

# Offering Memorandum

## *2506 9<sup>th</sup> St W*

2506 9<sup>th</sup> St W | Bradenton, FL 34205



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*2506 9<sup>th</sup> ST W*

**3**

**Executive  
Summary**



**Asking Price:**  
**\$500,000**

## Property Details\*

Property Address:	2506 9 <sup>th</sup> St W Bradenton, FL 34205
APN:	44916-0000-5
Year Built:	1956
Stories:	1
Buildings:	1
Units:	1Freestanding Unit
Heated Area:	2,832 SF
Gross Area:	2,832 SF
Land Area:	0.12 AC
Zoning:	C3

**\*Per Public Record**

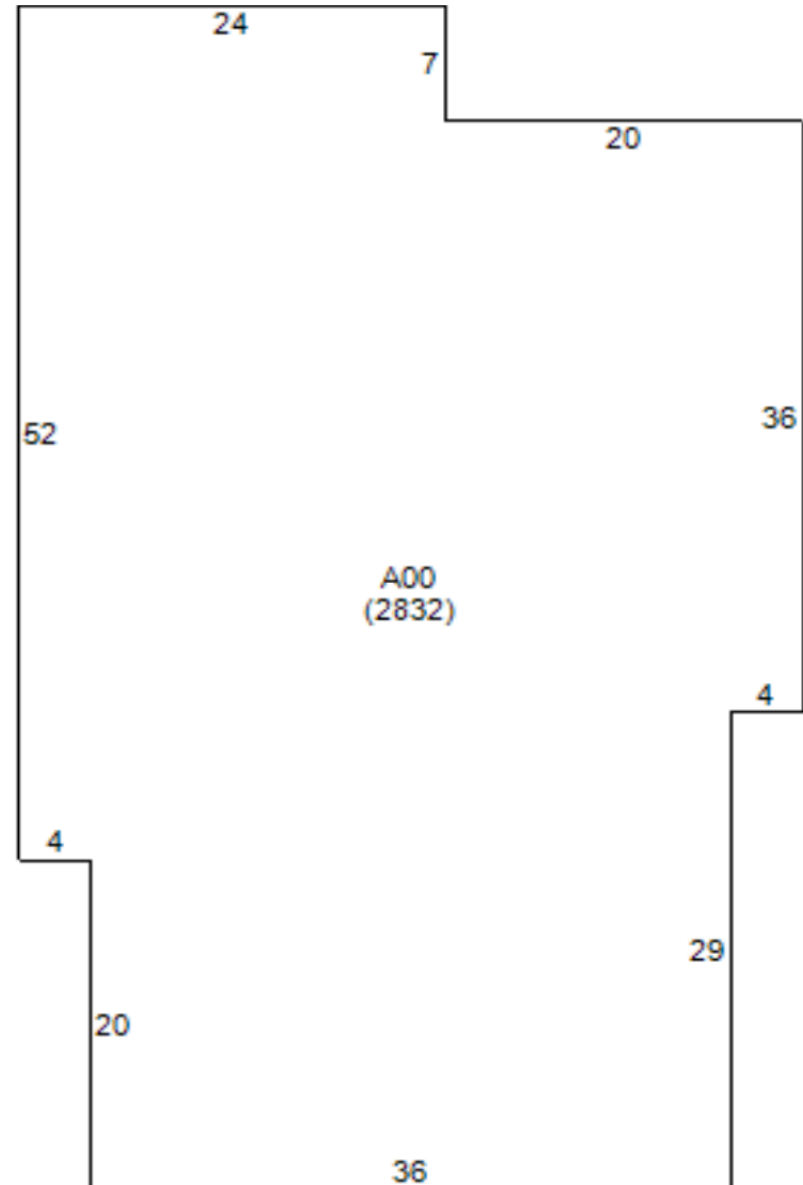
## General Commercial - C3

- **Wide Range of Commercial Activities:** Businesses such as shopping centers, convenience stores, and office buildings can be established in C3 zones.
- **Mixed Uses:** While primarily for commercial uses, residential or mixed-use developments may be permitted in some cases, often with special conditions or a conditional use permit.
- **Higher Density:** C3 zoning typically allows for higher building density and greater flexibility compared to lower-intensity commercial zones, making it suitable for larger-scale businesses and developments.
- **Vehicle-Oriented Uses:** The district may allow for uses that require higher traffic volumes or larger parking areas, such as automobile dealerships, gas stations, and car washes.
- **Development Standards:** C3 zoning areas will have specific guidelines related to building height, setback requirements, parking, and signage.

