

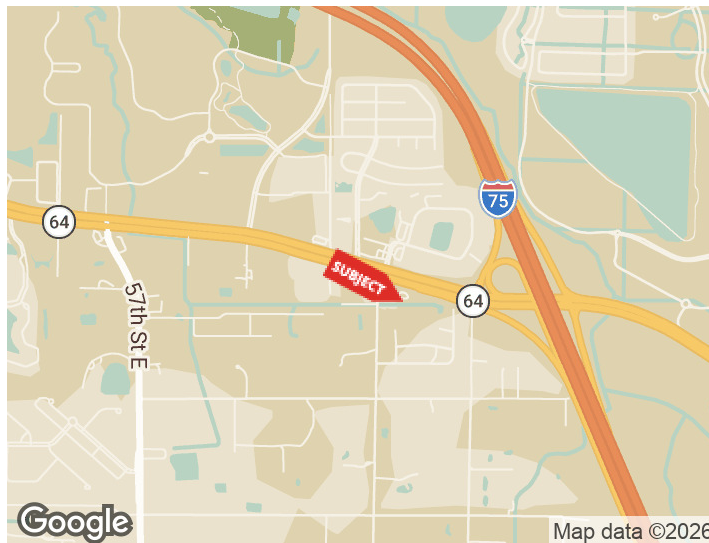


SR 64 AND I-75 W/ 60K TRAFFIC COUNT +/-

6610 SR 64 E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

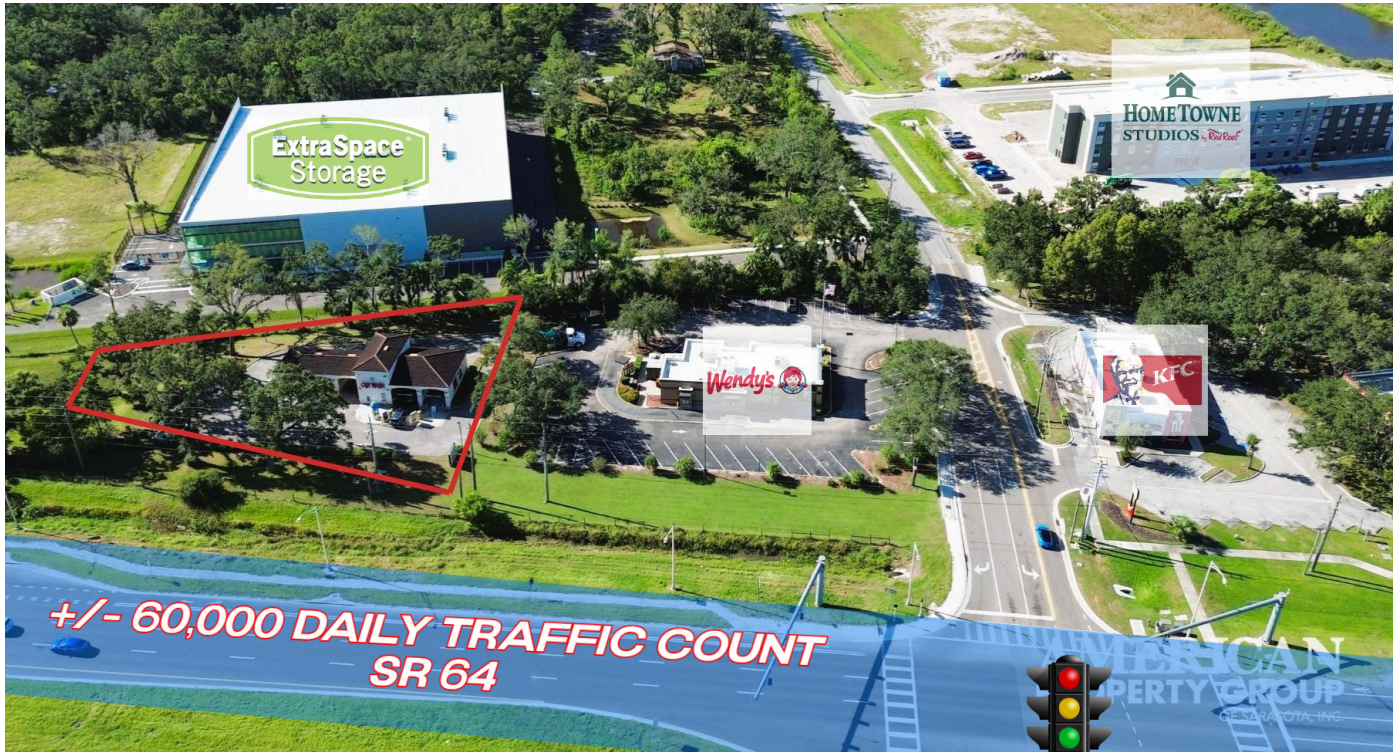
- Extreme visibility with 60K car count a day +/-
- Surrounded by successful credit companies
- Located at I-75 and SR 65
- Huge Visibility
- Currently an operation touchless/self-serve car wash
- Retention Pond on Site



For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

AMAZING SITE AT I-75 AND SR 64 (60,000 TRAFFIC COUNT+/-)!



