



PRIME REDEVELOPMENT OPPORTUNITY - DOWNTOWN BRADENTON

117 9TH AVE W & 10TH AVE W, Bradenton, FL 34205

EXECUTIVE SUMMARY



Illustrative Rendering



Illustrative Rendering

OFFERING SUMMARY

| | |
|------------------|---------------------------------|
| Sale Price: | \$715,000 |
| Number Of Units: | 3 |
| Available SF: | 10,936 SF |
| Lot Size: | 0.2342 Acres |
| Year Built: | 1981 |
| Building Size: | 3,372 SF |
| Zoning: | T5 |
| Market: | Tampa Bay |
| Submarket: | Bradenton Downtown / Waterfront |
| Price / SF: | \$65.38 |

PROPERTY OVERVIEW

Located at 117 9th Ave W, this 10,200 SF/ 0.2342 acre lot presents a rare opportunity to invest in the continued growth of Bradenton. Zoned T5 (Urban Center), the property is ideally positioned for high-density multifamily or mixed-use redevelopment in the heart of Downtown Bradenton.

The site is currently improved with existing multifamily units and a commercial barber shop, along with approximately 15 on-site parking spaces.

Under current zoning regulations, the property allows for development of up to five (5) stories, supporting an estimated 10-15 multifamily units (buyer to verify). This makes the site exceptionally well-suited for urban apartments or a mixed-use project that complements the city's walkable downtown core.

With strong fundamentals, flexible zoning, and proximity to dining, retail, waterfront amenities, and major transportation corridors, this property represents a strategic urban infill redevelopment opportunity in one of Bradenton's most dynamic and evolving neighborhoods.

The property offers excellent regional connectivity, located approximately 20-30 minutes (10-12 miles) from Anna Maria Beach, 15-20 minutes (7-9 miles) from Sarasota-Bradenton International Airport (SRQ), and 30-40 minutes (14-16 miles) from St. Armand's Circle. Tampa International Airport (TPA) is accessible in approximately 55-70 minutes via I-75.

Kari L. Grimaldi/ Broker

813.882.0884

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Lot Size: 10,200 SF (0.2342 acres)
- Zoning: T5 (Urban Center) – allows up to 5-story multifamily or mixed-use redevelopment
- Existing Improvements: Three multifamily units + commercial barber shop
- Residential Units:
 - Downstairs: 2 bedrooms, 1 bathroom, separate living room and kitchen, in-unit laundry
 - Upstairs (2 units): 2 bedrooms, 1 bathroom, separate living room and kitchen each
- Commercial Space: Open floor plan suitable for retail or service use
- Construction: Single- and two-story buildings with traditional construction
- Parking: Approximately 15 on-site spaces
- Lot Features: Level lot with street frontage and visibility from 9th Avenue W
- Redevelopment Potential: Ideal for high-density multifamily, mixed-use development, adaptive reuse, or interim rental income
- Estimated Density: Supports approximately 10–15 multifamily units (buyer to verify)
- Location: Heart of Downtown Bradenton, walkable to dining, retail, arts, and waterfront amenities
- 20–30 minutes (10–12 miles) to Anna Maria Beach
- 15–20 minutes (7–9 miles) to Sarasota–Bradenton International Airport (SRQ)
- 30–40 minutes (14–16 miles) to St. Armand's Circle
- 55–70 minutes to Tampa International Airport (TPA) via I-75



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PROPERTY DESCRIPTION

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Located at 117 9th Ave W, this 10,200 SF (0.2342-acre) lot presents a rare opportunity to invest in the continued growth of Bradenton. Zoned T5 (Urban Center), the property is ideally positioned for high-density multifamily or mixed-use redevelopment in the heart of Downtown Bradenton.

The site is currently improved with three multifamily units and a commercial barber shop, featuring functional layouts with separate living areas. The downstairs unit includes 2 bedrooms, 1 bathroom, a separate living room and kitchen, and an in-unit laundry room, while the two upstairs units each offer 2 bedrooms, 1 bathroom, and separate living and kitchen areas. The commercial space features an open floor plan, suitable for retail or service use. Interiors are modest but well-maintained, providing a strong foundation for redevelopment, adaptive reuse, or interim rental income.

The buildings are single- and two-story structures with traditional construction, situated on a level lot with street frontage and visibility from 9th Avenue W, making the property ideal for either residential or mixed-use redevelopment. Approximately 15 on-site parking spaces provide convenient access for residents and visitors.

