

Available For Ground Lease or Build-to-Suit

SR-64 & Pope Rd. | Bradenton, FL



Peace Presbyterian Church-PC(USA)

SITE

64

36,000 VPD

CHRIS STEWART
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WHITE



For Lease

SR-64 & Pope Rd.
Bradenton, FL

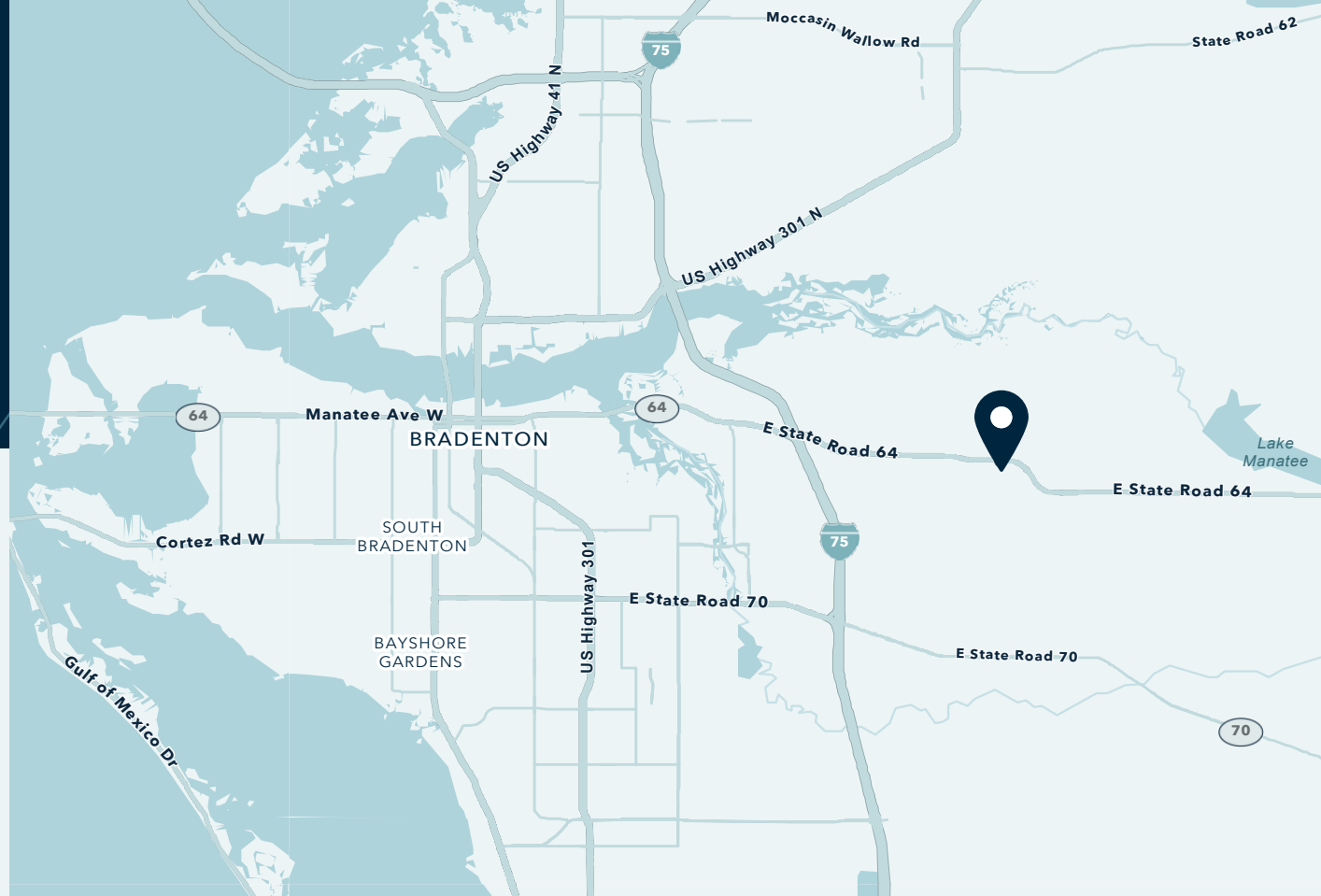
Property Specifications

SIZE

3.25 AC

ZONING

PD-MU (Planned Development –
Mixed Use)



About the Property

- 3.25 acre retail development fronting 294 new multi-family units
- Available for ground lease or build-to-suit
- Excellent visibility and frontage along SR-64
- Conveniently located 3.25 miles east of I-75
- Positioned between two Publix locations – less than 1.5 miles apart from each other
- Surrounded by national retailers including Whole Foods, Costco and Target

