



PROPERTY DESCRIPTION

Unlock the potential of this one acre+/- commercial development site situated between the Country Inn & Suites by Radisson and Tru by Hilton, two national brand hotels with high occupancy rates.

The vacant site is just steps away to a Publix anchored neighborhood shopping plaza servicing the nearby communities of 55,000+/- households, making this site an ideal canvas for a full service restaurant or brewery to accommodate the area.

Located just south of State Road 70 and less than 0.5 miles west of Interstate 75, this well-established area is also within 1 mile of Lakewood Ranch, the largest master planned community in Florida and only one exit north of the famous University Town Center (UTC) shopping district.

VIDEO

PROPERTY HIGHLIGHTS

- Ground Lease Opportunity
- Close Proximity to National Retailers
- AADT of over 73,000 cars per day
- Planned Development Commercial (PD-C) zoning

| SPACES | LEASE RATE | SPACE SIZE |
|----------------------|--------------|------------|
| 5520 Manor Hill Lane | \$3.00 SF/yr | 43,537 SF |

OFFERING SUMMARY

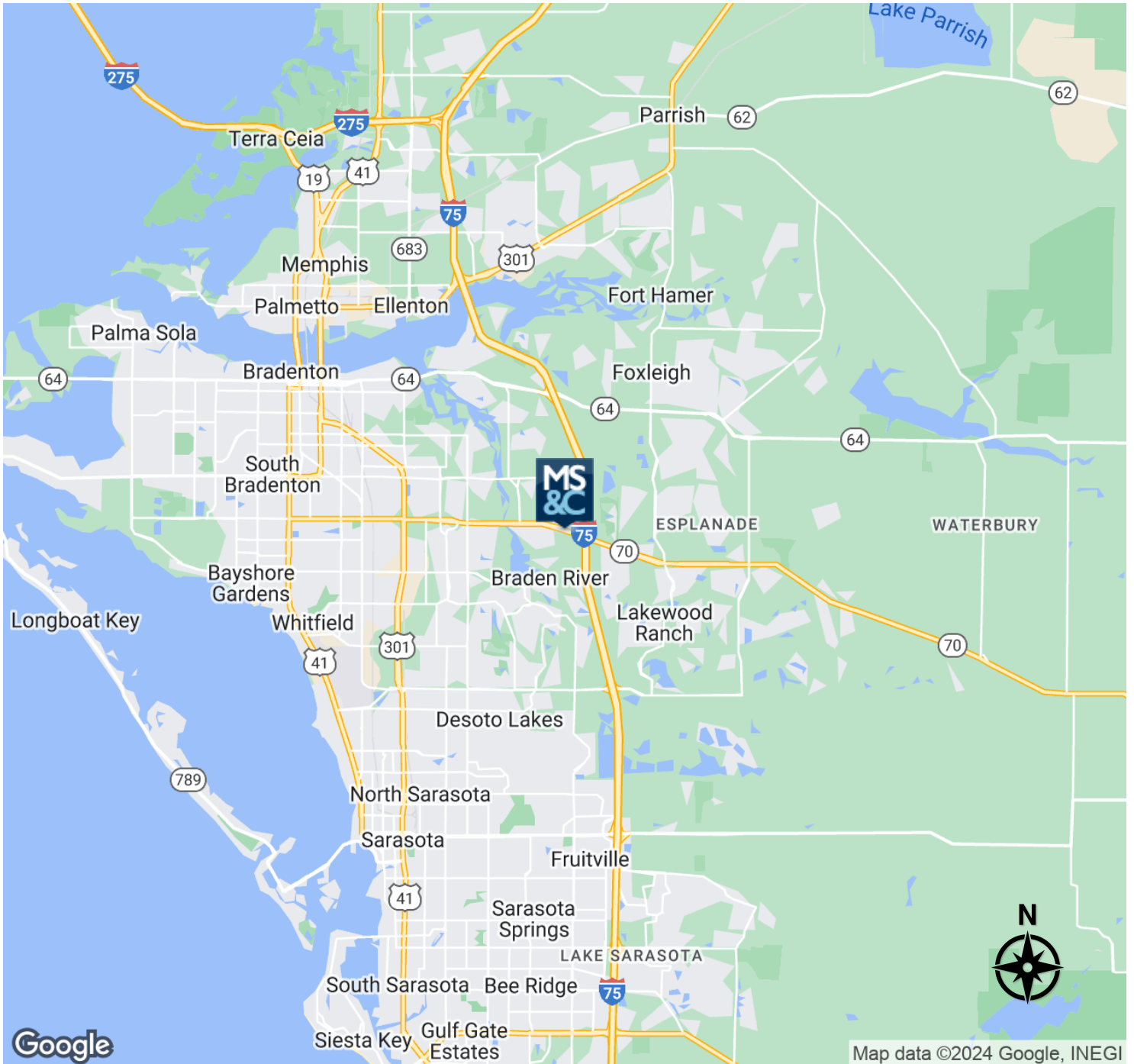
| | |
|---------------|-----------------------|
| Lease Rate: | \$3.00 SF/yr (Ground) |
| Available SF: | 43,537 SF |
| Lot Size: | 1 Acres |