Under current zoning, the property allows for development of up to five (5) stories, supporting an estimated 10–15 multifamily units (buyer to verify), making it well-suited for urban apartments or a mixed-use project that complements the city's walkable downtown core.

The property offers excellent regional connectivity, located approximately 20–30 minutes (10–12 miles) from Anna Maria Beach, 15–20 minutes (7–9 miles) from Sarasota–Bradenton International Airport (SRQ), and 30–40 minutes (14–16 miles) from St. Armands Circle. Tampa International Airport (TPA) is accessible in approximately 55–70 minutes via I-75, providing convenient access to both domestic and international travel.

With its central location, thriving community, proximity to waterfront, dining, arts, historic attractions, and major regional transportation, this site represents an exceptional investment and redevelopment opportunity in the heart of Downtown Bradenton.

LOCATION DESCRIPTION

Discover a prime redevelopment opportunity in Downtown Bradenton, FL, offering a vibrant and dynamic environment for multifamily and high-rise investors. Nestled in the heart of the city, this location provides unparalleled access to cultural, recreational, and lifestyle amenities that make Downtown Bradenton one of the Gulf Coast's most desirable urban neighborhoods.

Residents will enjoy proximity to the Manatee River and scenic Riverwalk, a riverfront park featuring walking trails, art installations, and a lively community atmosphere. The area is also home to The Bishop Museum of Science and Nature, showcasing local history, wildlife, and interactive science exhibits, and the Village of the Arts, an eclectic neighborhood with colorful historic homes, galleries, and artist studios.



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PROPERTY DETAILS

| | |
|------------|------------------|
| Sale Price | \$715,000 |
|------------|------------------|

PROPERTY INFORMATION

| | |
|------------------|--------------|
| Property Type | Multifamily |
| Property Subtype | High-Rise |
| Zoning | T5 |
| Lot Size | 0.234 Acres |
| APN # | 42906-1000-7 |

LOCATION INFORMATION

| | |
|--------------------|------------------------------------------------------|
| Building Name | Prime Redevelopment Opportunity - Downtown Bradenton |
| Street Address | 117 9TH AVE W & 10TH AVE W |
| City, State, Zip | Bradenton, FL 34205 |
| County | Manatee |
| Market | Tampa Bay |
| Sub-market | Bradenton Downtown / Waterfront |
| Cross-Streets | 1st Street East |
| Township | 34S |
| Range | 17E |
| Section | 35 |
| Side of the Street | West |
| Road Type | Paved |
| Market Type | Large |
| Nearest Highway | US-41 or I-75 |
| Nearest Airport | Sarasota-Bradenton International Airport (SRQ) |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |
| Number of Parking Spaces | 15 |

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Security Guard | No |
| Handicap Access | No |
| Freight Elevator | No |
| Central HVAC | Yes |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 10,936 SF |
| Number of Floors | 2 |
| Year Built | 1981 |
| Construction Status | Existing |
| Condition | Good |
| Free Standing | Yes |