Traffic Counts

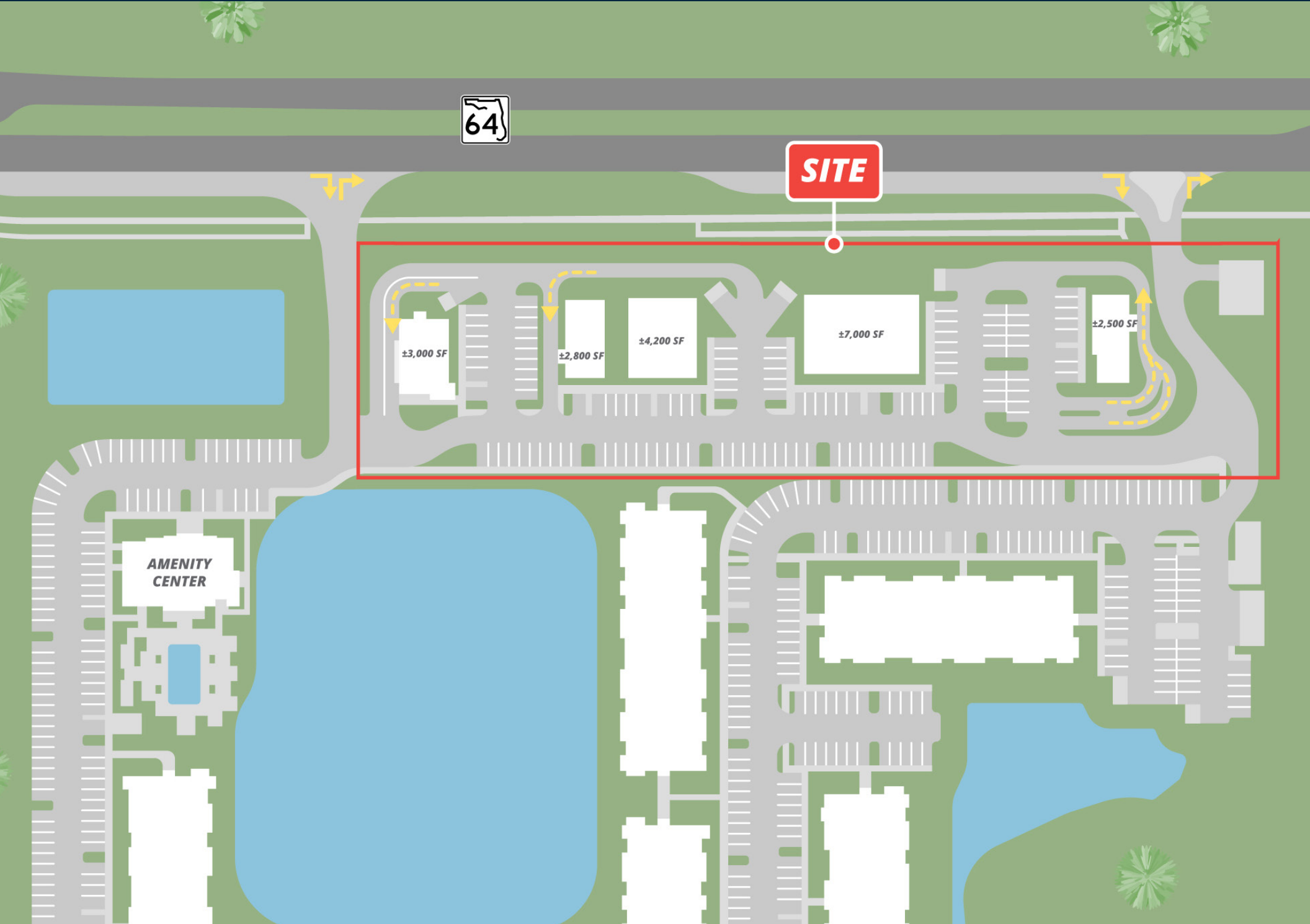
E. State Rd. 64	36,000 VPD
Rye Rd.	16,000 VPD

