



HARD CORNER 1.22 ACRES +/- 53,000 TRAFFIC COUNT

1702 MANATEE AVE E.
 BRADENTON, FLORIDA 34208



PROPERTY HIGHLIGHTS

- Zoned T4-O and T4-R
- Ideal for Medical, Retail, Multi-Family, or Office Development
- Approx. 1.22 Acres – Mostly Cleared
- Hard Corner Location on Manatee Ave E (SR 64)
- Utilities Available on Manatee Ave and 17th St E
- Just Miles from Manatee Memorial Hospital and I-75

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,288	23,495	65,927
Total Population	6,312	64,468	168,065
Average HH Income	\$39,636	\$45,438	\$50,726

For More Information

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OFFERING SUMMARY

Sale Price:	599,000.00
Lot Size:	1.22 Acres
Zoning:	T4-O and T4-R

PROPERTY OVERVIEW

Only \$599,000 for 1.22 acres on Manatee Ave (SR 64)!

American Property Group of Sarasota, Inc. presents 1702 Manatee Ave E, Bradenton, FL

Property Type: Commercial Land

Property Size: Approx. 1.22 Acres

Unlock the potential of this prime development site on Manatee Ave (SR 64) for just \$599,000! Positioned on a hard corner with excellent visibility, this 1.22-acre parcel offers flexible zoning that accommodates a wide range of commercial uses, including medical, retail, multi-family, and office.

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**AMERICAN
PROPERTY GROUP**
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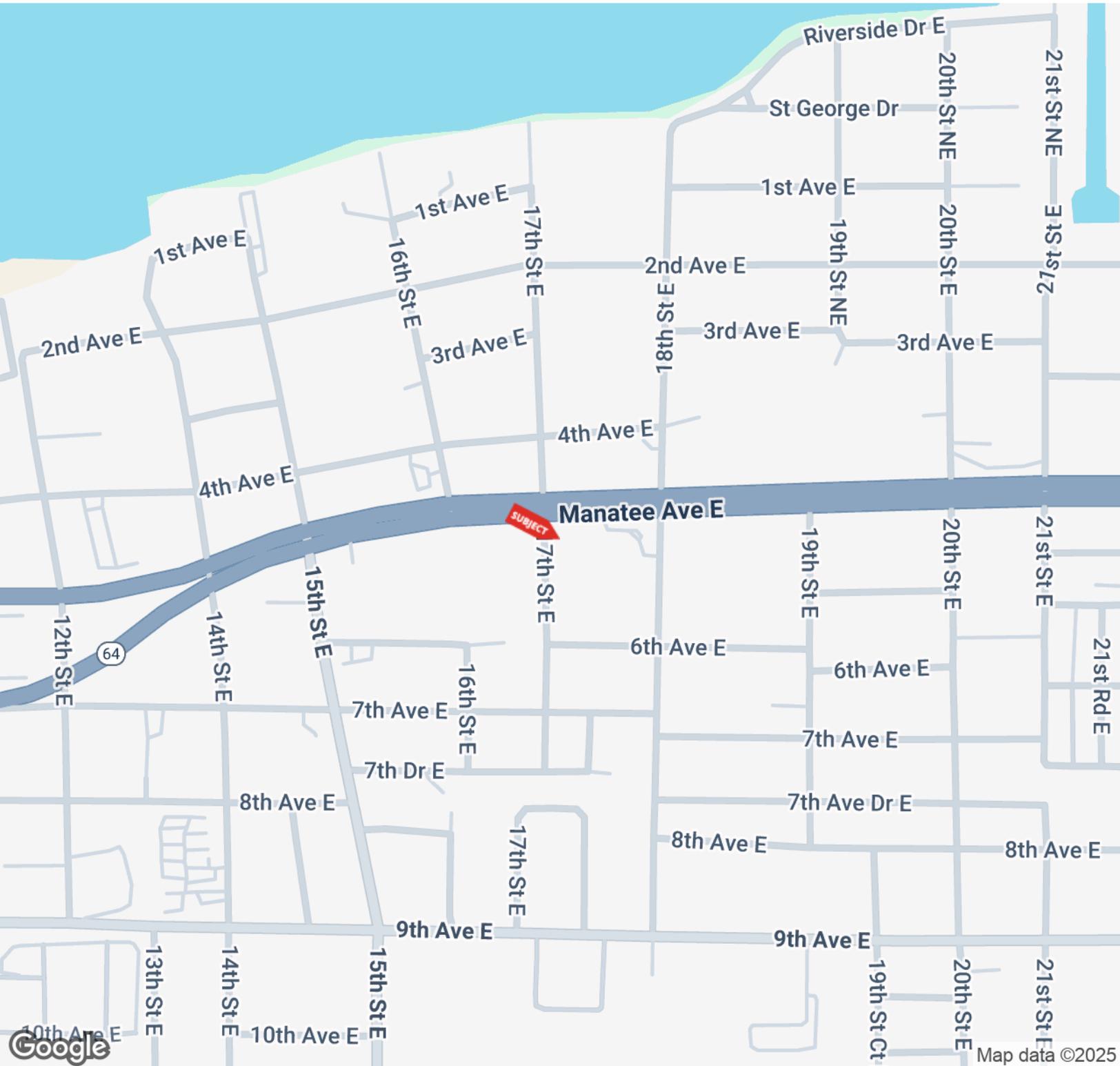