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ADDITIONAL PHOTOS



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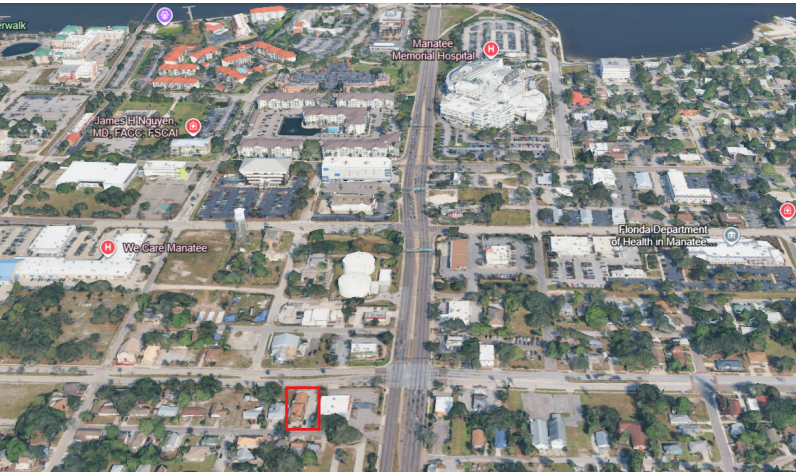
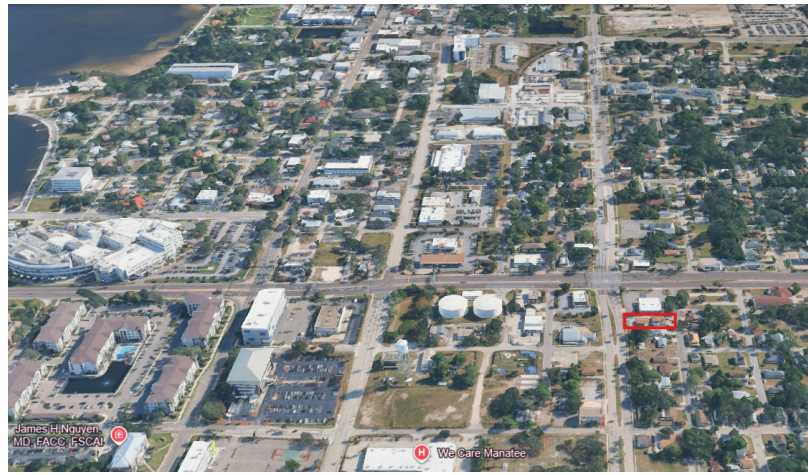
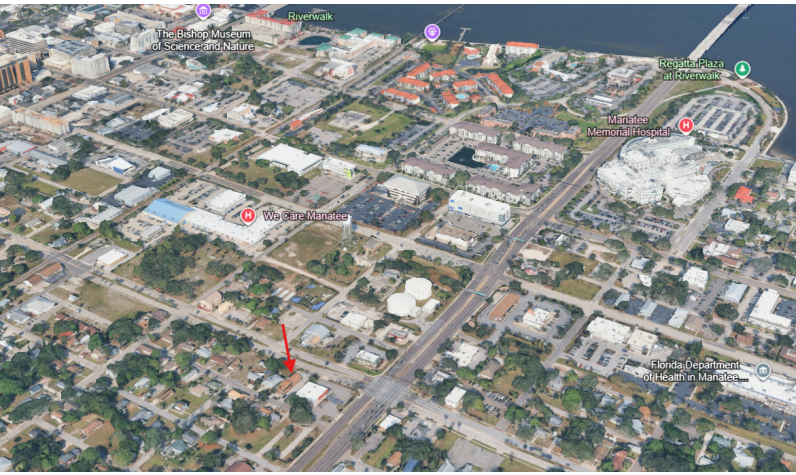