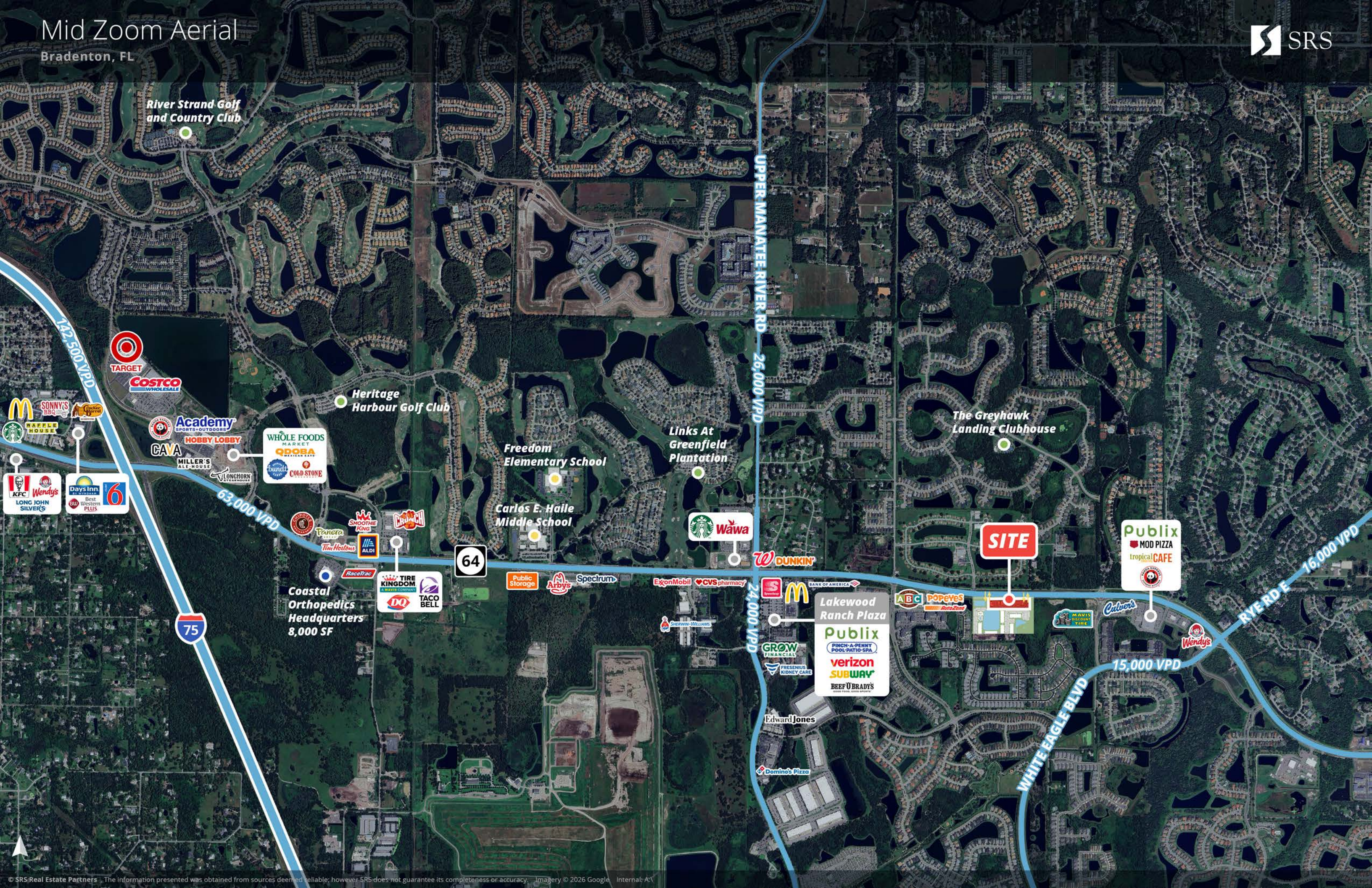
Source: FDOT

Join these Retailers



CHRIS STEWART
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River Strand Golf and Country Club

UPPER MANATEE RIVER RD 26,000 VPD

142,500 VPD

63,000 VPD

RYE RDE 16,000 VPD

15,000 VPD

WHITE EAGLE BLVD



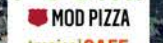
Heritage Harbour Golf Club

Freedom Elementary School

Links At Greenfield Plantation

The Greyhawk Landing Clubhouse

Carlos E. Haile Middle School



Coastal Orthopedics Headquarters
8,000 SF



Edward Jones





64

75

70

SITE

Target
Costco Wholesale
QDOBA
Academy Sports + Outdoors
Whole Foods Market
Proposed
Miller's Ale House
Hobby Lobby
Black Rifle Coffee Company
First Watch
Bundt
Portillo's
Cold Stone
CAVA

Braden River Plaza
Tractor Supply Co
Dollar Tree
Outback Steakhouse
Plato's
Applebee's
Wendy's
KFC

The Haberdashery
Mami's
Tropical Cafe
Burger King
Long John Silver's
Wendy's
KFC

McDonald's
Subway
Waffle House
Sonny's BBQ
Starbucks
Quality Inn
Days Inn

ALDI
Tim Hortons
Panera
Smoothie King

Tire Kingdom
DQ
Taco Bell

Lakewood Ranch Plaza
Publix
McDonald's
Verizon
Subway
Beef 'O Brats

Publix
MOD PIZZA
tropical CAFE
Calver's

Creekwood Crossing
Lowes
bealls
Bealls Florida
Sky Zone
Dollar Tree
Starbucks
Bob Evans
Freddy's

