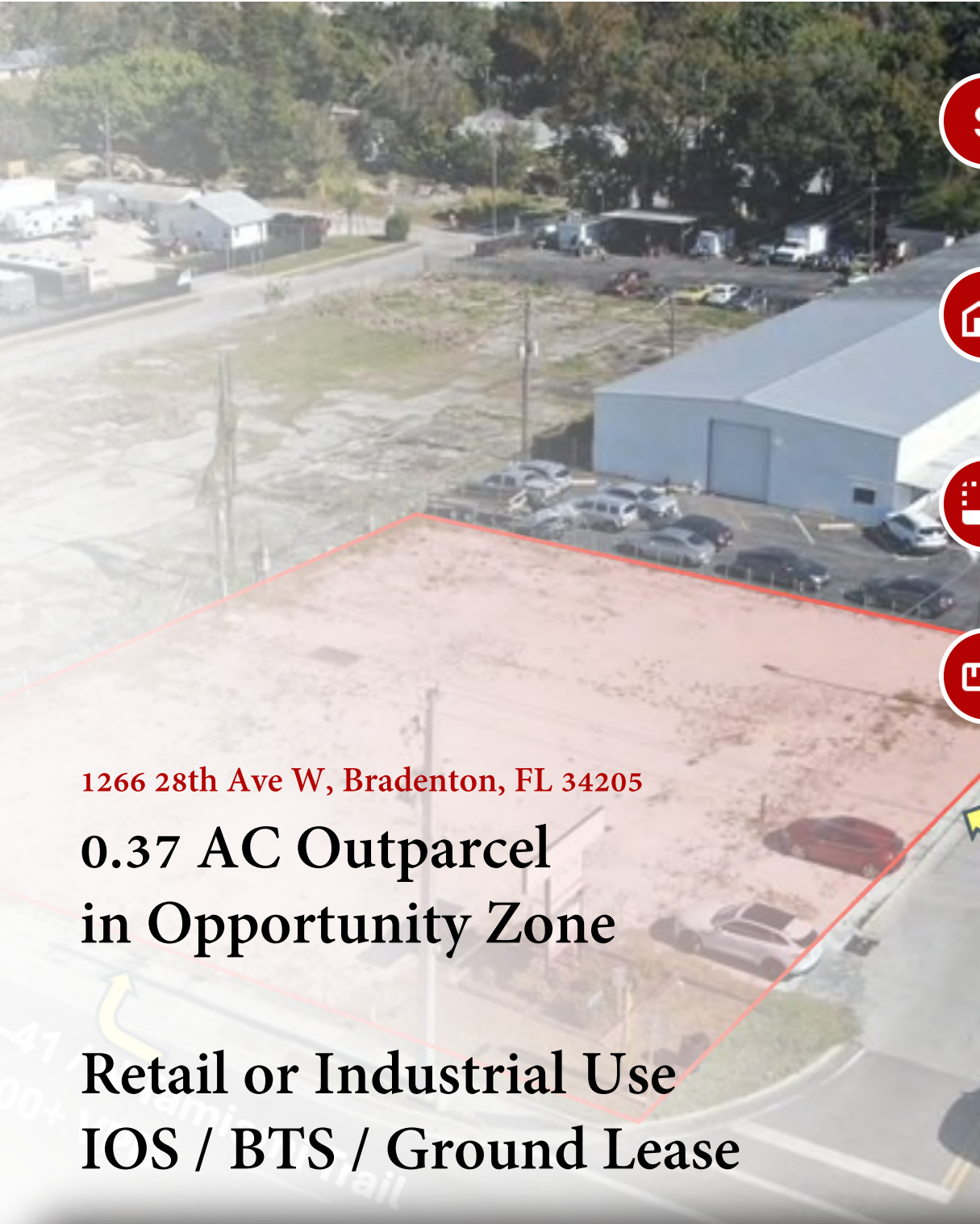




For Lease



IOS: \$3.00/SF

BTS or Ground Lease:
Call for Rate



Outparcel
Retail/Industrial Pad



0.37 Acres



Approx. 119' Frontage
x 135' Depth

1266 28th Ave W, Bradenton, FL 34205

0.37 AC Outparcel in Opportunity Zone

Retail or Industrial Use IOS / BTS / Ground Lease

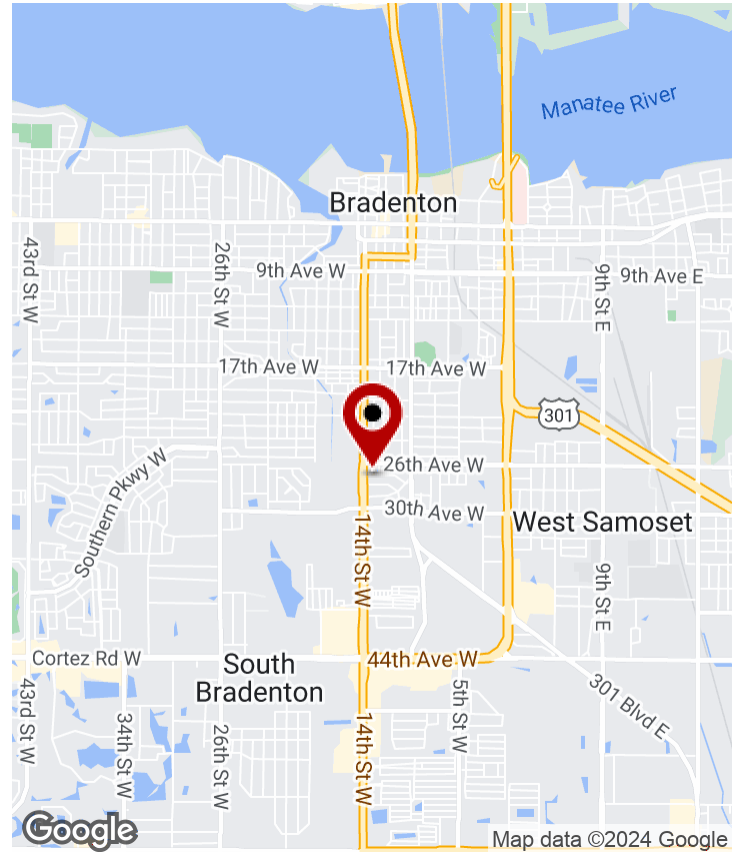
Presented by

Cherie Tedesco-Gamble

Managing Director
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cherie.tedesco@kw.com
FL #SL3397003

KW Commercial Tampa Central

1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602



Asking Base Rate

IOS: \$3.00/SF

BTS/Ground Lease: Call for Rate

OFFERING SUMMARY

Property Size:	Approx. 16,065 SF (0.37 AC)
Dimensions:	Approx. 119' x 135'
Zoning:	HC (Heavy Commercial)
Market:	Tampa/St Petersburg
Submarket:	Manatee
Traffic Count:	21,000+ VPD
Nearest Highway:	I-775, I-275, US-301
Nearest Airport:	Sarasota Bradenton International Airport

PROPERTY OVERVIEW

This Bradenton 0.37 AC corner pad is situated in an opportunity zone and has approximately 119' frontage on 14th St W (US-41 / N Tamiami Trail) with traffic counts exceeding 21,000 VPD. The location offers easy access to US-301, I-275 and I-75 and is close to Downtown Bradenton in the heart of Manatee County.

Build-to-Suit, Ground Lease, or Industrial Outdoor Storage opportunity.

Perfectly suited for a range of uses, this outparcel pad offers the flexibility to serve as IOS, automotive, retail, QSR, dispensary, or office/showroom location. With its versatility in allowable uses and high visibility, this site is an excellent choice for businesses seeking a prime location in a bustling commercial area.

