



**Planned  
10k SF  
Medical  
Building**



# INFILL COMMERCIAL DEVELOPMENT OPPORTUNITY

2308 US 301 N,  
Palmetto, FL 34221

**±15.53 ACRES**

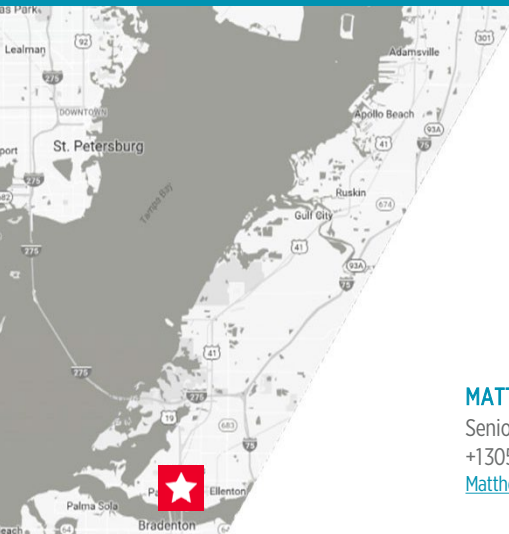
**FOR SALE**

**±15.53 ACRES FOR SALE WITH  
130,000 SF BUILDING ON-SITE**

Zoning: CHI; Heavy Commercial and Light Industrial

City of Palmetto allows for a broad range of retail or commercial use including self-storage and medical.

Frontage: On US 301 with signalized access



**Access to US 41  
1.8 Miles**



**Access to I-75  
3.0 Miles**



**Sarasota - Bradenton  
Airport (SRQ)  
12.3 Miles**  
**Tampa Int'l Airport  
(TPA)  
42.8 Miles**

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Ellenton

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**With 130,000 SF BUILDING ON-SITE**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,111	52,139	142,473
AVG HOUSEHOLD INCOME	\$63,726	\$62,573	\$62,457
AVERAGE AGE	35.6	41	44
TOTAL HOUSEHOLDS	1,687	20,302	59,069



## For More Information, Contact:

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