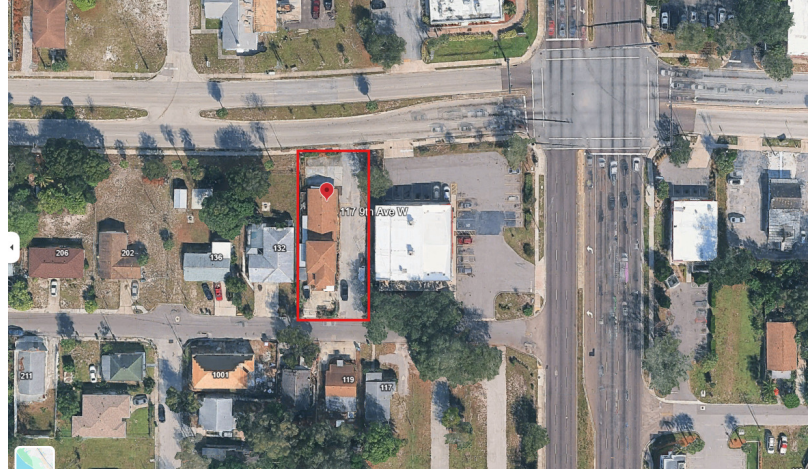
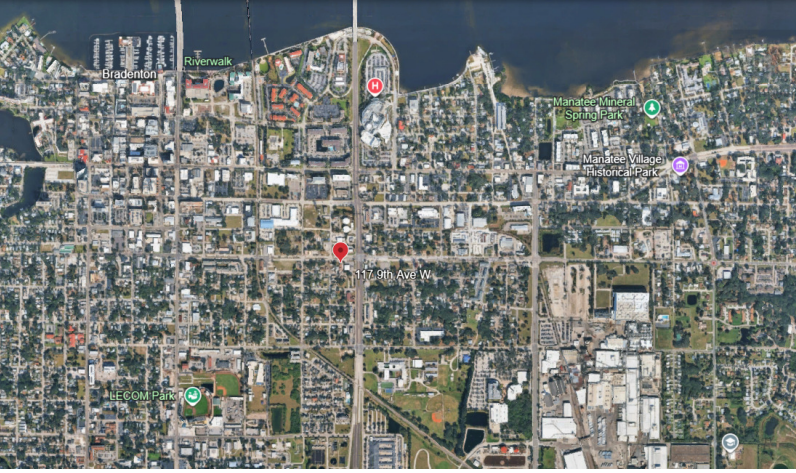
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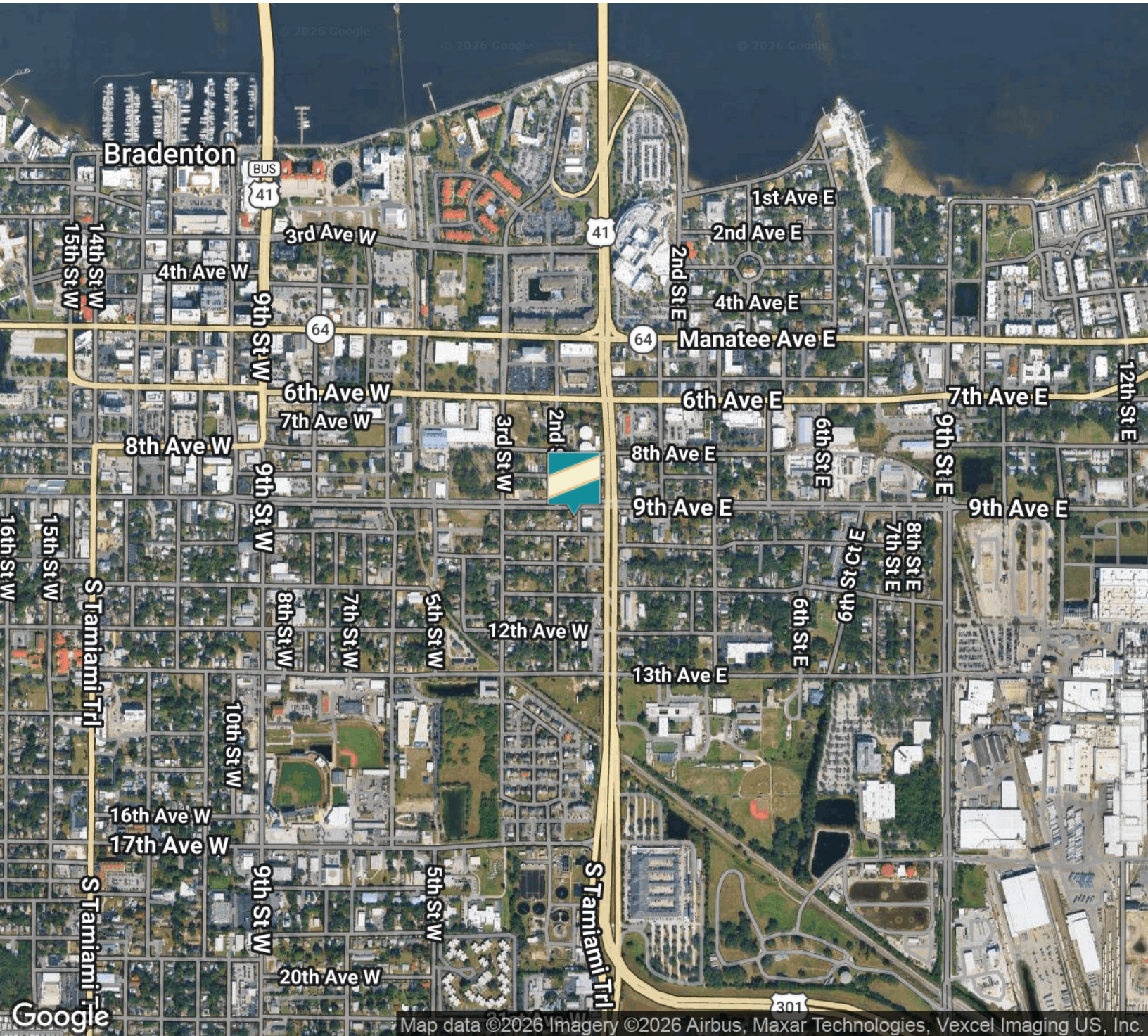
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LOCATION MAP



