



REDEVELOPMENT/SPECIALTY IN DOWNTOWN BRADENTON

603 11TH STREET W | BRADENTON, FL 34205

REQUEST FOR PROPOSALS



OVERVIEW.

PROPERTY DESCRIPTION

Foundry Commercial is pleased to offer this premier redevelopment/specialty property in the heart of downtown Bradenton. The 1.63± acre property is conveniently located between 6th Avenue W (Route 64 East) and alternate Route 41. The property sits near the heart of downtown, close to both Manatee County and City of Bradenton government and administrative buildings.

1.63[±] acres

IN DOWNTOWN
BRADENTON

T5
urban center

CURRENT
ZONING

36,624[±]

TOTAL BUILDING
SQUARE FOOTAGE

GREAT
ACCESS

LOCATED ON
ARTERIAL
ROADS

MEET 603 11TH STREET WEST

COUNTY | MANATEE

PARCEL ID | 3309000059

YEAR BUILT | 1960

BUILDING SF | 36,624± SF

SITE SIZE | 1.63± AC

ZONING | T5 (URBAN CENTER)

FUTURE LAND USE | URBAN CORE

ALTERNATE | 712 10TH STREET WEST
ADDRESS BRADENTON, FL 34205

Currently Reviewing Proposals. The church has a desire to stay on-site and it is open to receiving and considering multiple types of deal structures. It is looking for a complementary partner who aligns with the church’s desire to see Bradenton continue as a thriving, vibrant, and growing community.



DETAILS.

6TH AVENUE WEST | 22,500 VPD



AERIAL MAP

AERIAL.

SANCTUARY BUILDING

EDUCATIONAL BUILDING

OPEN SPACE

PARKING LOT

AERIAL MAP

8TH AVENUE WEST | 13,000 VPD



LOCATION.

IN THE HEART OF DOWNTOWN

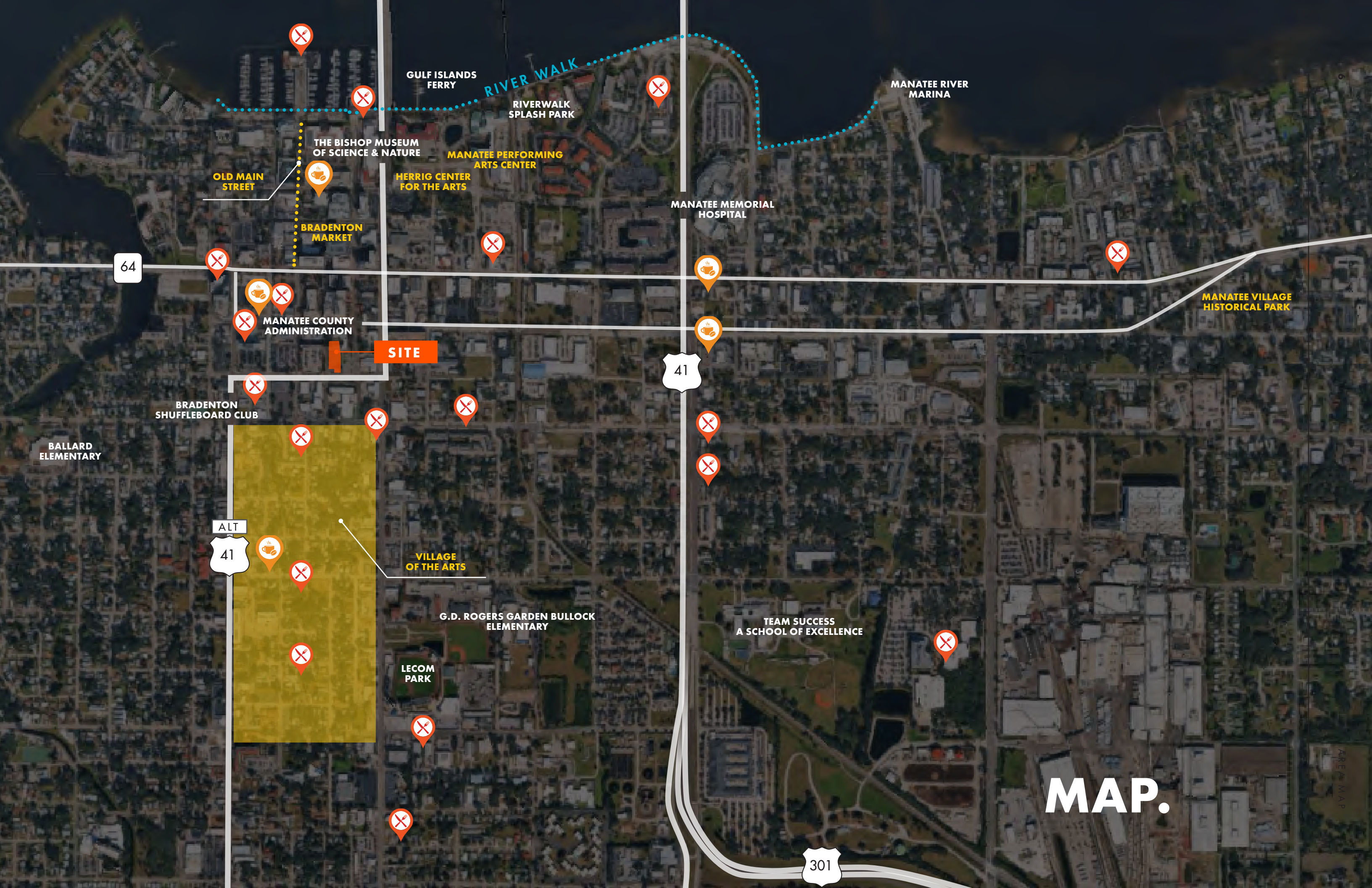
The Friendly City, Bradenton. Bradenton, Florida is a historic Gulf Coast city known for its scenic waterfront, vibrant arts scene, and access to stunning beaches and outdoor activities. Downtown is home to museums, ball parks, shopping and dining districts and waterfront activities. The city is also the county seat of Manatee County and home to its administrative buildings.