Lakewood Walk
Publix
McDonald's
Subway
Smoothie King
Starbucks
Wendy's

Publix
McDonald's
Wendy's

Lockwood Commons
Publix
Pet Supermarket
ACE
First Watch
CVS Pharmacy
Smoothie King
Subway

Walmart
GNC
FAS
Calver's

First Watch
Dunkin'
Pizza Hut
Wawa
Taco Bell
R. Dan Nolan Middle School
Gilbert W McNeal Elementary School



Area Snapshot

1 MILE

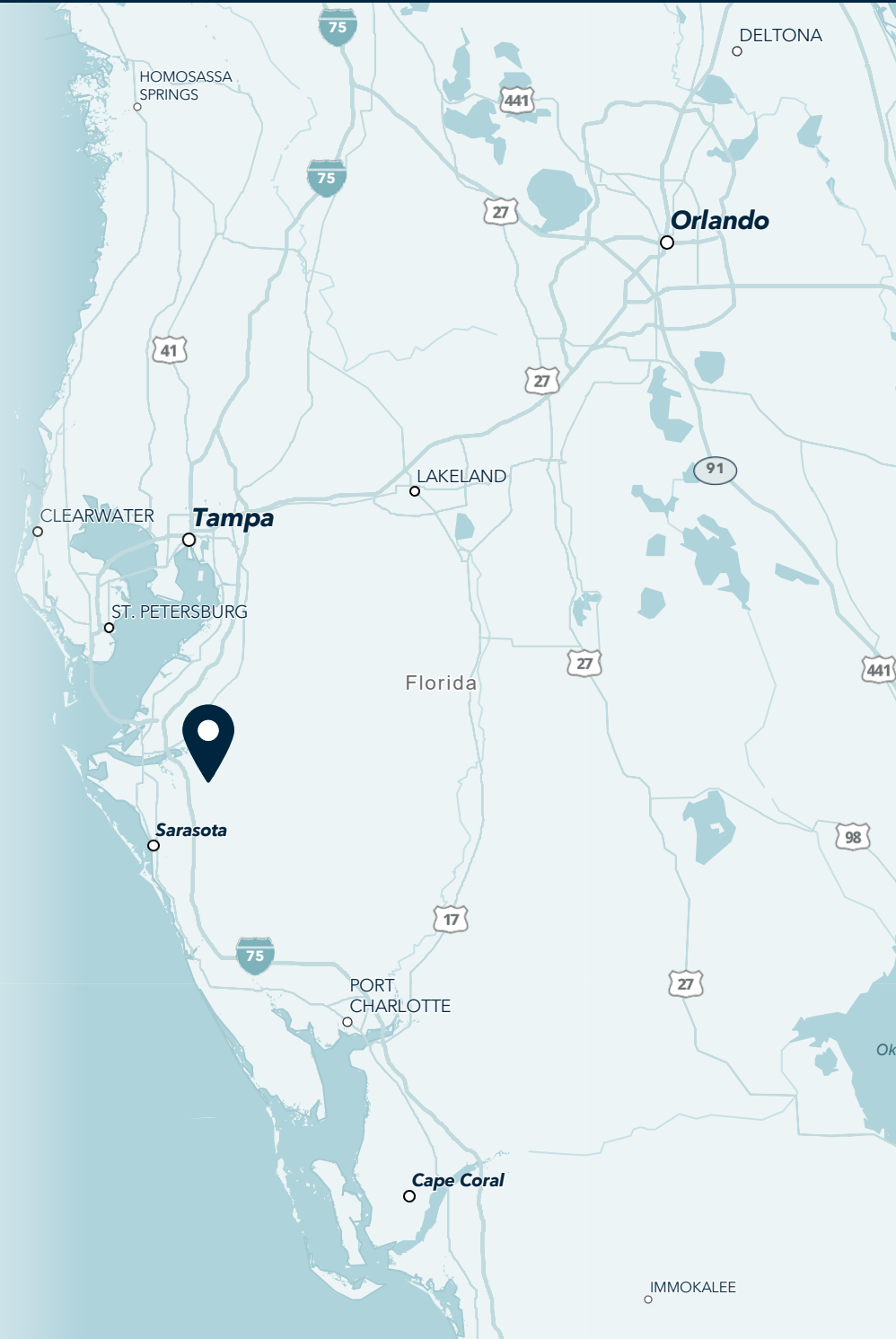
7,167 Population	5,614 Total Daytime Population	\$195,398 Average Household Income	2,634 Total Households
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3 MILES

42,667 Population	35,409 Total Daytime Population	\$179,632 Average Household Income	16,716 Total Households
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5 MILES

93,421 Population	77,239 Total Daytime Population	\$169,326 Average Household Income	38,566 Total Households
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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