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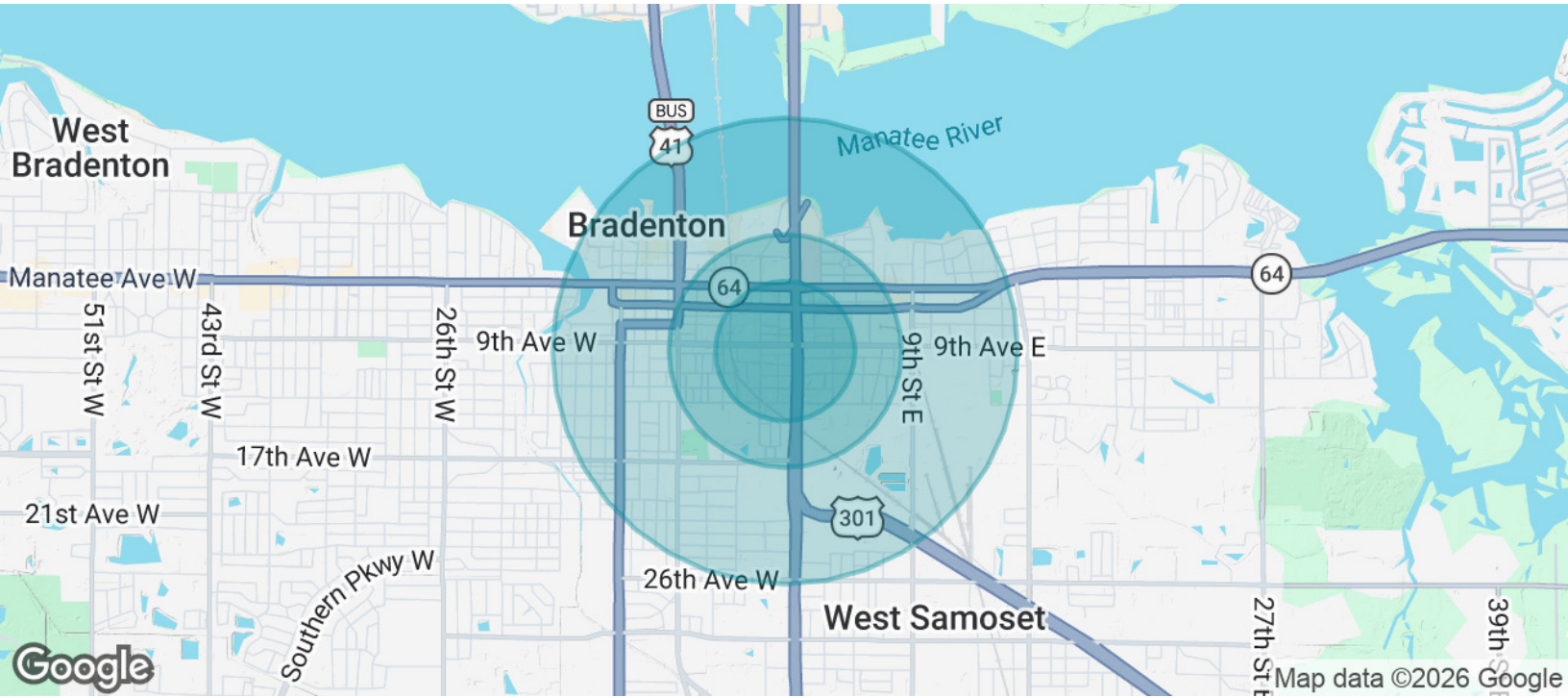
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 860 | 3,203 | 11,558 |
| Average Age | 34 | 36 | 41 |
| Average Age (Male) | 34 | 35 | 40 |
| Average Age (Female) | 35 | 37 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 299 | 1,222 | 4,597 |
| # of Persons per HH | 2.9 | 2.6 | 2.5 |
| Average HH Income | \$51,402 | \$55,129 | \$60,570 |
| Average House Value | \$185,909 | \$205,317 | \$237,585 |