NEARBY

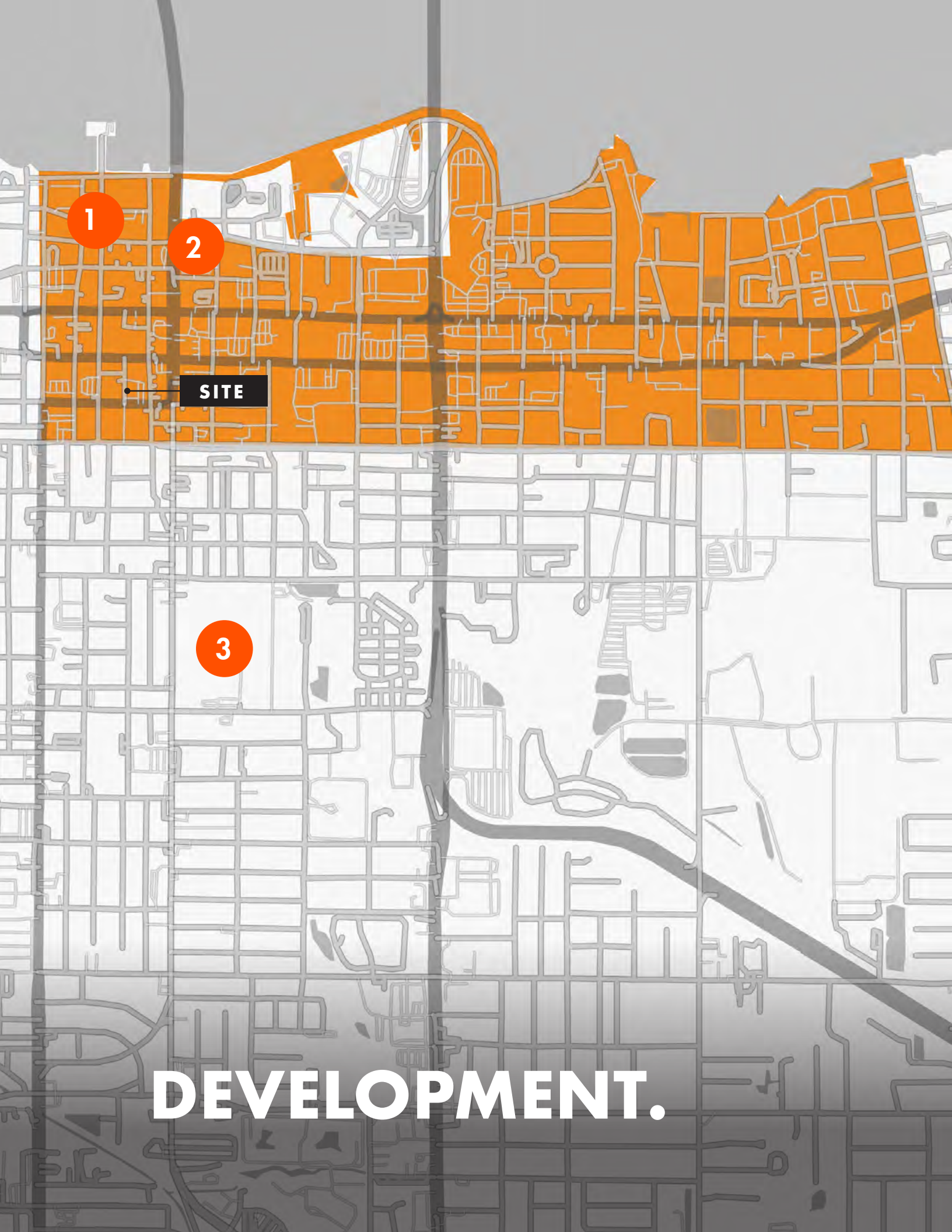
BRADENTON
RIVERWALK
LECOM PARK
BRADENTON MARKET
OLD MAIN STREET
MANATEE COUNTY
ADMINISTRATION
BRADENTON CITY
HALL
MANATEE
PERFORMING ARTS
CENTER
VILLAGE OF THE ARTS

