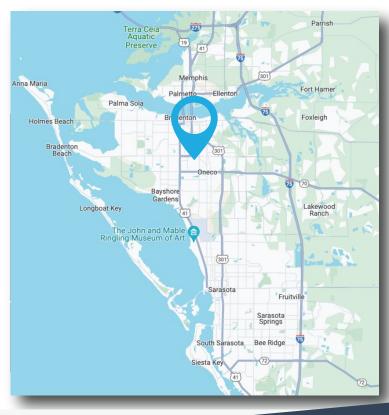


## PROPERTY OVERVIEW

Property Group USA is pleased to present the opportunity to purchase a 3.2-acre parcel suitable for development in the fast growing market of Bradenton, FL. This property sits in the heart of a strong retail corridor and has great frontage/visibility.

PROPERTY SNAPSHOT		
ADDRESS:	111 Cortez Rd W.   Bradenton, FL 34207	
PARCEL SIZE:	± 3.2 acres	
ZONING:	GC	
SALE PRICE:	*Inquire for price	
HIGHLIGHTS:	- Strong retail corridor (high area traffic counts)	
	- Current renovations to east & west side adjacent retail properties	
	- Good road frontage/visibility at 130 feet	



## PropertyGroup**USA**





## **AREA OVERVIEW**

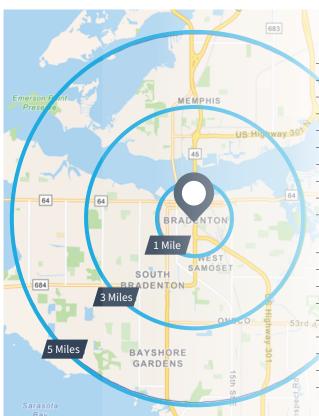
Dive into Southwest Florida history, arts, and nature in Bradenton on Florida's Gulf Coast, about 30 minutes south of St. Petersburg.

Bradenton's close proximity to Anna Maria Island and Longboat Key make it the perfect place to base a vacation to the Gulf islands while enjoying all the city has to offer. Check out Village of the Arts, a working artist community, and explore Downtown Bradenton with a stroll on the 1.5-mile, ADA-accessible Bradenton Riverwalk, taking in the views of the Manatee River.

Visitors looking for outdoor adventures can fish from the Riverwalk pier, get on the nature trails at Robinson Preserve, take a kayak tour at De Soto National Memorial Park, and visit the area's beaches.







## **DEMOGRAPHICS**

2024 Summary	1 MILE	3 MILES	5 MILES
Population	12,435	93,864	208,905
Households	4,825	38,345	87,993
Families	2,446	21,456	50,844
Average Household Size	2.44	2.39	2.33
Owner Occupied Housing Units	1,380	21,266	54,538
Renter Occupied Housing Units	3,445	17,079	33,455
Median Age	36.8	42.5	45.5
Median Household Income	\$54,273	\$53,783	\$59,302
Average Household Income	\$67,508	\$70,943	\$81,331
Projected 2029 Summary	1 MILE	3 MILES	5 MILES Lake Man
Projected 2029 Summary Population	1 MILE 12,661	<b>3 MILES</b> 96,475	5 MILES 213,414
(n)			State Pa
Population	12,661	96,475	213,414
Population Households	12,661 4,985	96,475 39,747	213,414 90,706
Population Households Families	12,661 4,985 2,496	96,475 39,747 22,010	213,414 90,706 51,671
Population Households Families Average Household Size	12,661 4,985 2,496 2.40	96,475 39,747 22,010 2.37	213,414 90,706 51,671 2.31
Population Households Families Average Household Size Owner Occupied Housing Units	12,661 4,985 2,496 2.40 1,567	96,475 39,747 22,010 2.37 23,203	213,414 90,706 51,671 2.31 58,675
Population Households Families Average Household Size Owner Occupied Housing Units Renter Occupied Housing Units	12,661 4,985 2,496 2.40 1,567 3,418	96,475 39,747 22,010 2.37 23,203 16,545	213,414 90,706 51,671 2.31 58,675 32,031