

AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



PRIME SITE WITH APPROX. 3 ACRES W/ 45K CAR COUNT

5827 14TH STREET WEST
BRADENTON, FLORIDA 34207

PROPERTY HIGHLIGHTS

- Prime ± 3 -acre site along major US-41 commercial corridor
- Outstanding visibility with 45,000+ AADT
- $\pm 200'$ frontage and $\pm 636'$ depth
- Underdeveloped site with excellent redevelopment upside
- $\pm 6,138$ SF existing freestanding building
- Zoned PR-M | Future Land Use: ROR
- Surrounded by top national retailers
- Deep, usable lot with flexible commercial/mixed-use potential



For More Information

ADAM DOAK

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APPROX. 3 ACRE SITE UNDERDEVELOPED



OFFERING SUMMARY

Sale Price:	\$3,300,000
Building Size:	6,138 SF
Lot Size:	2.91 Acres
Zoning:	PR-M

PROPERTY OVERVIEW

Located on one of the busiest and most visible corridors in Manatee County, this ± 2.91 -acre site offers unmatched redevelopment potential with approximately 200 feet of frontage along 14th St W (US-41) and a traffic count of 45,000+ vehicles per day. Formerly a long-standing funeral home, the existing $\pm 6,138$ SF freestanding building benefits from a deep lot extending approximately 636 feet, flexible zoning, and maximum exposure in a booming commercial corridor.

Surrounded by major national retailers including Target, Winn-Dixie, Publix, and other high-performing brands along US-41, this property stands as one of the last large, underdeveloped sites in the area ready for future growth. Zoned PR-M with a future land use designation of ROR, the site supports an array of commercial, medical, residential, and institutional uses (buyer to verify all allowable uses with Manatee County).

Please verify this information with the local zoning department:

Medical, Retail, Office, Multi Family, Bank, Veterinary Clinic, Assisted Living Facility, Child Care/Pre School, Churches, and Schools.

2024 Population
1 Mile - 21,940
3 Miles - 100,788
5 Miles - 190,755

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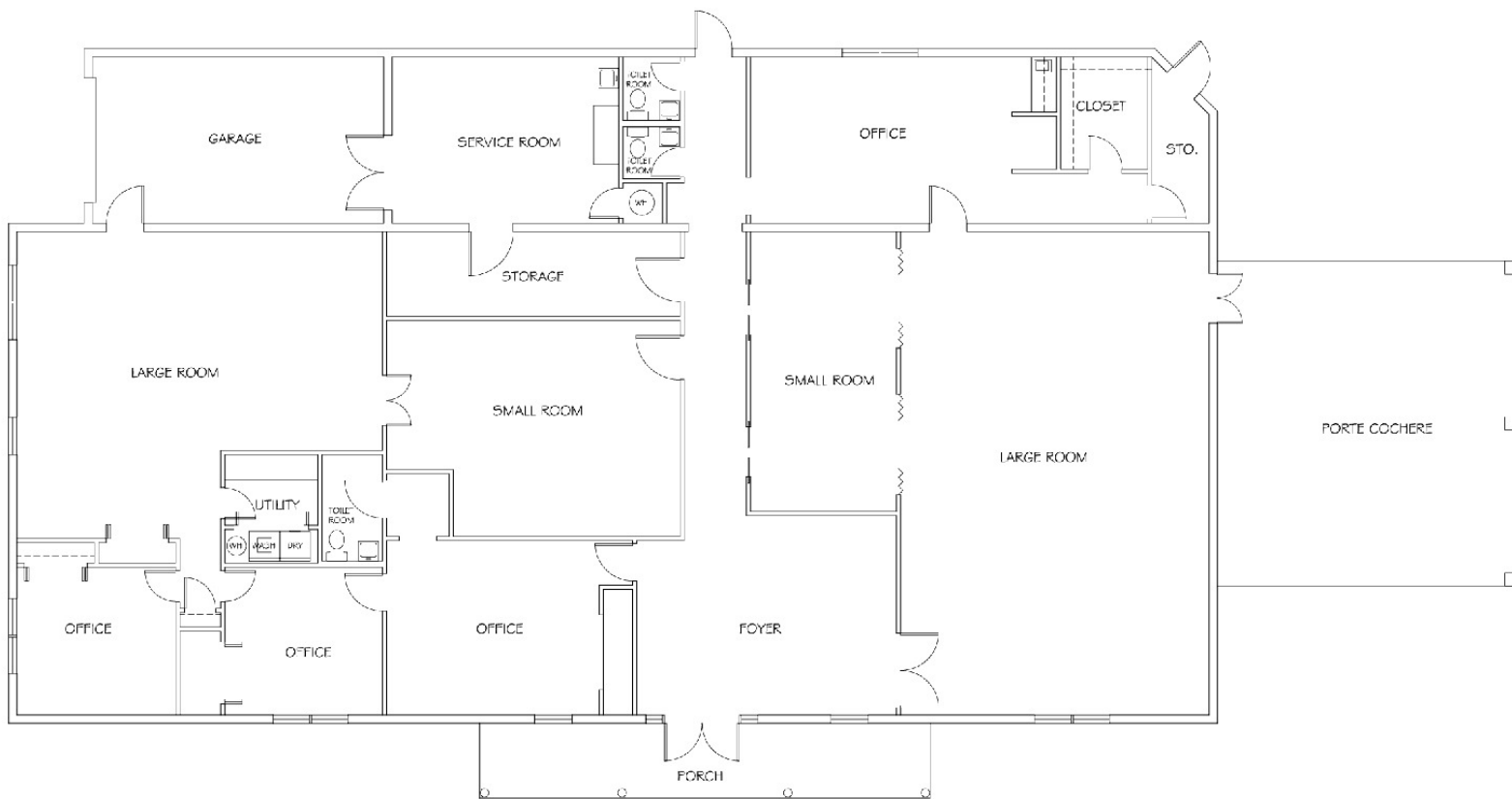