Retail Stores	Personal Services	Restaurants and Cafes	Convenience Stores	Banks	Financial Institutions
Pharmacies	Drugstores	Professional Offices	Medical Offices	Insurance Offices	Car Dealerships
Vehicle Repair	Parking Structures	Amusement Centers	Fitness Clubs	Theaters	Nightclubs and Bars
Community Centers	Religious Institutions	Daycare Centers	Nonprofits	Hotels	Light Manufacturing
Warehousing	Storage	Wholesale Distribution	Infrastructure Facilities	Public Offices	Government Buildings
Outdoor Sales	Freestanding Signs				

# Property Structure\*

Type	Retail
Class	1100
Year Bult	1956
Effective Year	1992
Stories	1
Exterior Walls	BS
Roof Material	BU
Roof Type	WT
Area Under Roof	2,832
Business Area	2,832
Ms Area	2,832
Ms Perimeter	232
Depreciation	48%
Building Value	\$144,789
Building Value / SF	\$51.13



**\*Per Public Record**

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Property  
Highlights

## 2506 9th St W

- New roof in 2020
- Located just south of downtown Bradenton in an area of rapid growth, with 3.3% projected population growth within a one mile radius
  - 0.5 Miles to LECON Park, home of the Pittsburgh Pirates spring training
  - 1.5 miles to Downtown Bradenton
  - 20 minute drive to both Bradenton Beach and Anna Maria Beach
- Building consists of two large open rooms with one bathroom, one private office, and a kitchenette
- C3 zoning allows for a wide variety of uses, including retail, general and medical office, car dealerships and repair, warehousing, storage, wholesale distribution, and more



# Demographics & Daytime Employment

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Population	18,942	115,655	218,882
2029 Population Projection	22,031	135,167	255,703
Projected Annual Growth 2024-2029	3.3%	3.4%	3.4%
Median Age	39.2	43.1	45.4
Bachelor's Degree or Higher	13%	18%	22%
<b>Income</b>			
Average Household Income	\$51,788	\$60,975	\$69,978
Median Household Income	\$38,216	\$44,886	\$51,236
<b>Households</b>			
Owner Occupied Households	3,625	29,830	63,450
Renter Occupied Households	4,754	25,513	42,178
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	1	2	2
Total Consumer Spending	\$156.2M	\$1.1B	\$2.4B

