

**+/- 50K DAILY  
TRAFFIC COUNT**

5004 SR 64 E  
BRADENTON, FLORIDA 34208

**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  
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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.

## PROPERTY HIGHLIGHTS

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



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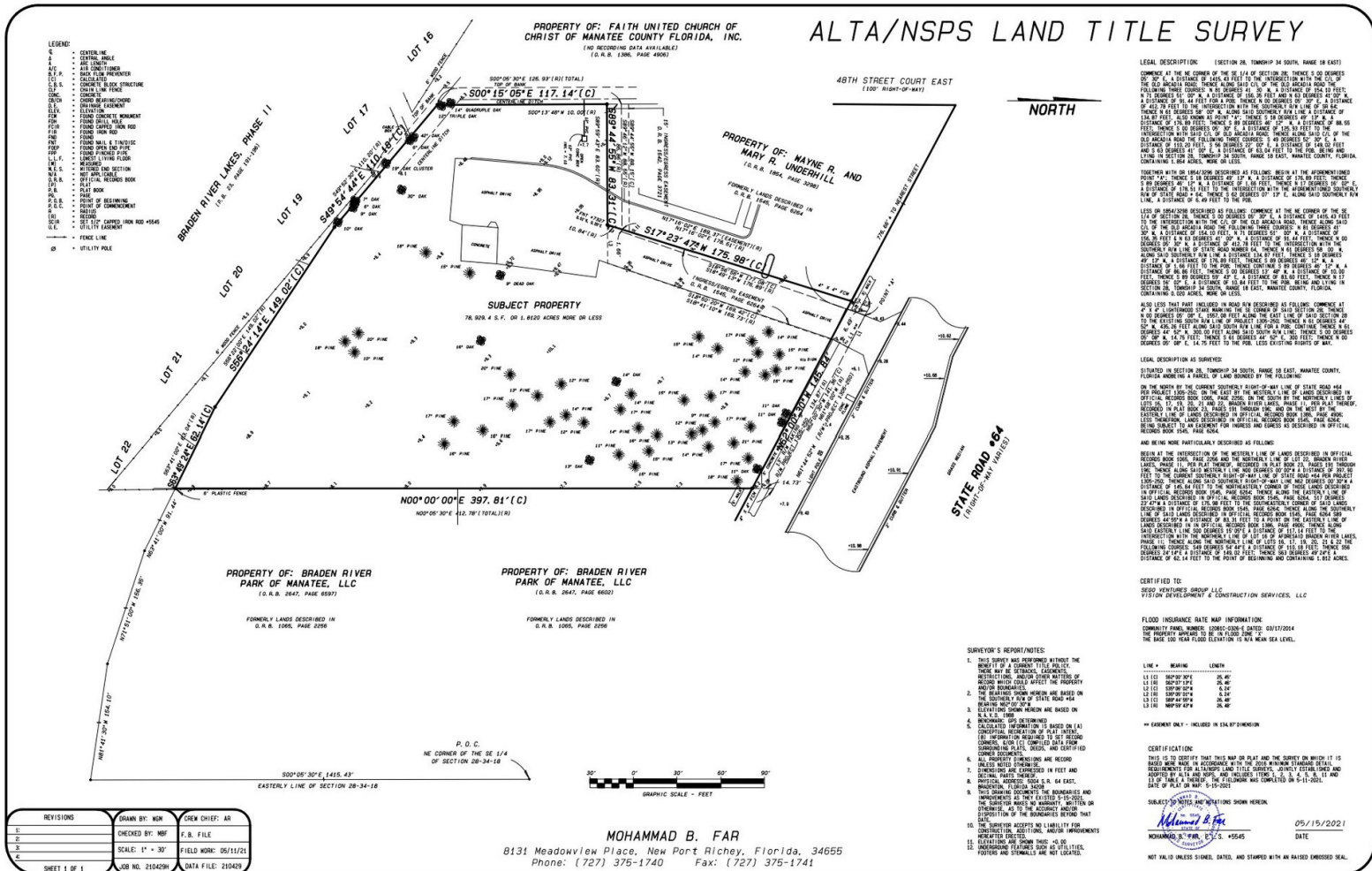
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# PRIOR SURVEY

