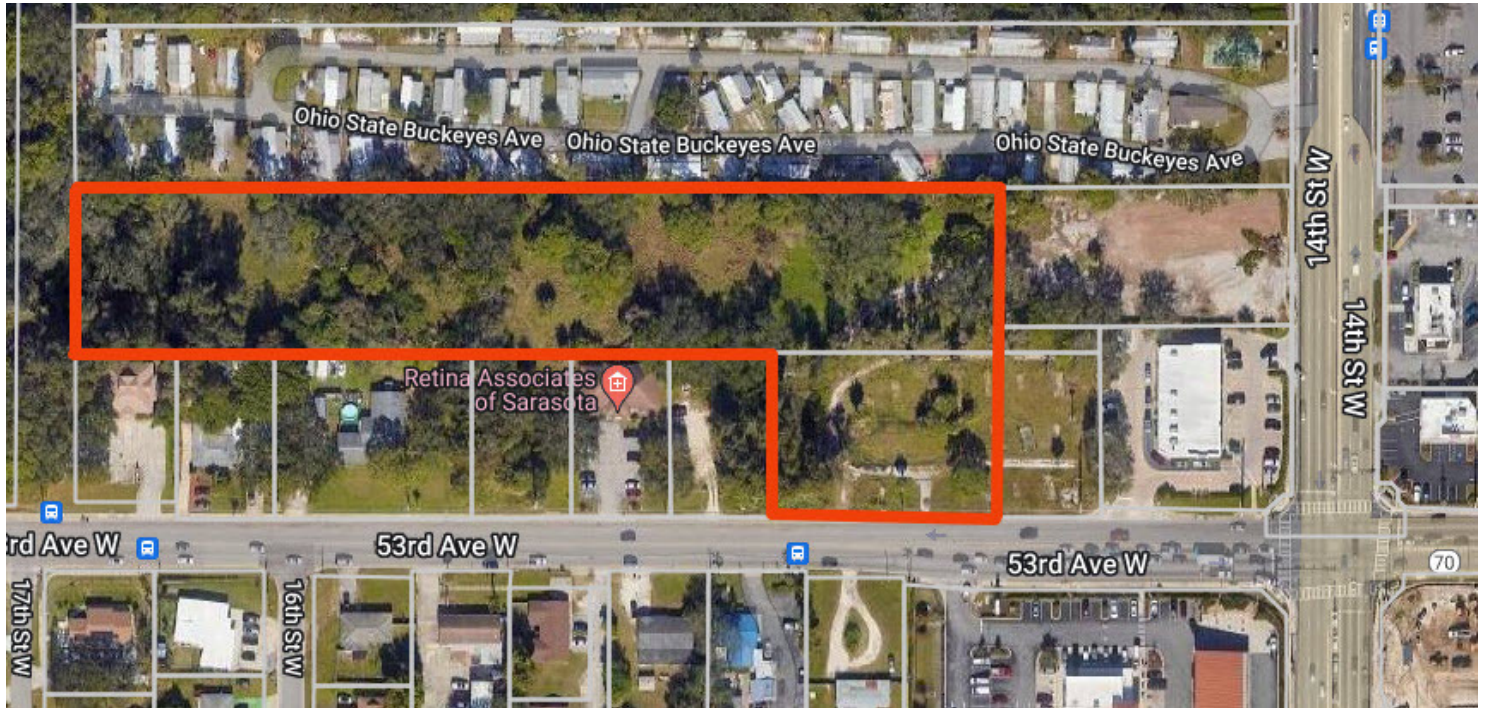


For Sale

4.32 ACRE LOT AT 14TH ST AND 53RD AVE

5224 14th St W, Bradenton, FL 34207



OFFERING SUMMARY

Sale Price:	N/A
Available SF:	
Lot Size:	188,166 SF
Price / Acre:	-
Market:	Sarasota - Bradenton

PROPERTY OVERVIEW

Great opportunity to buy a 4.32 Acre parcel of land with access from 2 major thoroughfares. Property was rezoned to MF 16 with multiple density bonuses available. Current owner is exploring the option to rezone to General Commercial for a Storage Facility. Seller will retain approximately 17,400 SF of the lots for additional parking for the Starbucks Plaza.