OFFERING SUMMARY

Sale Price:	\$1,098,000
Building Size:	2,780 SF
Lot Size:	0.926 Acres
Year Built:	2007
Zoning:	GC

PROPERTY OVERVIEW

Huge Price Reduction! Make and Offer as all are being considered!

LOCATION! LOCATION! LOCATION!

Property is located at the SW corner of SR 64 and I-75 with a traffic count at approx. 60,000 daily. Prime site with a current car wash that has been in business for 18 years. With surrounding businesses like Wendy's, KFC, Starbucks and other successful companies this is a perfect location for you! Purchase includes a current active touchless/serf-serve car wash, but this is a prime spot for a future redevelopment or alter the current structure to be suitable for a drive thru coffee business, oil change, tire shop or anything that can thrive in this busy on and off ramp of I-75. Please note this is not a business sale and income is not available to share regarding the car wash operation. Please see the Use Restriction below with the neighboring Wendy's.

Use restriction in place with the neighboring Wendy's. This property cannot be used for any restaurant purpose whatsoever other than a coffee shop or ice cream shop. Easement agreements and restrictions can be accessed via dropbox link would be furnished by the agent.

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

AMAZING SITE AT I-75 AND SR 64 (60,000 TRAFFIC COUNT+/-)!



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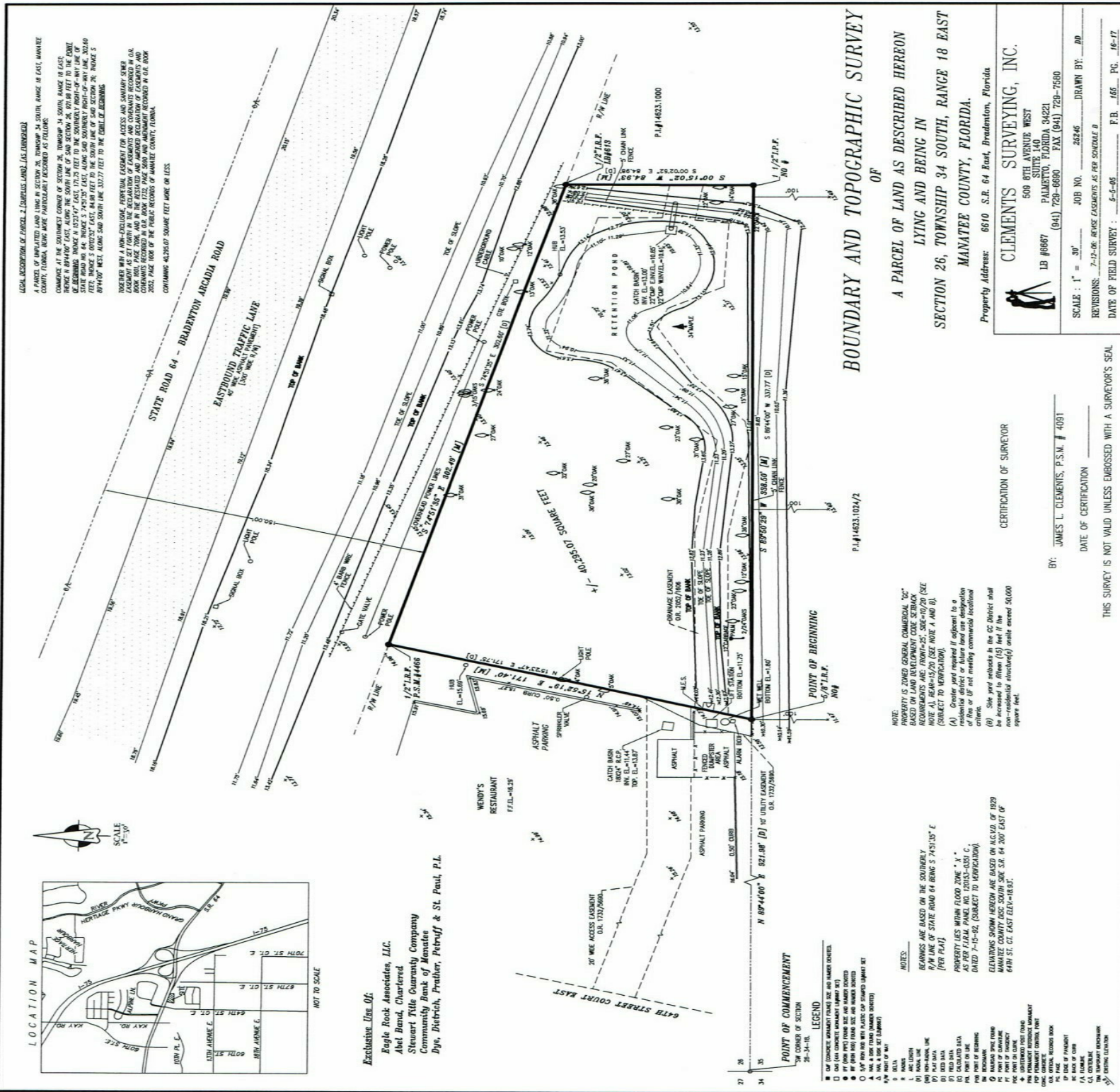


