

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

4223 53rd Ave E, Bradenton, FL 34203



PROPERTY OVERVIEW

Exceptional visibility and exposure on highly traveled 53rd Avenue E, with an average annual daily traffic count (AADT) of 33,000 vehicles. This strategically located site sits adjacent to Wendy's and directly across from a Publix-anchored shopping center featuring national retailers including Starbucks, First Watch, and Chase Bank.

Surrounded by established retail, dining, and financial services, the property benefits from strong consumer traffic, outstanding accessibility, and excellent demographics, making it an ideal location for retail, restaurant, medical, office, or service-oriented development.

PROPERTY SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$95,400 per year (Ground)
Available SF:	24,450 SF
Lot Size:	0.56 Acres
Zoning:	GC
Price / SF:	\$52.97



GEORGE BRUSCO, CCIM

941.809.6905

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REAL ESTATE
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

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ADDITIONAL PHOTOS

Prime Commercial Development Opportunity

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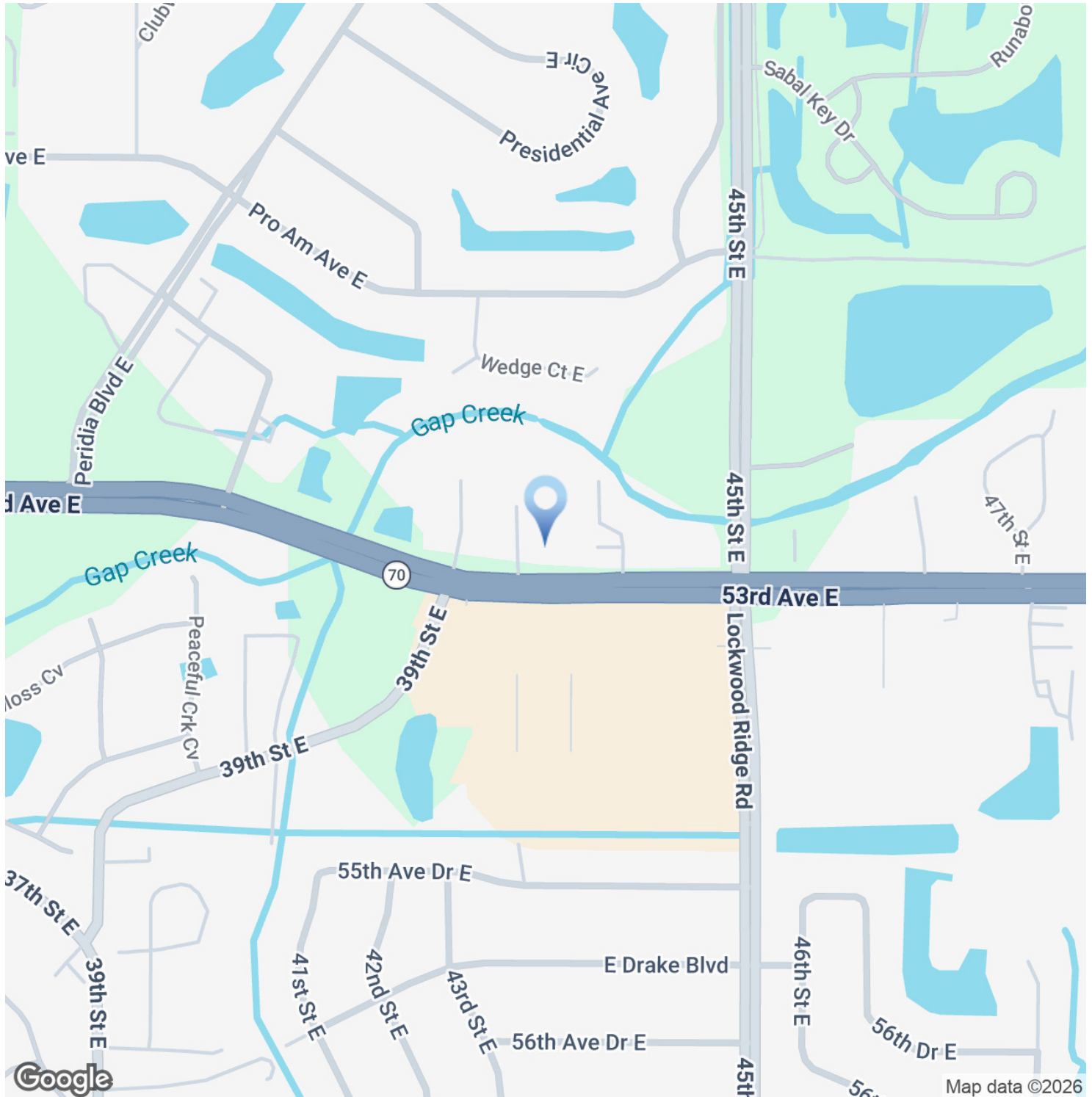
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LOCATION MAP