PROPERTY HIGHLIGHTS

- 4.32 Acres
- Flexible Use
- Major Corner Exposure

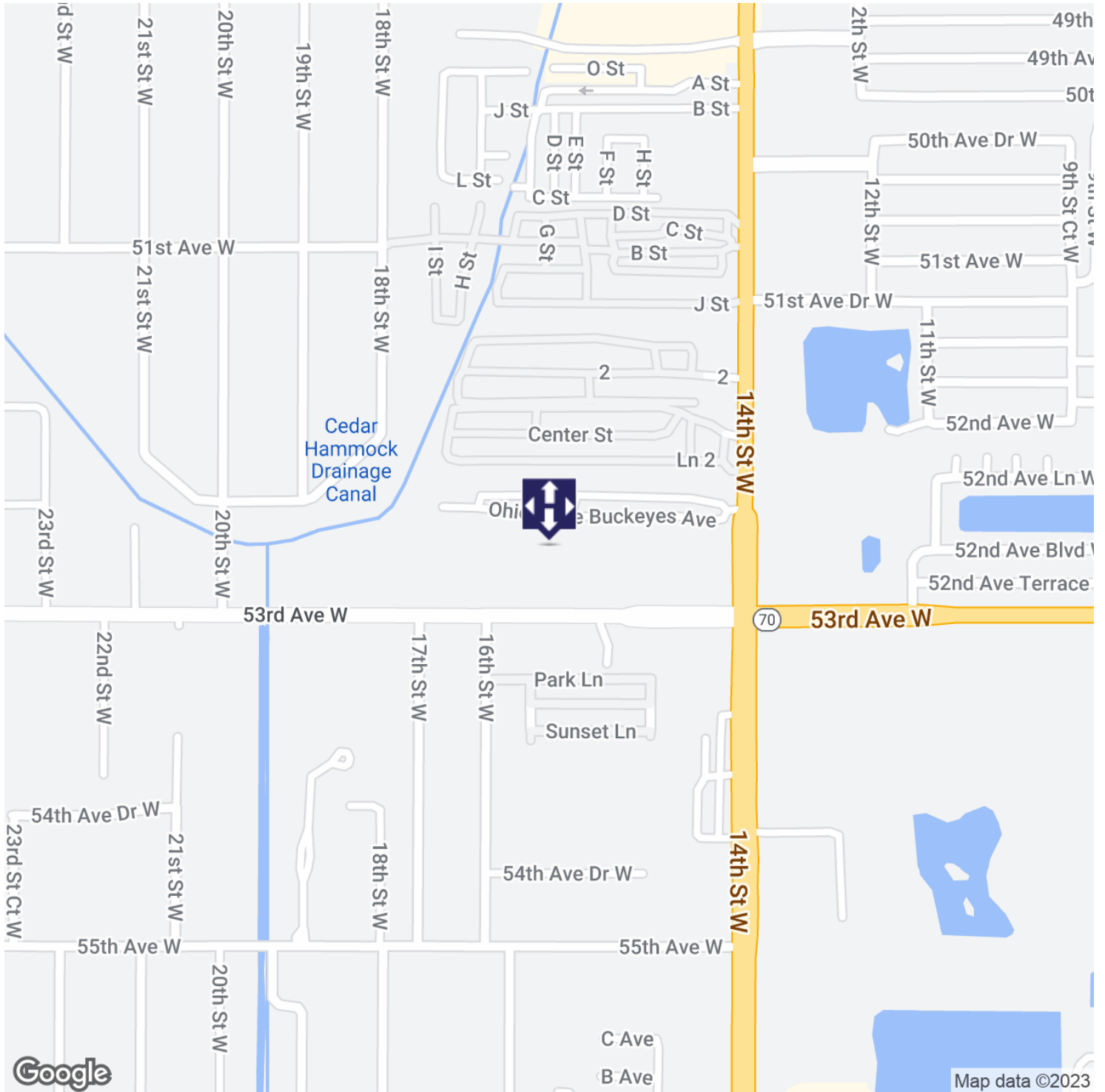
KEN HOSKINSON, JR.
941.915.7994
k Hoskinson@hembreeco.com