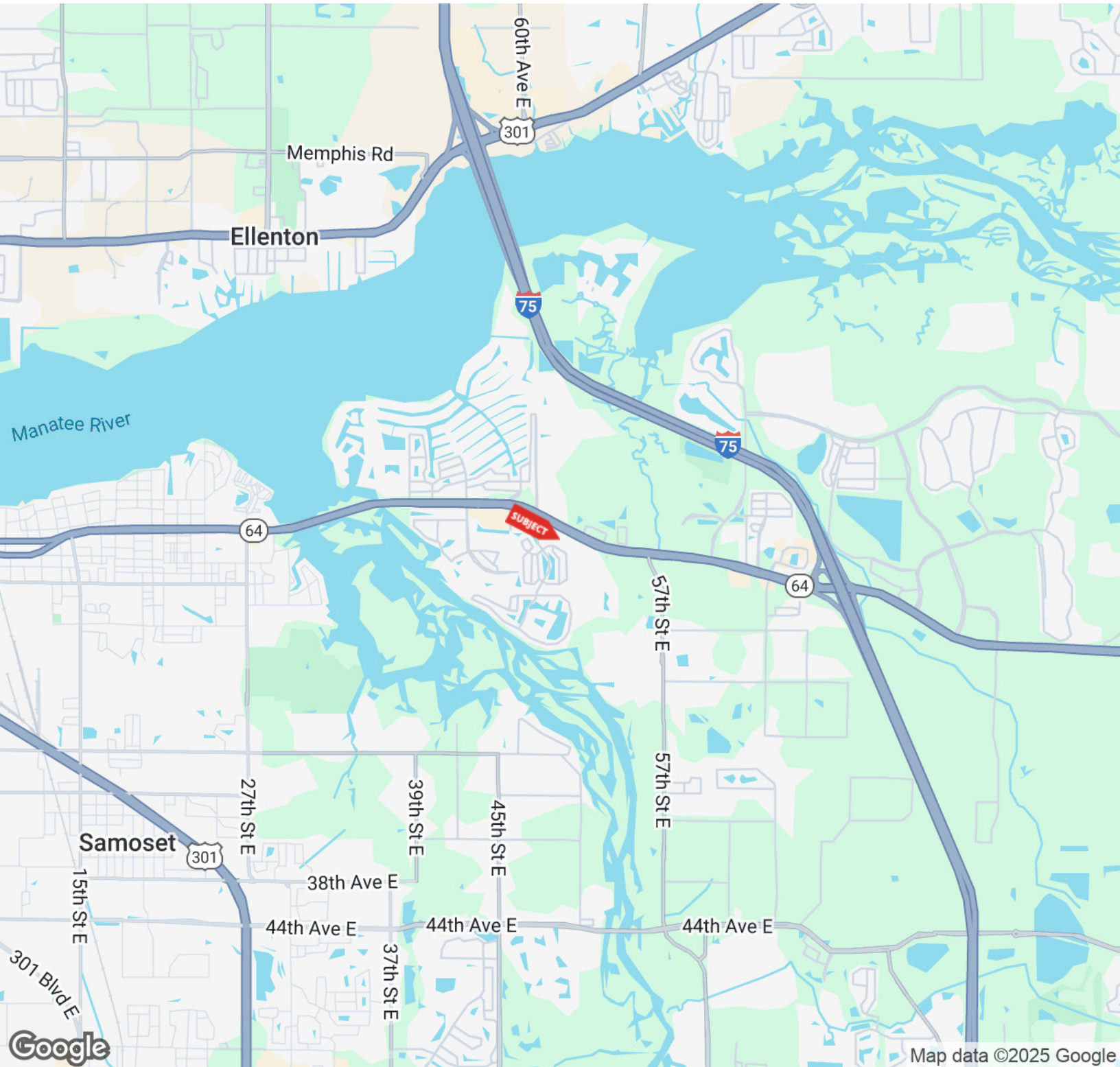






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