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FLOORPLAN

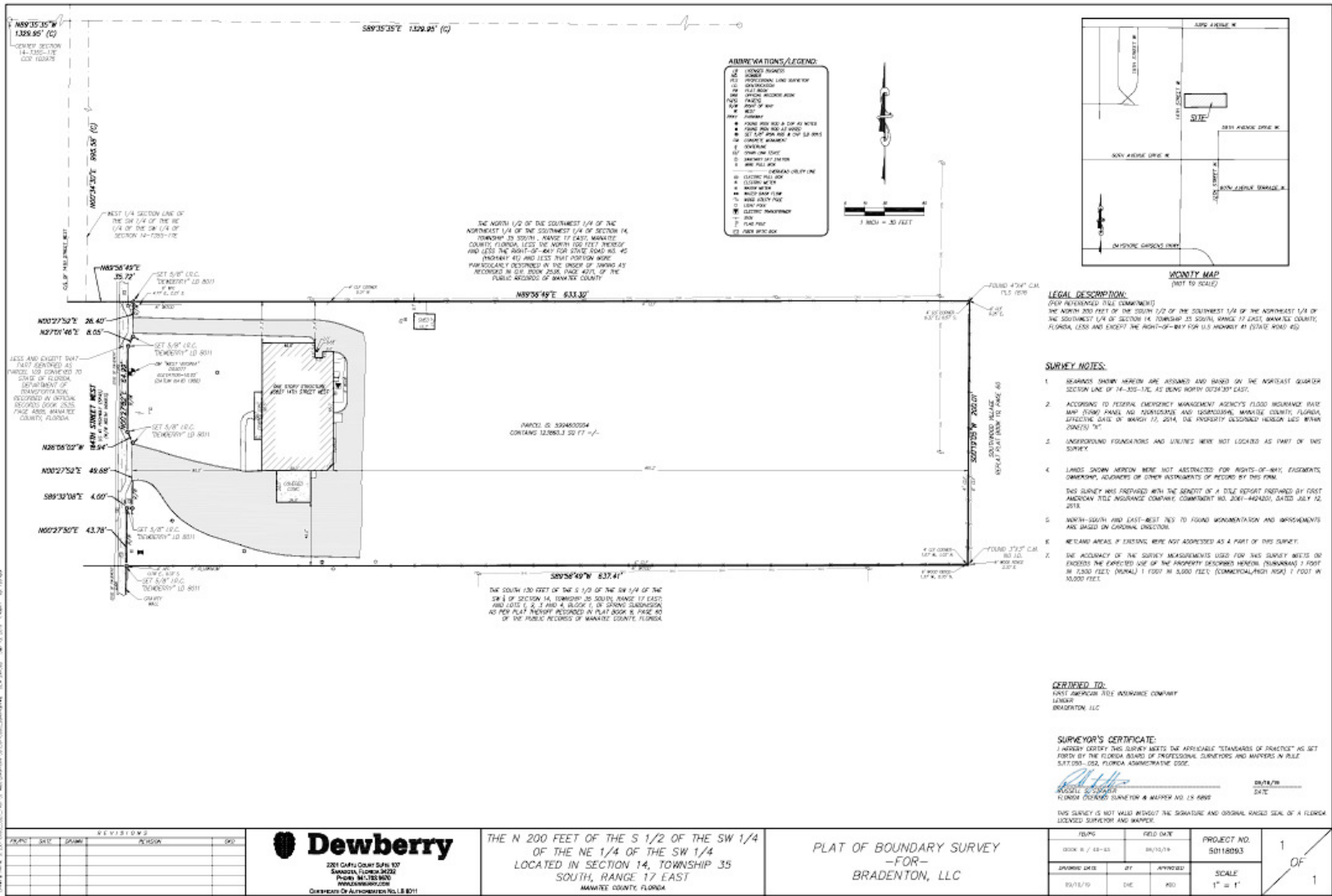