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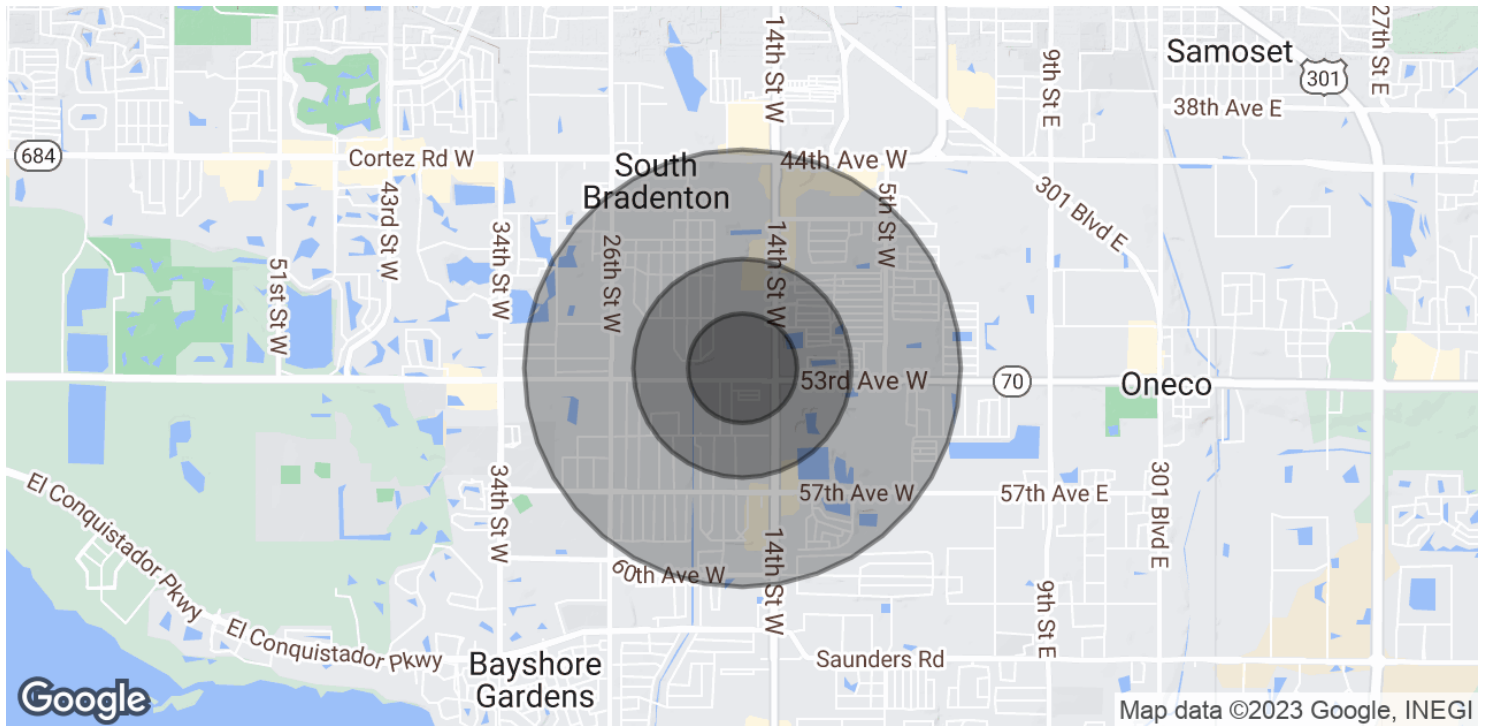
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,255	5,521	19,219
Average Age	42.9	38.6	40.8
Average Age (Male)	40.8	36.8	38.9
Average Age (Female)	48.5	43.1	42.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	718	2,468	10,080
# of Persons per HH	1.7	2.2	1.9
Average HH Income	\$32,118	\$38,193	\$36,491
Average House Value	\$54,031	\$86,661	\$89,400

* Demographic data derived from 2020 ACS - US Census

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