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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

SURVEY



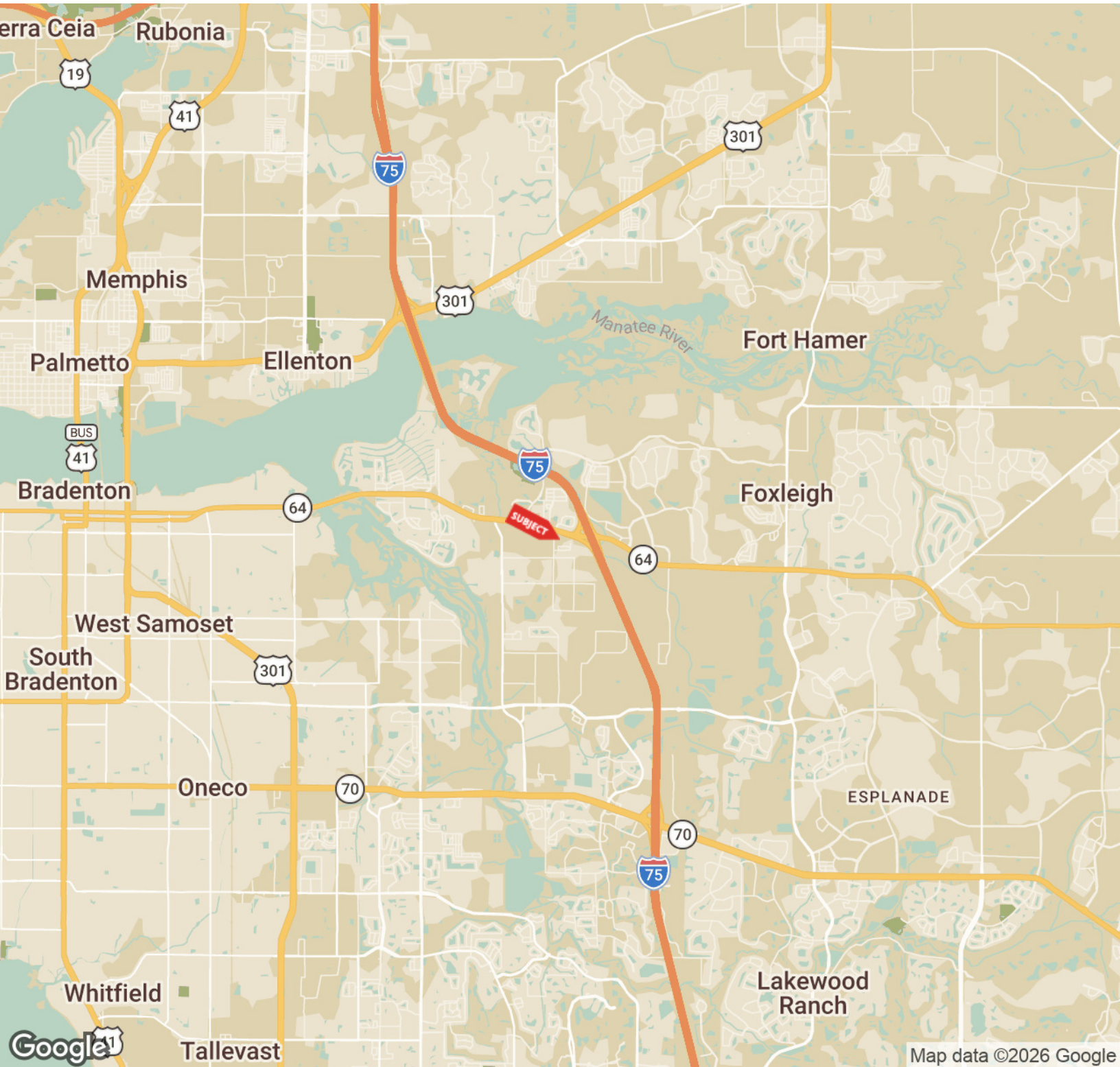
BOUNDARY AND TOPOGRAPHIC SURVEY
 OF
 A PARCEL OF LAND AS DESCRIBED HEREBY
 LYING AND BEING IN
 SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA.

Property Address: 6610 S.R. 64 Road, Bradenton, Florida
CLEMENTS SURVEYING, INC.
 500 8TH AVENUE WEST
 PALMETTO, FLORIDA 34221
 LB #6667 (941) 729-6690 FAX (941) 729-7550
 JOB NO. 25245 DRAWN BY: JD
 REVISIONS: 2-12-06. REUSE EXISTING AS PER SCHEDULE B
 DATE OF FIELD SURVEY: 6-5-06 P.C. 16-17

CERTIFICATION OF SURVEYOR
 BY: JAMES L. CLEMENTS, P.S.M. # 4091
 DATE OF CERTIFICATION _____
 THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

NOTE:
 PROPERTY IS ZONED GENERAL COMMERCIAL "GC"
 BASED ON LAND DEVELOPMENT CODE SEBACK
 NOTE A1, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, B179, B180, B181, B182, B183, 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