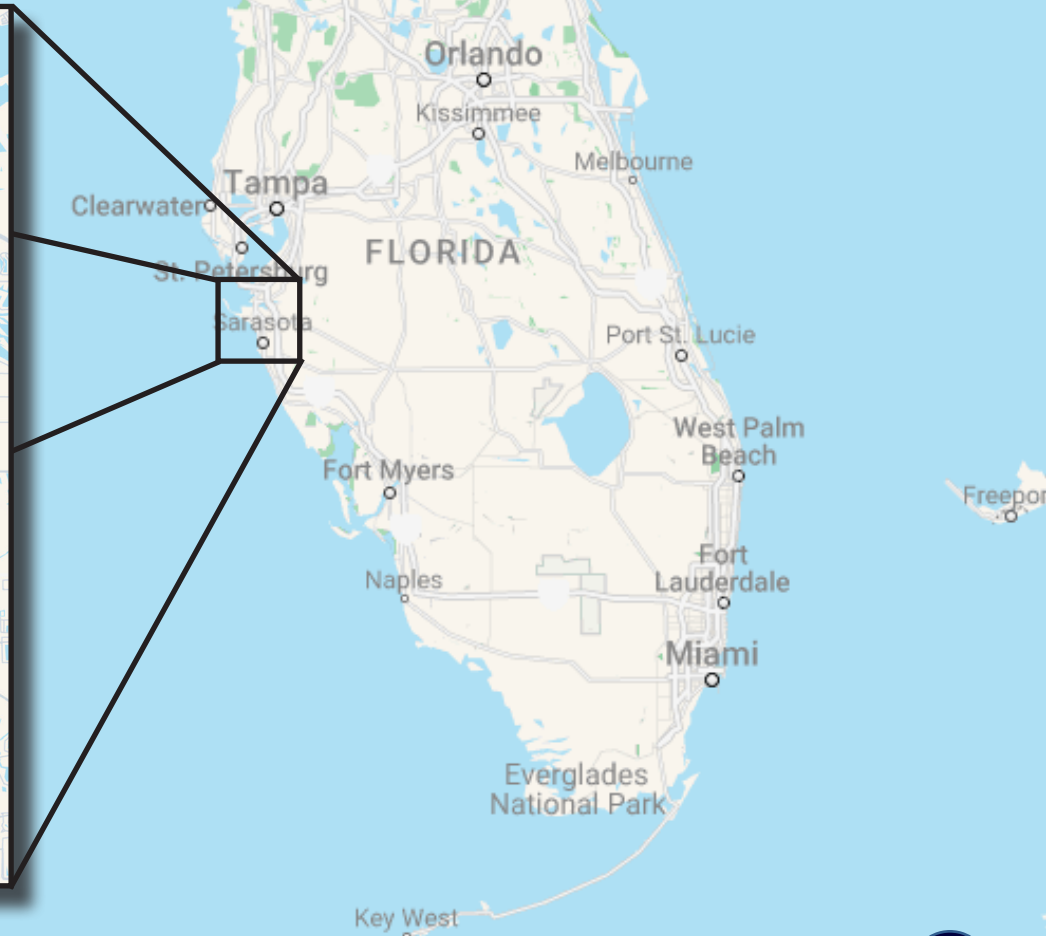
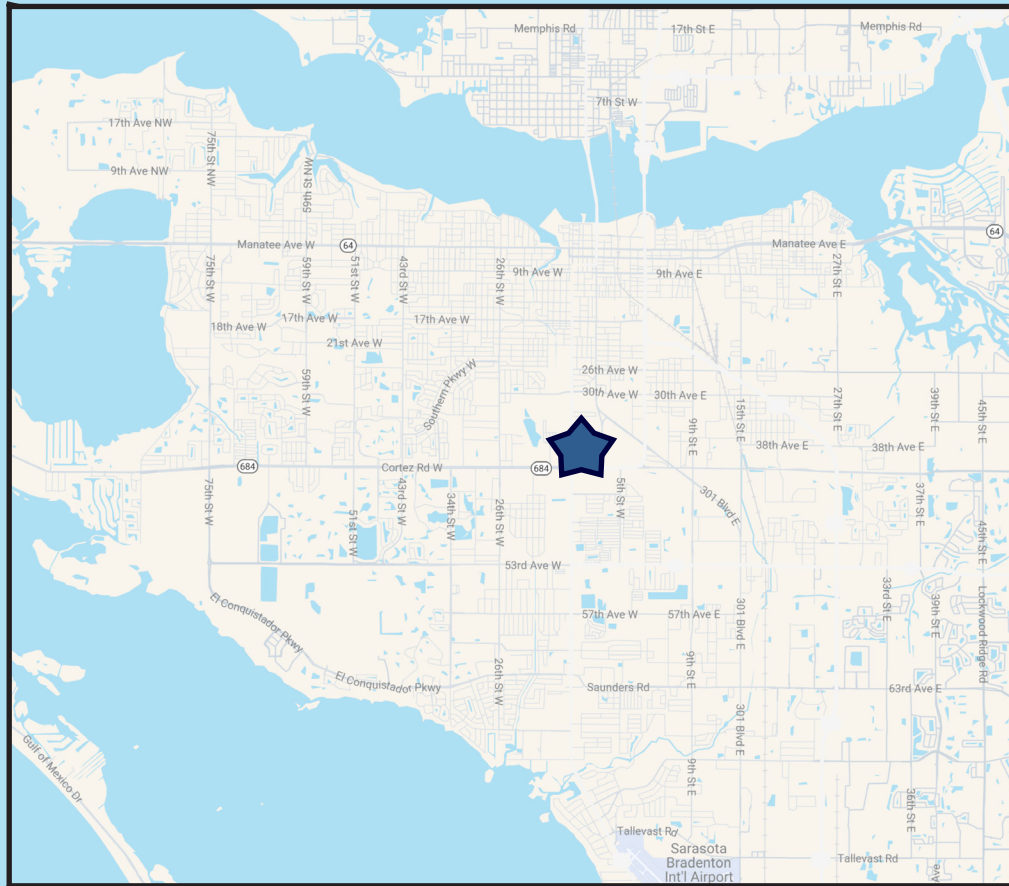
	1 Mile	3 Miles	5 Miles
<b>Service Producing Industries (Total Businesses)</b>			
Trade Transportation & Utilities	185	775	1,538
Information	17	575	1,535
Financial Activities	111	808	1,392
Professional & Business Services	128	844	1,453
Education & Health Services	82	1,754	3,014
Leisure & Hospitality	72	368	721
Other Services	229	773	1,359
Public Administration	25	141	175
<b>Goods-Producing Industries</b>			
Construction	100	387	858
Manufacturing	18	109	319

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Maps



# Property Location



# Facing North

**Downtown Bradenton**  
1.5 Miles

**LECOM Park**  
0.5 Miles



# Facing West

**Bradenton Beach**  
20 Min Drive

**Anna Maria Beach**  
20 Min Drive



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