WITH REGARD TO 1/4 SOIL TESTING, SOIL STRUCTURE AND SEASONAL, HIGH-WATER TABLE.
- ALL DISTURBED MATERIALS SHALL BE REMOVED FROM LANDSCAPE AREAS AND THEN BACKFILLED WITH SUITABLE SOIL. NO COMPACTION SHALL OCCUR IN THESE AREAS.
- ALL OPEN DISTURBED LANDSCAPE AREAS SHALL BE SOODED.
- ALL LANDSCAPE SHALL BE HAND WATERED UNTIL ESTABLISHED USING HOSE BIBBS ON EXTERIOR OF BUILDING. NO AUTOMATIC IRRIGATION SYSTEM IS PROPOSED.
- MAINTAIN SUFFICIENT CLEARANCES AT ALL HYDROCARBON UTILITIES, TRANSFORMERS, ETC.
- NO FENCE WALL, EDGE OF OTHER PLANTING OR STRUCTURE SHALL BE ERRECTED, PLACED OR MAINTAINED IN A MANNER THAT IT WILL OBSTRUCT SIGHT VISIBILITY ON THE STREET.
- NO TREES OR HEDGES SHALL BE PLANTED IN DRAINAGE SWALES OR IN THE FILTRATION AREAS OF ATTENTION BASINS THAT MAY CREATE A NEGATIVE IMPACT ON THE ATTENTION FACILITY, USE, BLOODING FLOW OR CLOSING INFILTRATION SYSTEMS.

NO.	BY	DATE	DESCRIPTION

PREPARED FOR:
VISION DEVELOPMENT & CONSTRUCTION
 120 INTERSTATE N. PARKWAY, STE. 130
 ATLANTA, GA 30339
 (770) 951-9653

George F. Young, Inc.
 1540 PINE CREEK DRIVE, SUITE 100, WESLEY CHURCH, FLORIDA 32789
 PHONE (904) 967-7899 FAX (904) 967-7898 WWW.GEORGEFYOUNG.COM
 ONE & ONLY LICENSED CONTRACTOR OF LANDSCAPE ARCHITECTURE
 PLANNING/SURVEYING/ENGINEERING/DESIGN/CONSTRUCTION
 QUALITY ASSURANCE/INTERIOR/EXTERIOR ARCHITECTURE

VISION AT SR-64
SPECIAL USE PLAN

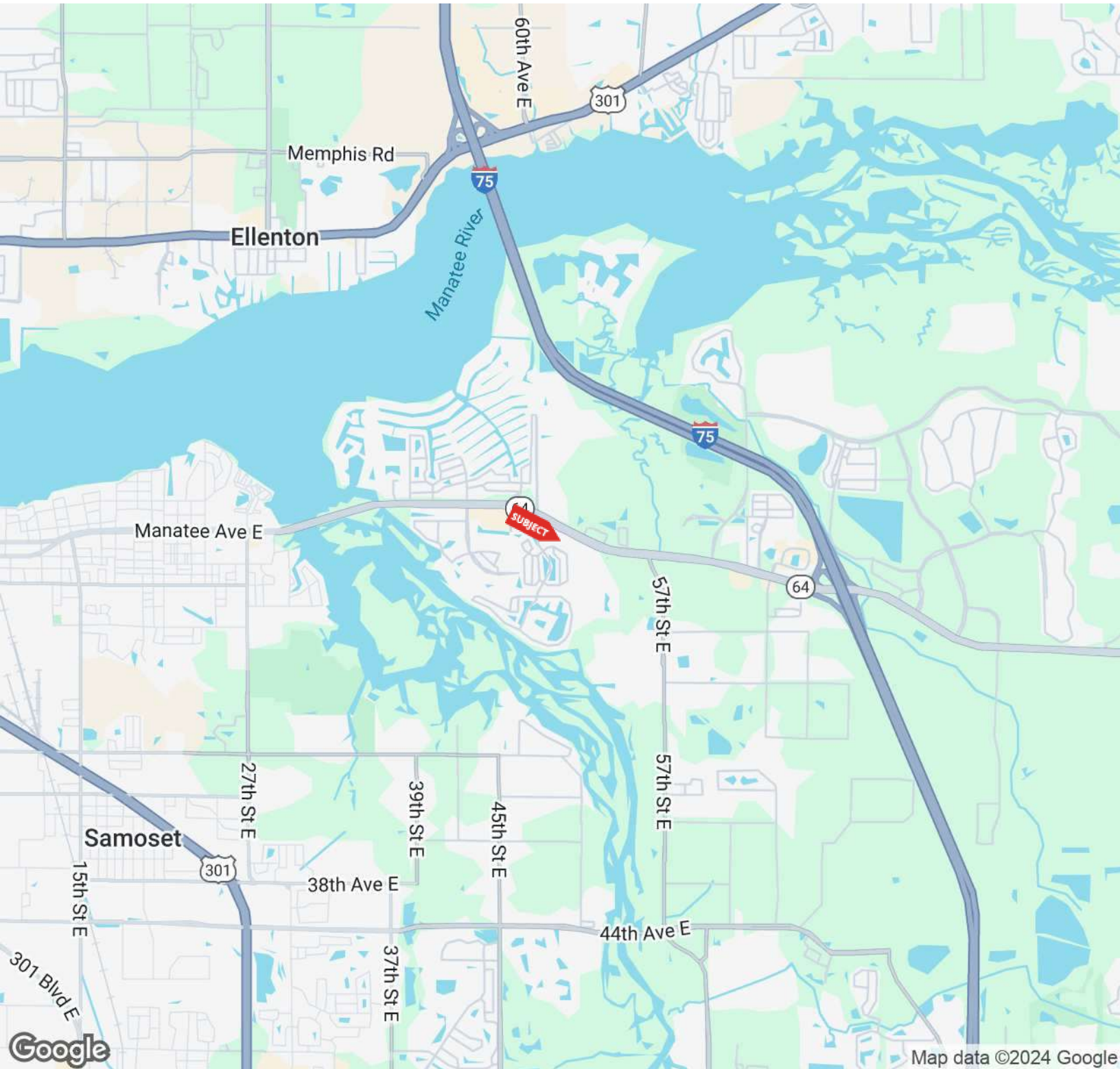
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 SECTION 28, TOWNSHIP 34 S., RANGE 18 E.

JOB NO. 210005011C
 SHEET NO. C1

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