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SURVEY

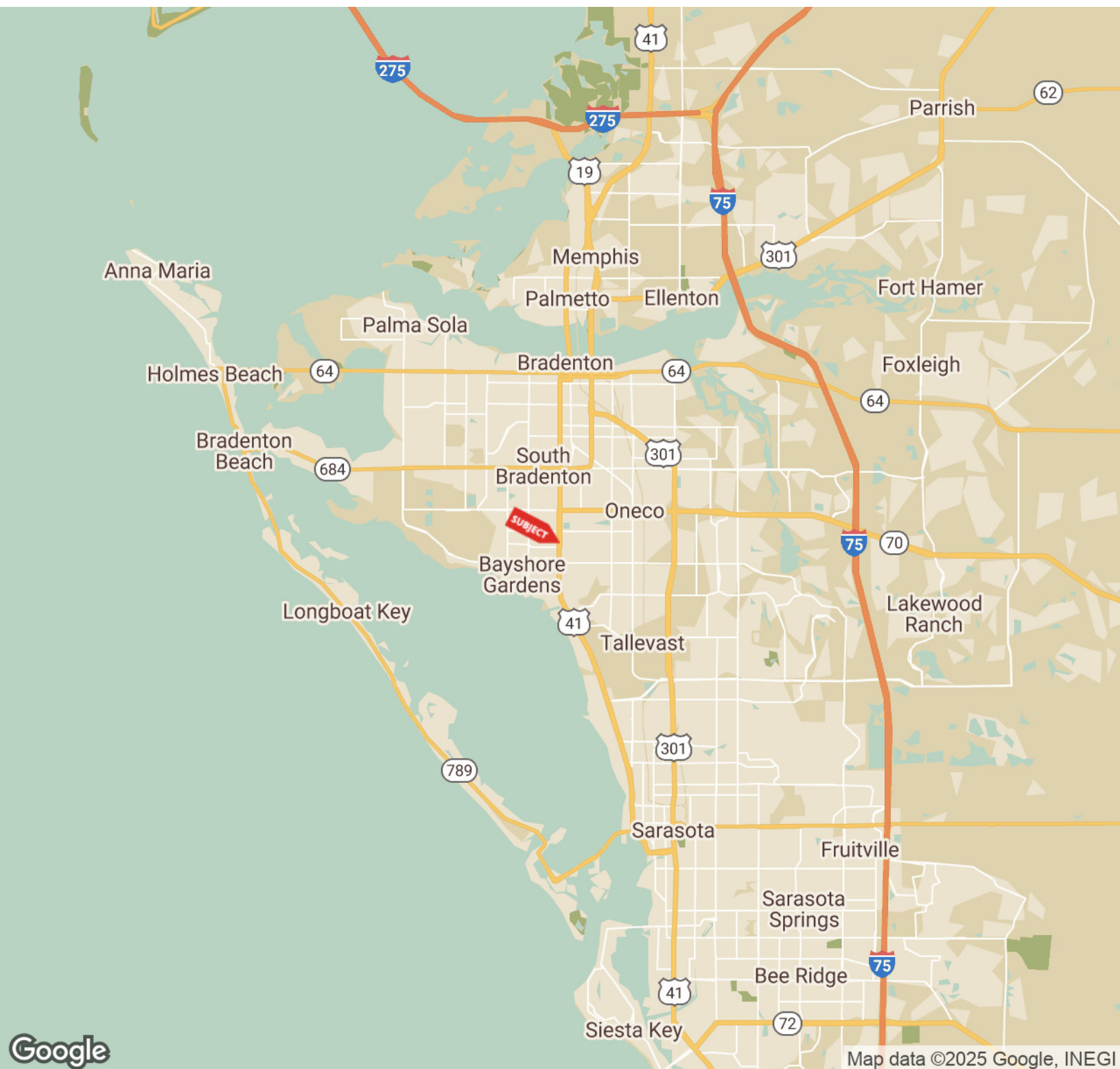


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