Demographics data derived from AlphaMap

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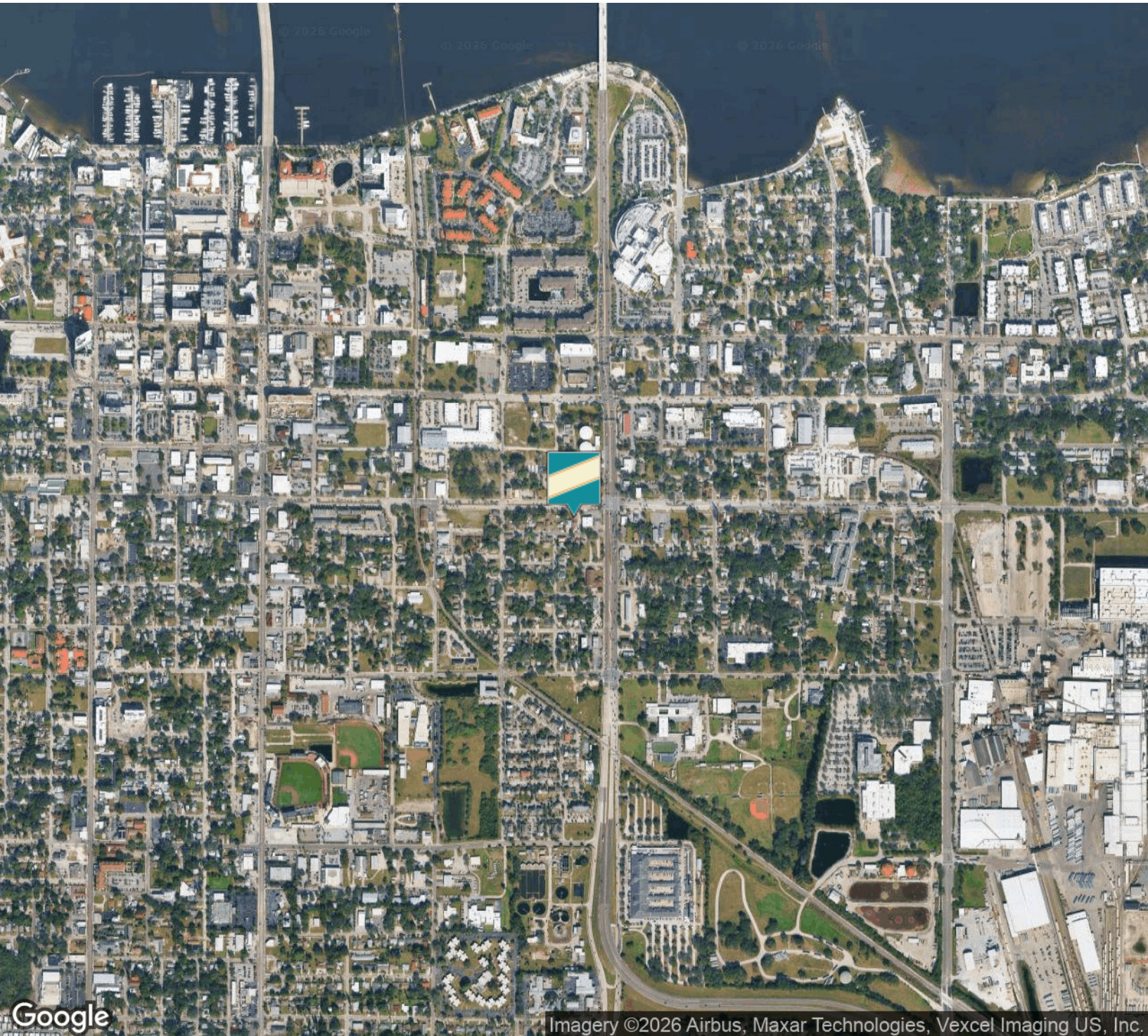
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AERIAL MAP



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GRIMALDI COMMERCIAL REALTY CORP.



ADVISOR BIO

ROSA RONDINELLI

Commercial Real Estate Advisor



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FL #SL3418711

PROFESSIONAL BACKGROUND

Rosa Rondinelli is a seasoned real estate agent and mentor/trainer licensed since 2018. Backed by a strong professional background in Sales and Marketing, Rosa has consistently exceeded expectations—earning multiple “Top in Sales of the Year” awards.

Originally from the New Jersey/New York area, Rosa Rondinelli has proudly called Tampa home for over eight years. Her passion for commercial real estate ignited after relocating and immersing herself in the fast-paced, ever evolving Tampa Bay market.

Committed to delivering exceptional results, Rosa puts her clients' needs and goals at the forefront of every transaction. Her expansive network and persuasive negotiation skills distinguish her as a trusted, results-driven advisor in Tampa's competitive commercial real estate landscape.

Rosa stays ahead of the curve by keeping a close pulse on market trends, legal developments, and emerging technologies—ensuring her clients receive the most current and strategic guidance possible.

Outside of real estate, Rosa is a proud mom to her 10-year-old son and deeply values time with her family. Coming from a proud military family, she is also passionate about supporting those who serve and have served.

Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Seller Financing and Creative Financing

EDUCATION

Rosa graduated from Georgian Court University in Lakewood, New Jersey, where she received a Bachelor's degree in Business.



GRIMALDI COMMERCIAL REALTY CORP.

ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

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