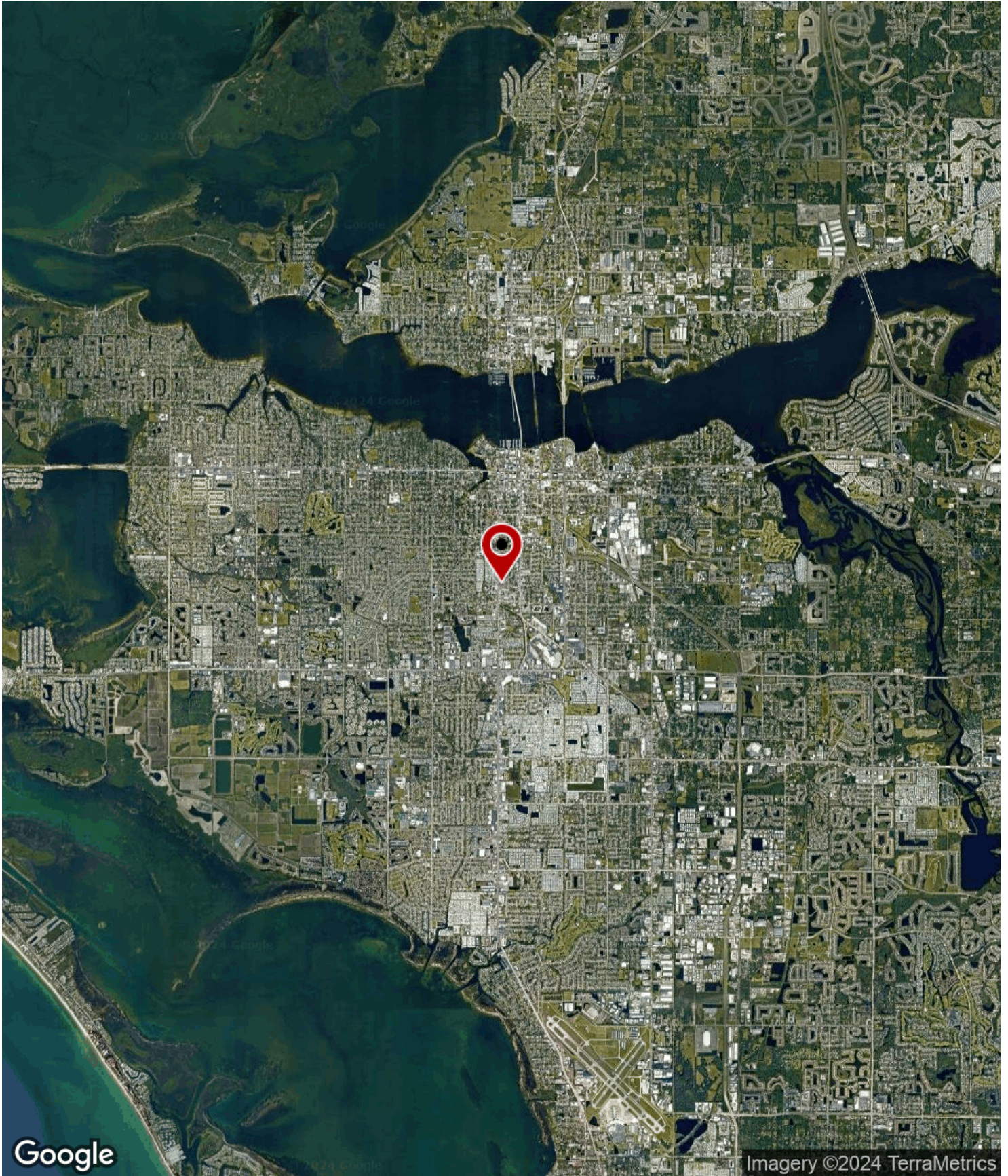
PROPERTY HIGHLIGHTS

- IOS, BTS or Ground Lease
- 0.37 AC Pad - Prime Corner
- Ideal for: IOS, Retail, QSR, Industrial, Dispensary
- Zoning: Heavy Commercial
- Opportunity Zone & Urban Corridor
- Max Allowable Bldg Size: 8,032 SF, and up to 32,130 SF (FAR: 0.5 by right, up to 2.0 with bonuses)

