

Retail Building on Manatee Ave West with Adjoining Vacant Parcel

3737 Manatee Ave West & 517 38th St West, Bradenton, FL 34205



PROPERTY DESCRIPTION

Incredible Visible Retail Property Fronting Manatee Ave West. 3737 Manatee Ave West consists of two buildings for a total of 2,048 square feet. This property is currently a Quaint Bakery with fantastic signage and wonderful curb appeal located on Manatee Ave West with a side street access from 38th Street West. These two buildings are situated on .3052 acres zoned General Commercial. The adjoining property directly to the south at 517 38th St West is also owned by the same ownership. This second parcel is a large vacant .5455 acres and is currently zoned RSF-6 with a very strong probability for a rezone to General Commercial if so desired due to the surrounding properties also being zoned GC. Both parcels combined are a total of .8507 acres, this property would be ideal for a redevelopment or keep the frontage buildings and build additional ad value structures to the adjoining land.

Neighboring properties are CVS Pharmacy, the locals favorite, Shake Pit, Publix, Saint Stephen's Episcopal, Smoothie King, Florida Cancer Specialist and much more!

Angela Varga

Owner/Broker

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PROPERTY HIGHLIGHTS

- Manatee Avenue Frontage - Excellent Visibility
- Two Lots combined just over .85 Acres
- Front Parcel has two buildings newly renovated throughout
- Positioned for Owner User and/or Redevelopment
- Surrounded by National Retailers

OFFERING SUMMARY

Sale Price:	\$1,599,000
Number of Units:	2
Lot Size:	0.851 Acres
Building Size:	2,048 SF