GETTING HERE

TAMIAMI TRAIL
ALT ROUTE 41
ROUTE 64
(MANATEE AVENUE)
ROUTE 301
MCAT BUS
GULF ISLANDS FERRY



MAP.



DEVELOPMENT.

COMMUNITY REDEVELOPMENT AGENCY

The Heart of the City. The property is located in the identified and designated Downtown Community Redevelopment Area of Bradenton, FL. The Bradenton CRA adheres to Florida's "Community Redevelopment Act of 1969.

The Community Redevelopment Agency oversees the area and may develop "private sector investment opportunities and diverse retail, industrial, commercial, and not-for-profit economies, through redevelopment."

Financial development incentives in the area are available for Historic Preservation, Affordable Housing, Workforce Housing and Public Art.

Recent Development Highlights.

1

The Vias

Proposed Mixed-Use
Development

2

Herrig Center
for the Arts

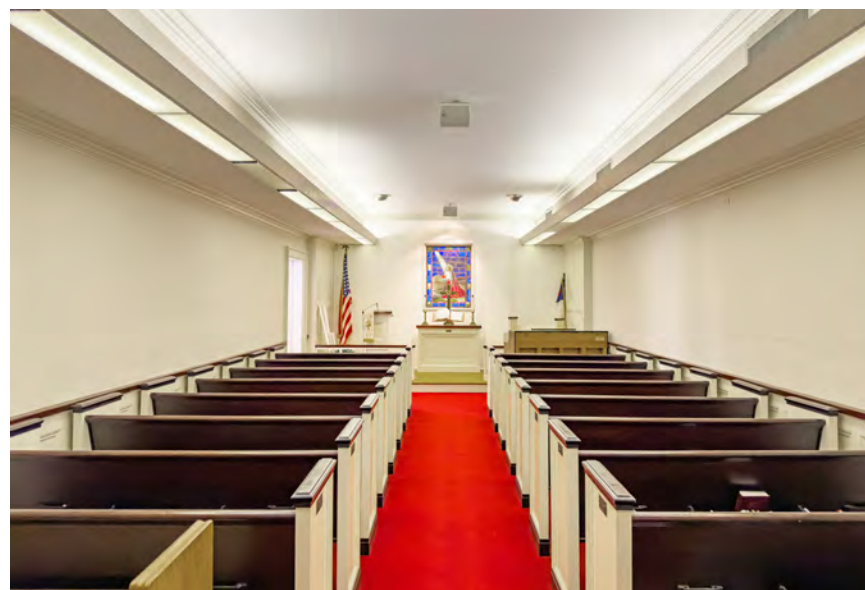
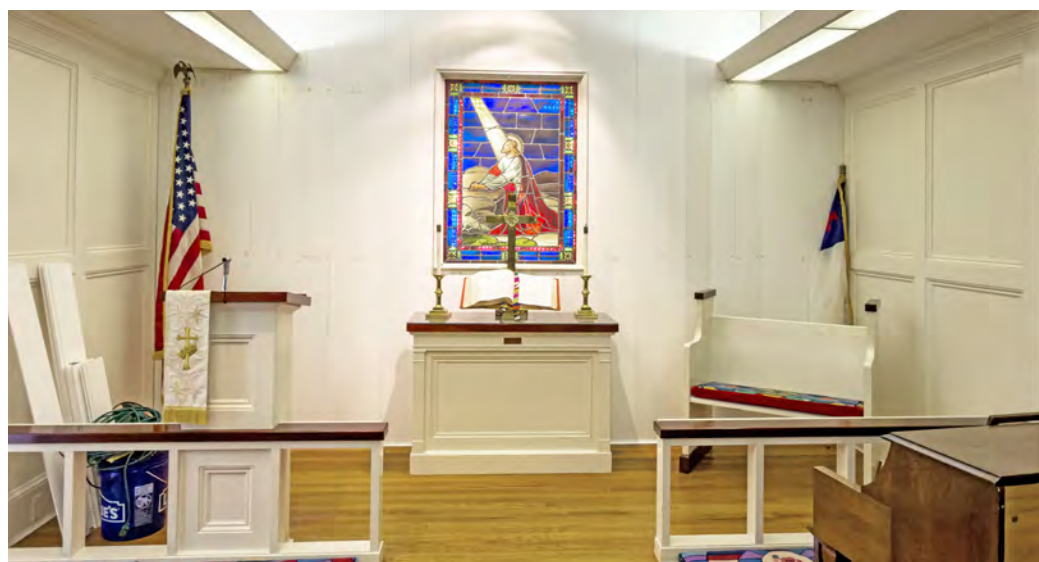
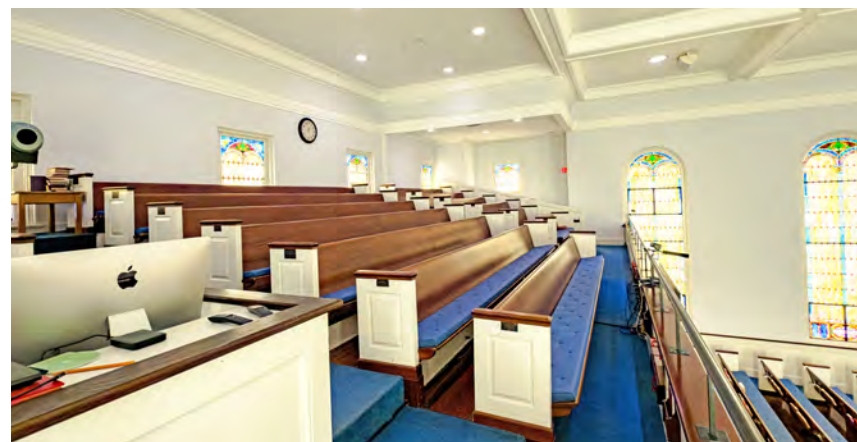
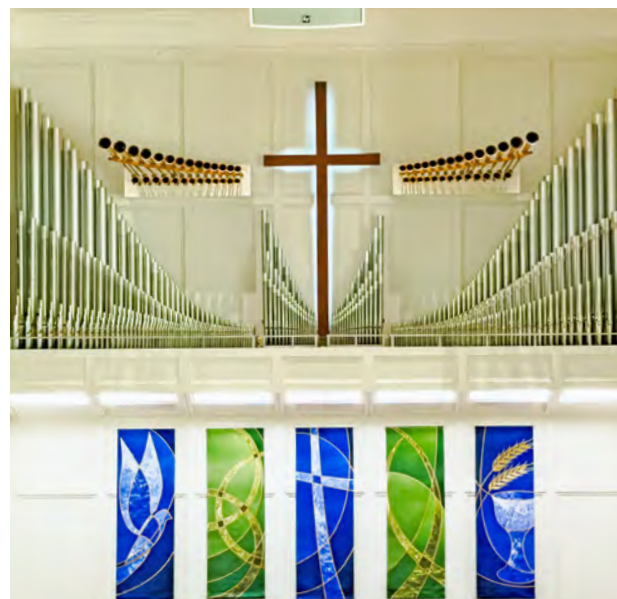
New Art Museum