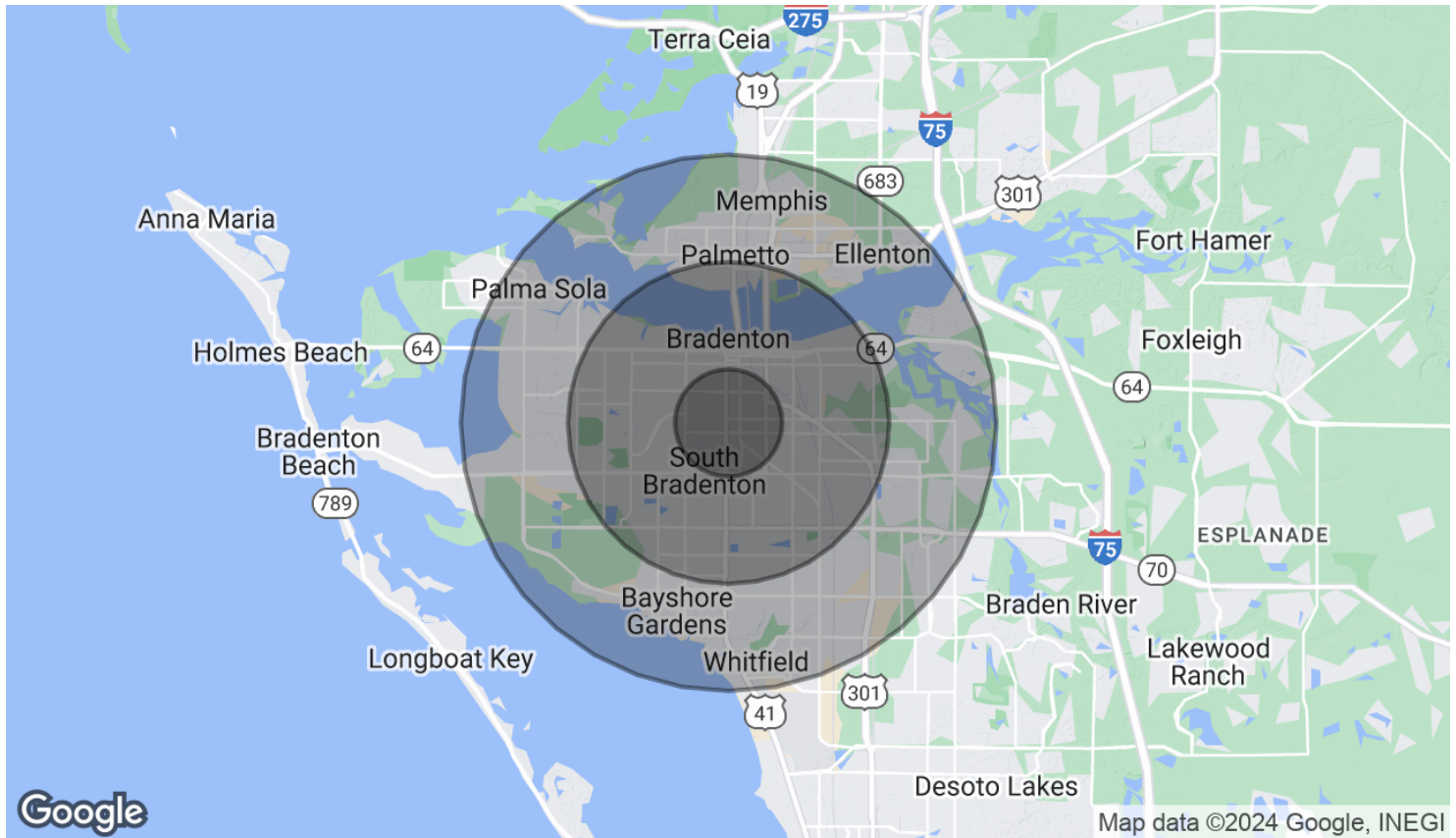
ADDITIONAL PHOTOS







DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,772	116,210	209,622
Average Age	43	44	45
Average Age (Male)	41	43	44
Average Age (Female)	44	45	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,422	48,760	88,539
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$57,943	\$66,642	\$76,056
Average House Value	\$186,850	\$232,500	\$297,936

Demographics data derived from AlphaMap