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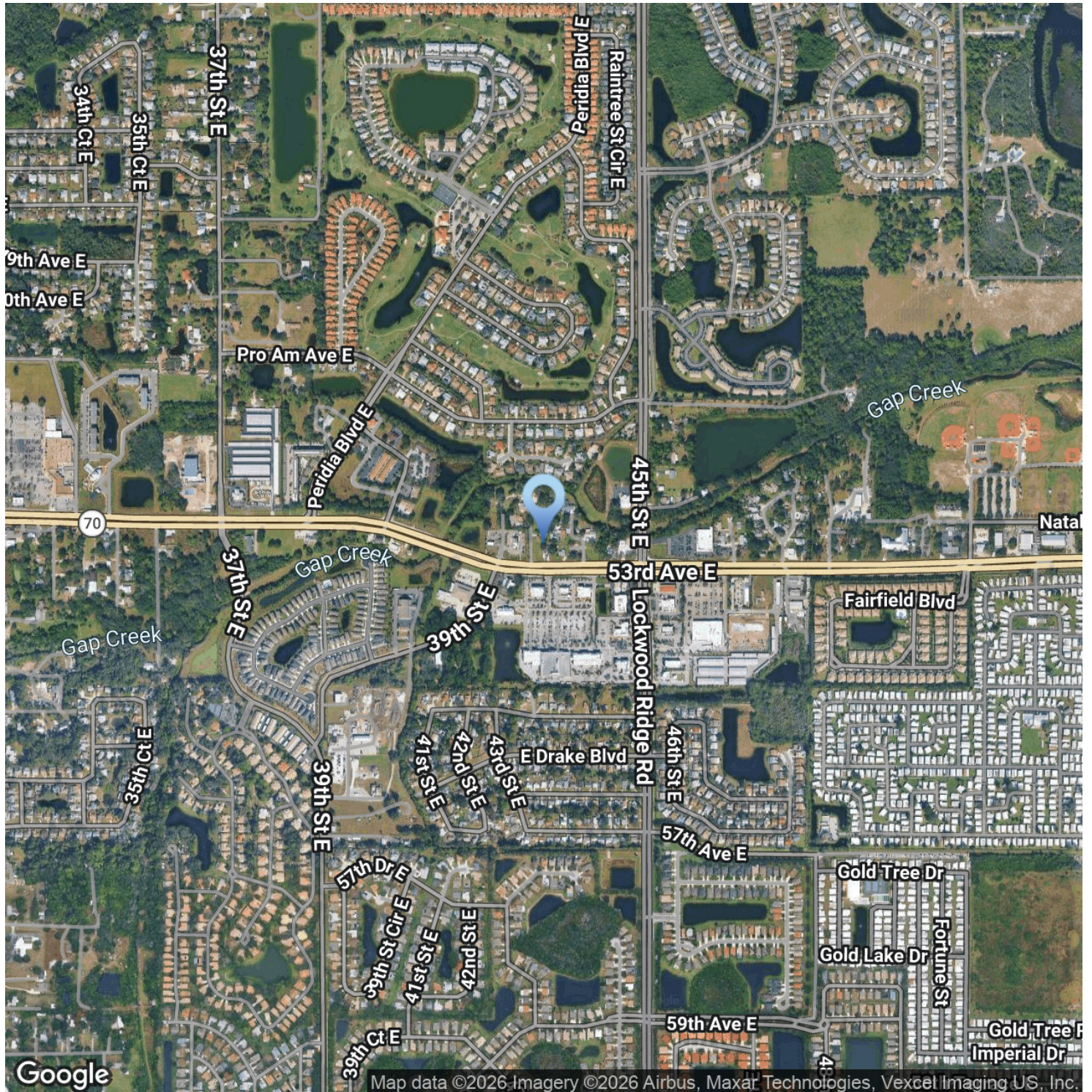
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AERIAL MAP