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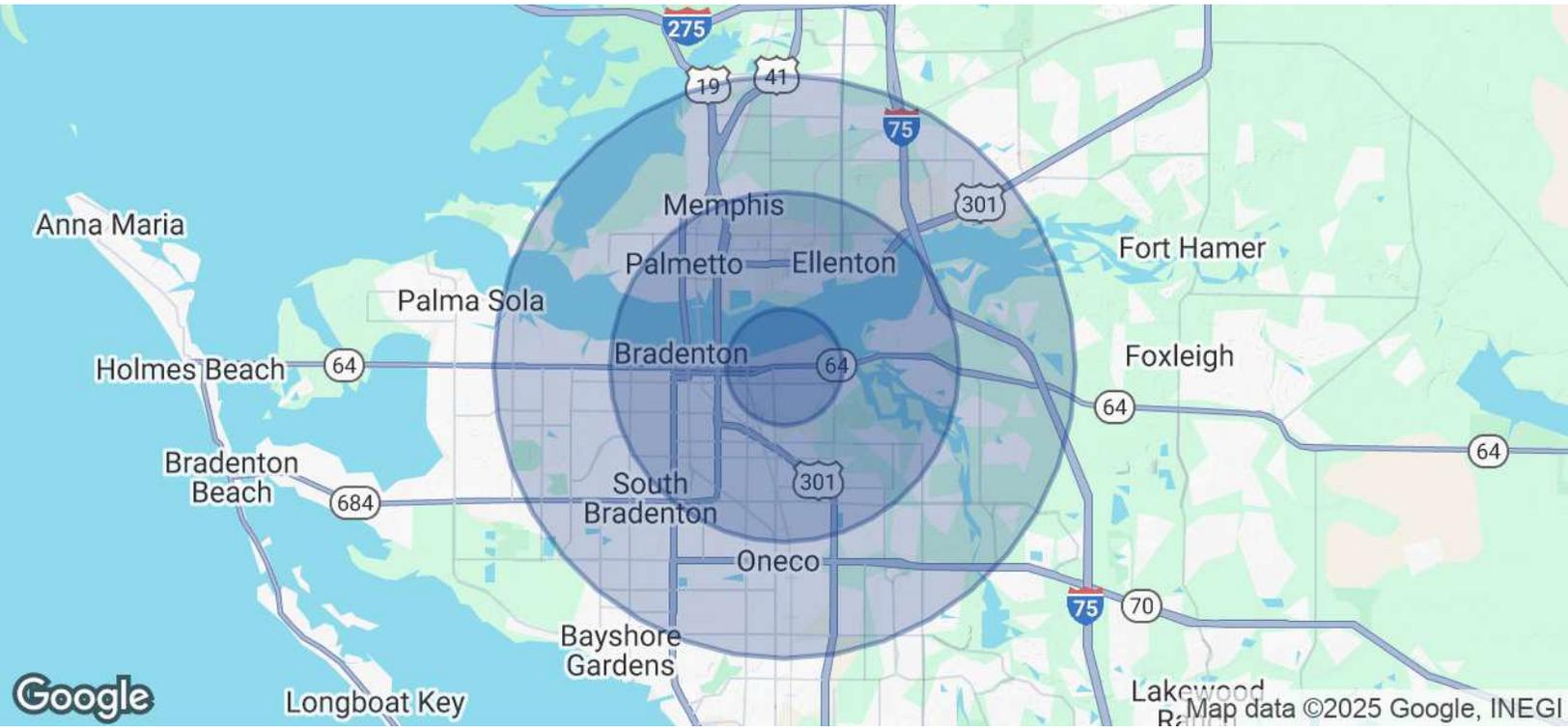


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,312	64,468	168,065
Average Age	33.0	37.0	40.5
Average Age (Male)	32.2	35.2	39.5
Average Age (Female)	35.5	39.6	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,288	23,495	65,927
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$39,636	\$45,438	\$50,726
Average House Value		\$237,837	\$237,959

2020 American Community Survey (ACS)

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