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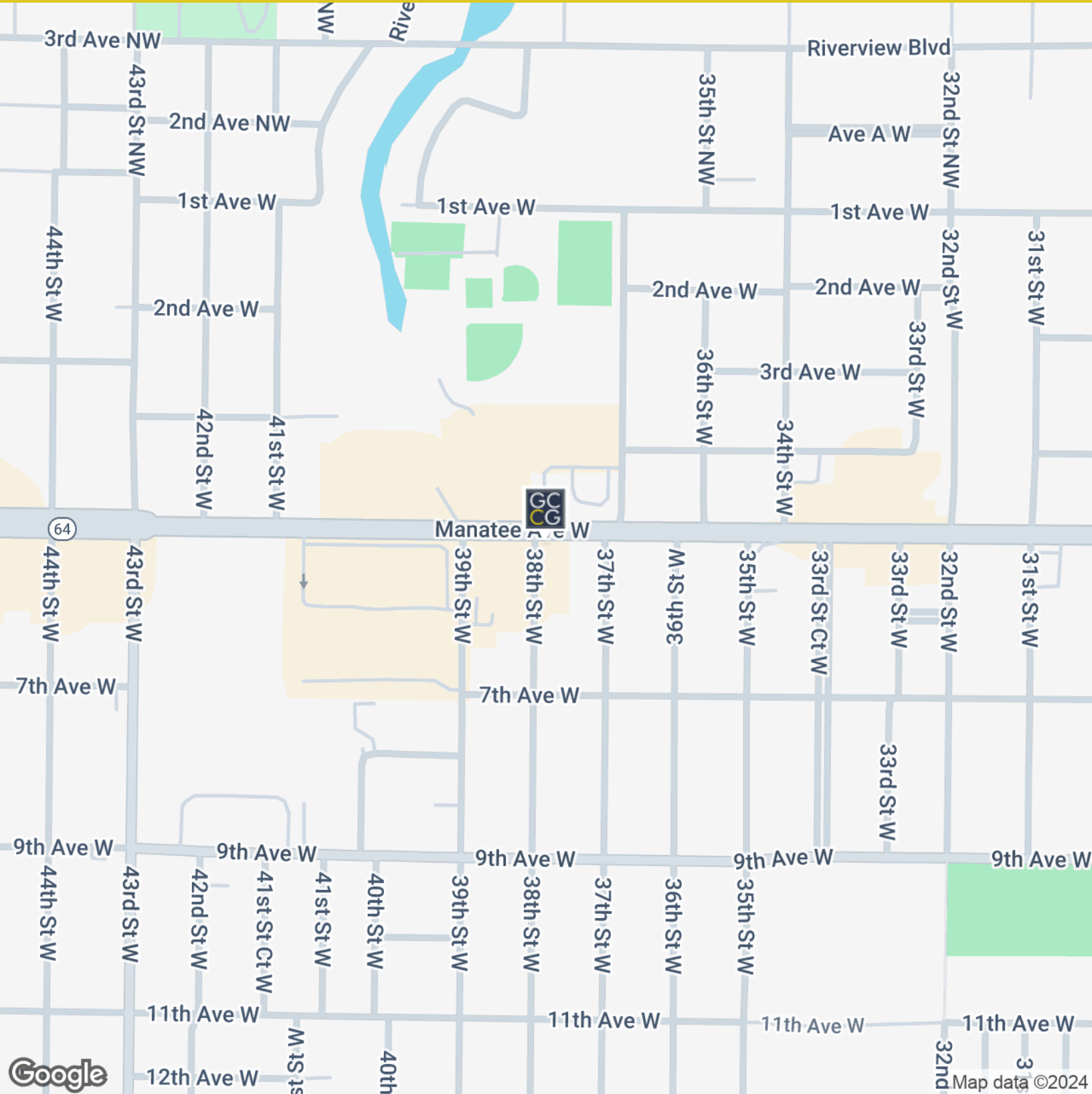
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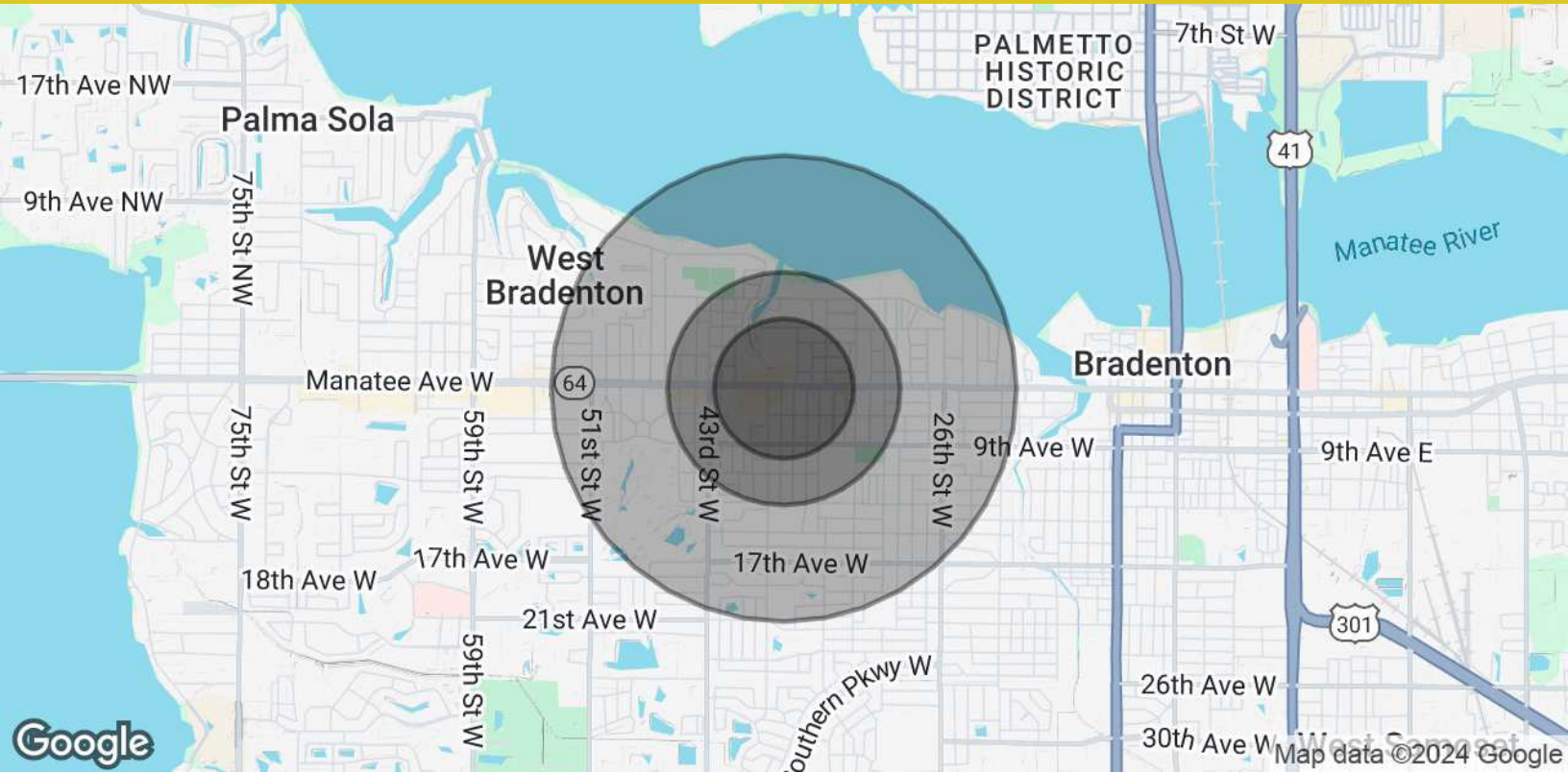
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	2,551	8,970
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	1,025	3,709
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,058	\$82,666	\$89,761
Average House Value	\$350,740	\$390,056	\$385,463

Demographics data derived from AlphaMap

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