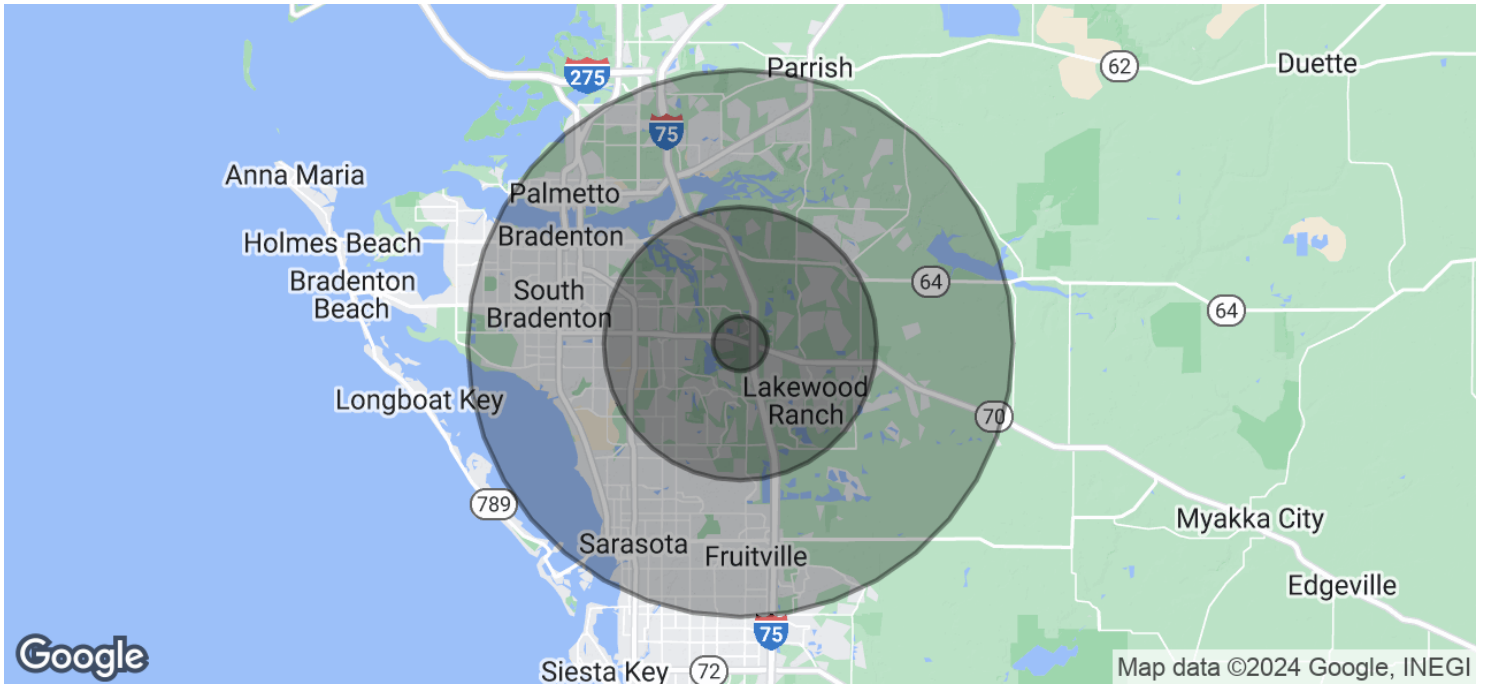
DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,477 | 54,984 | 220,777 |
| Total Population | 4,377 | 114,637 | 457,016 |
| Average HH Income | \$86,264 | \$79,630 | \$67,634 |









POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 4,377 | 114,637 | 457,016 |
| Average Age | 60.3 | 49.9 | 47.1 |
| Average Age (Male) | 58.4 | 48.5 | 45.7 |
| Average Age (Female) | 61.5 | 51.1 | 48.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total Households | 2,477 | 54,984 | 220,777 |
| # of Persons per HH | 1.8 | 2.1 | 2.1 |
| Average HH Income | \$86,264 | \$79,630 | \$67,634 |
| Average House Value | \$267,434 | \$316,901 | \$255,741 |

TRAFFIC COUNTS

SR 70 and Manor Hill Lane 73,000/day

* Demographic data derived from 2020 ACS - US Census



GROUND LEASE OPPORTUNITY FOR PRIME DEVELOPMENT SITE LAND

5520 MANOR HILL LN, BRADENTON, FL



MELINDA GARRETT

Commercial Advisor

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PROFESSIONAL BACKGROUND

Melinda has been immersed in the commercial real estate industry since 2012, bringing a wide range of skills and a deep passion and understanding of the commercial real estate market.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors, and lenders. She prepared detailed comprehensive reports through extensive research and analysis, providing a market value for all types of properties, including industrial, office, retail, land, and multi-family residential.

Her skilled communication, strong work ethic, and vibrant personality have provided exceptional customer service that has been conducive to building and maintaining vital relationships throughout her career.

Professional and dedicated, Melinda strives to help each client attain their real estate goals by providing real estate expertise and market knowledge to ensure each transaction is profitable. She also continually stays abreast of current market conditions and their effect on the commercial real estate market along the Gulf Coast.

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COMMERCIAL DEVELOPMENT - RETAIL PAD - RESTAURANT SITE LAND

5520 MANOR HILL LN, BRADENTON, FL



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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.

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