3

City Park

Bradenton's Planned
Sports Tourism Park

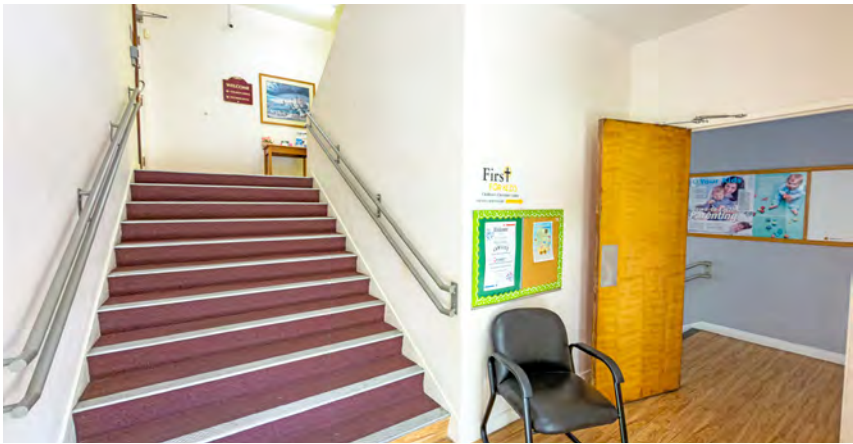
PHOTOS.



PHOTOS.



PHOTOS.



DEMOGRAPHICS.

	1 MILE	3 MILE	5 MILE
POPULATION	13,042	93,310	197,448
MEDIAN AGE	41.9	43.3	45.3
AVG. HH INCOME	\$74,176	\$85,332	\$93,874
MEDIAN HOME VALUE	\$307,914	\$290,711	\$320,349
# OF EMPLOYEES	11,277	41,920	74,346

CONTACT.

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