

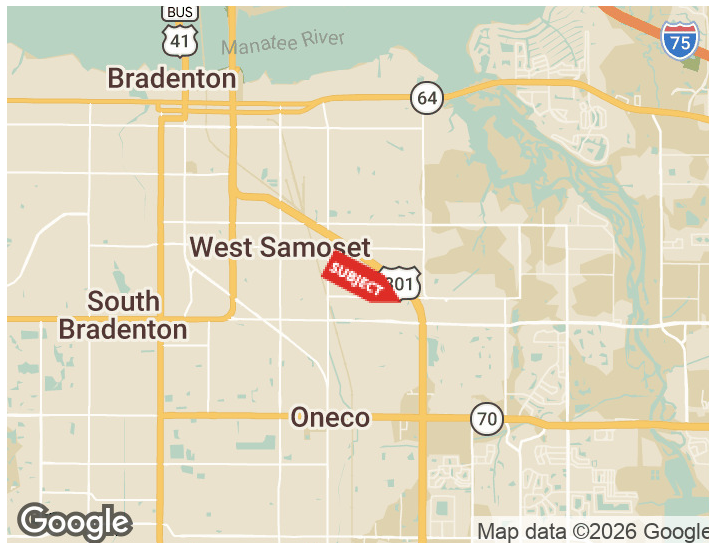


**SITE ON US 301 WITH
JUST OVER 1.3 ACRES.**

2401 38TH AVE E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- ±1.3774 acres (approximately 60,000 SF)
- Over 460' of frontage along US-301
- Zoned NC-S (Neighborhood Commercial – Small Scale)
- Strong visibility and easy access
- Centrally located between Cortez Rd & Manatee Ave
- Ideal for retail, office, service-based businesses, or contractor yard
- Suitable for users needing outdoor storage or principal parking



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	185	672	2,633
Total Population	605	2,174	8,500
Average HH Income	\$74,694	\$80,425	\$82,428

For More Information

ADAM DOAK
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OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	63,307 SF
Price / Acre:	\$343,350
Year Built:	1952
Zoning:	NC-S

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2401 38th Ave E, Bradenton, FL

Property Type: Commercial Land
Property Size: ±1.38 Acres (60,000 SF)

Commercial land with over 1.3 acres off US 301 for only \$499,000!

Positioned in a highly accessible and rapidly growing corridor of Bradenton, this 1.3774± acre (approximately 60,000 SF) vacant commercial parcel offers an exceptional opportunity for developers and owner-users alike. Located at 2401 38th Ave. E., the property sits just off US 301, providing convenient access to one of the area's primary north-south thoroughfares. Site has huge frontage on US 301 with just over 460'.

The site benefits from a central location between Cortez Road (44th Ave. E.) to the south and Manatee Avenue to the north, placing it within close proximity to major retail, residential neighborhoods, and key traffic drivers throughout the Bradenton market.

Zoned NC-S (Neighborhood Commercial – Small Scale), the property allows for a variety of commercial uses including retail, service-oriented businesses, and office. The generous lot size and configuration also make it particularly well-suited for contractors or service companies requiring principal parking.

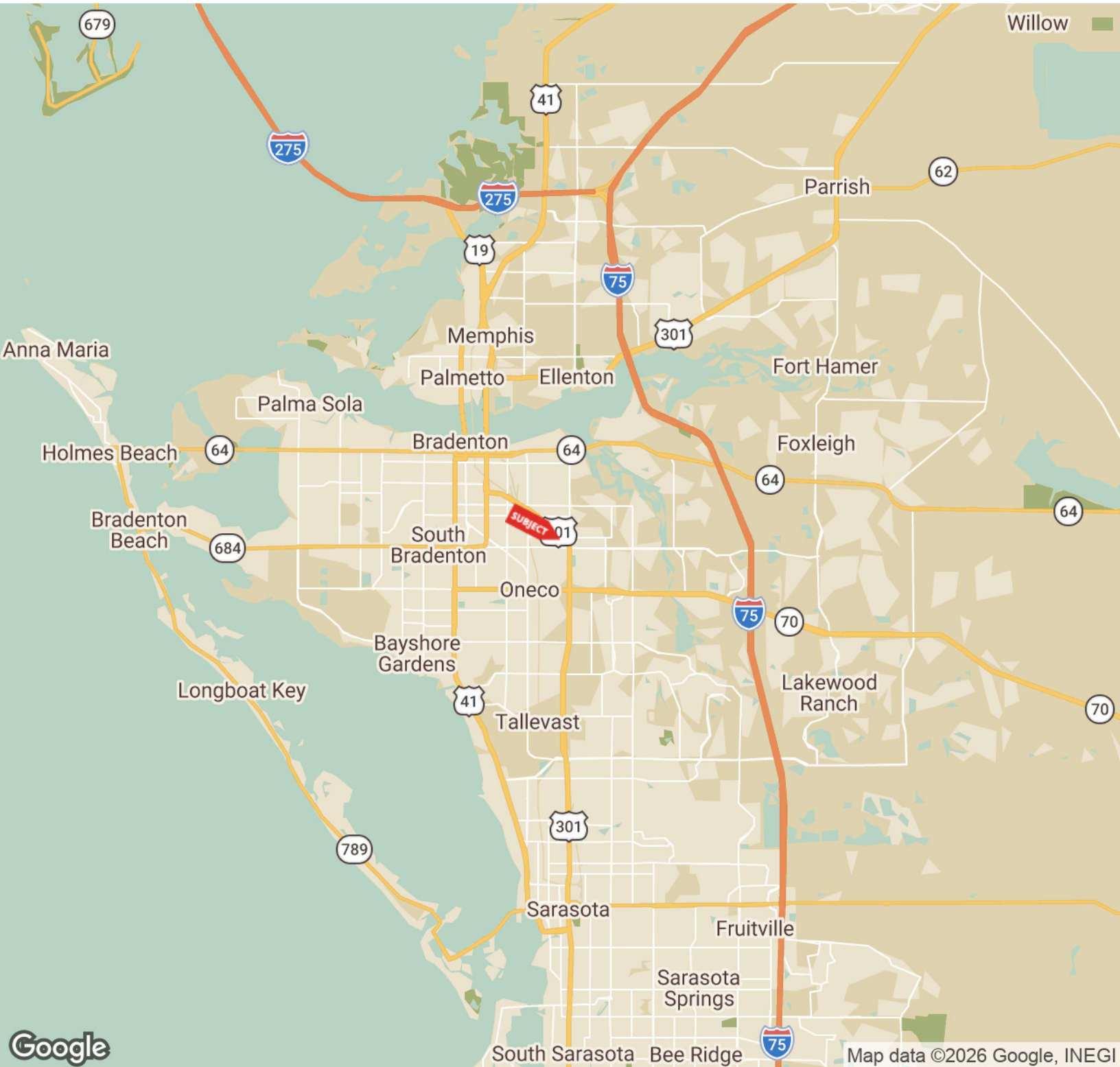
With strong visibility, easy access, and flexible zoning, this property presents a rare opportunity to secure a strategically located commercial site in a growing area of Manatee County.

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OF SARASOTA, INC.