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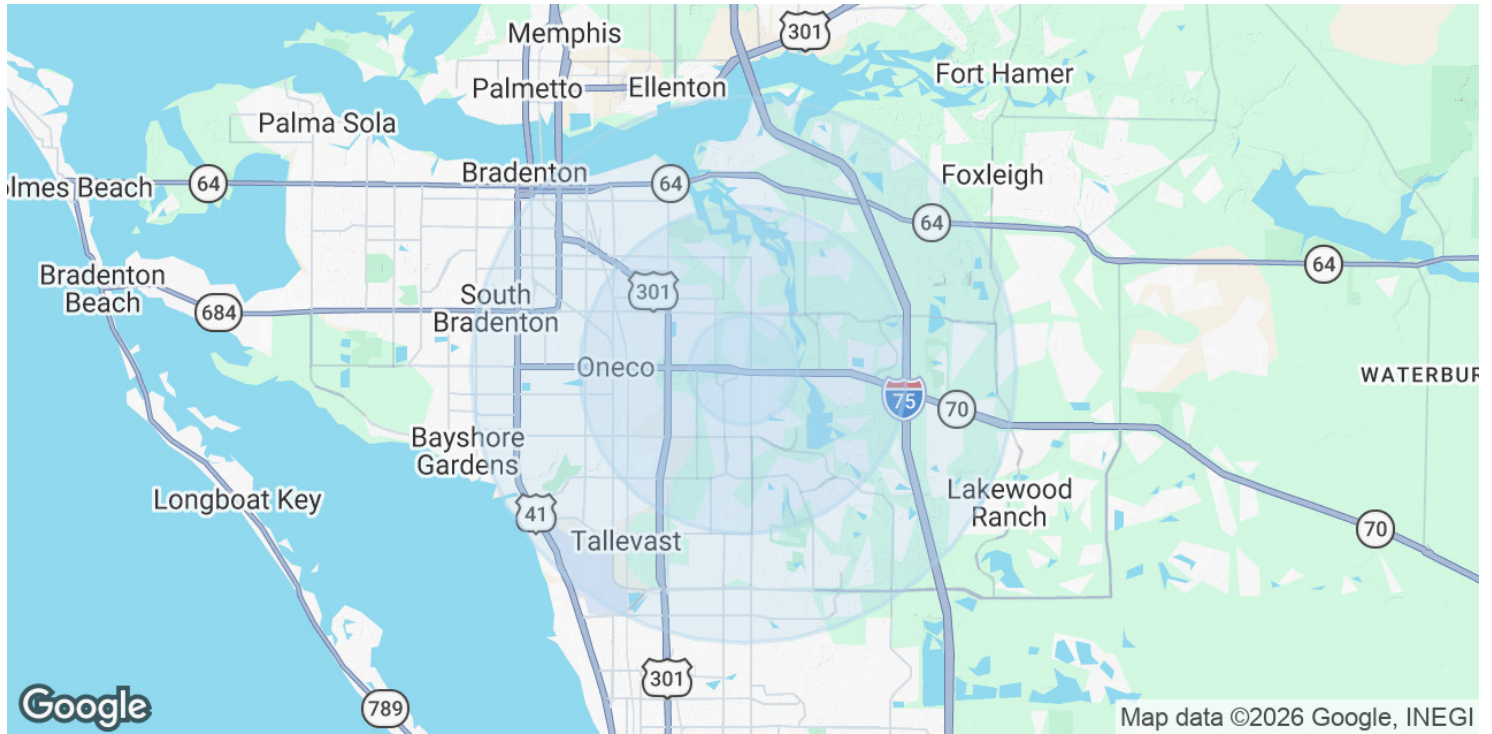
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,676	56,113	170,216
Average Age	53.6	49.2	46.5
Average Age (Male)	52.8	47.4	45.2
Average Age (Female)	54.8	50.5	47.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,255	22,726	69,953
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$95,812	\$103,893	\$91,528
Average House Value	\$318,927	\$339,341	\$325,830

2023 American Community Survey (ACS)



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