

# FOR SALE

## RIVIERA DUNES WAY

Palmetto, FL 34221



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### PROPERTY DESCRIPTION

Amazing property located directly on the Manatee River within the Riviera Dunes Master Plan. 3 Acres overall with a 1.3 Acre retention facility (1.7 Acres net). Surrounded by High and Mid-Rise Condo buildings and a beautiful marina, this site is a premier luxury development opportunity. Very fast-growing area with the new Marriot Resort Hotel and the remodeled Bradenton Area Convention Center within walking distance. Easy access to Bradenton, St. Pete or Sarasota with excellent shopping and dining convenience.

### OFFERING SUMMARY

Sale Price:	\$3,779,000
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,732	29,370	80,975
Total Population	5,984	75,085	193,173
Average HH Income	\$84,312	\$71,503	\$76,464

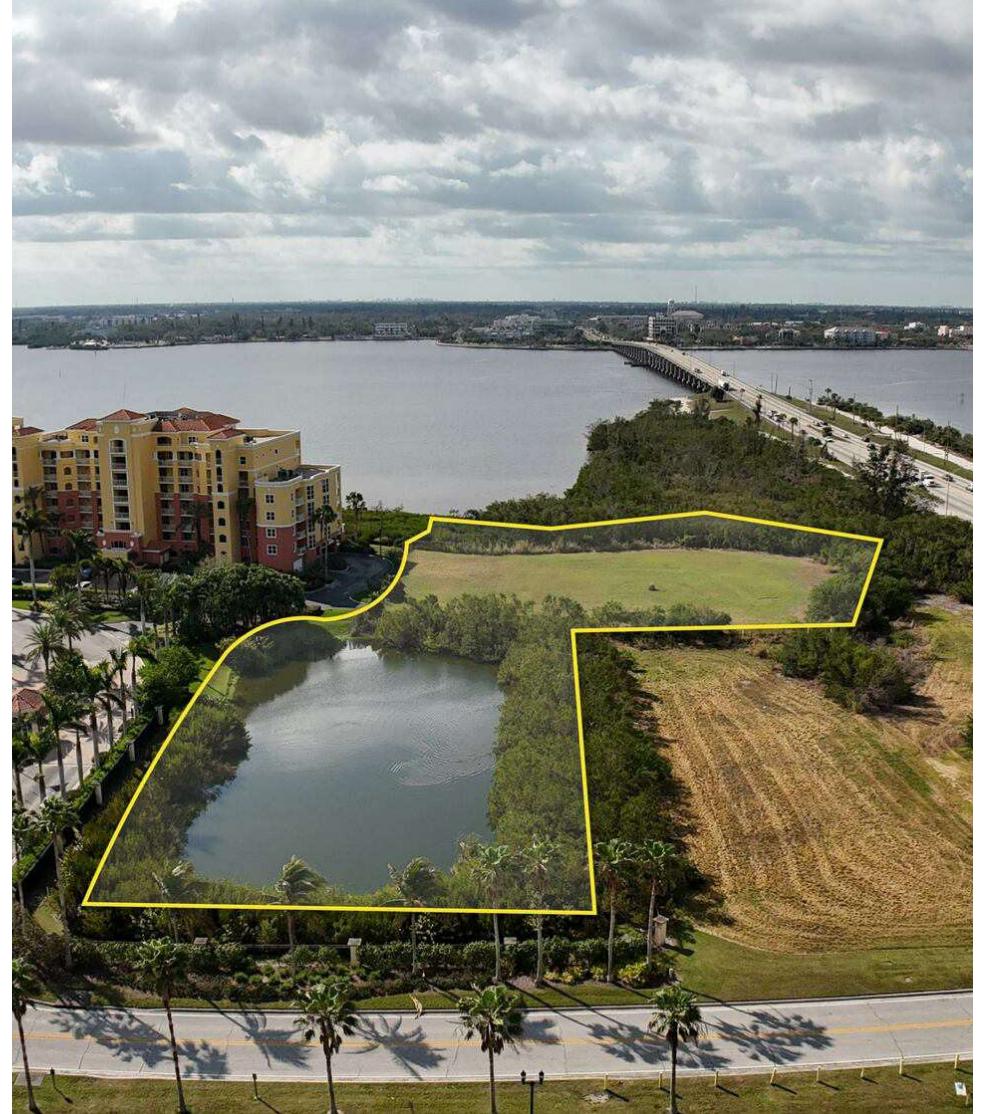


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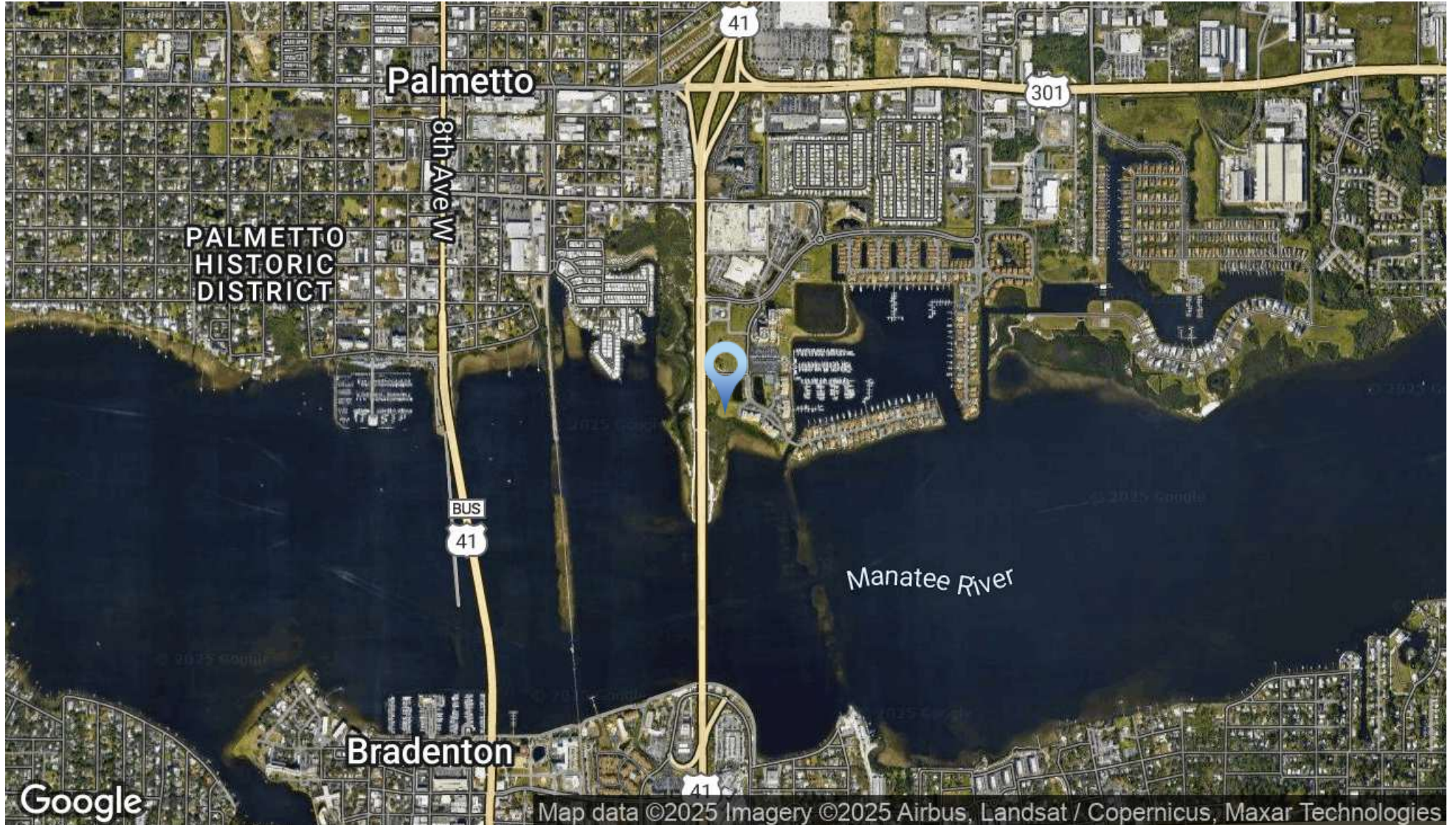
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IANBLACK  
REALESTATE  
THE PLACE FOR SPACE

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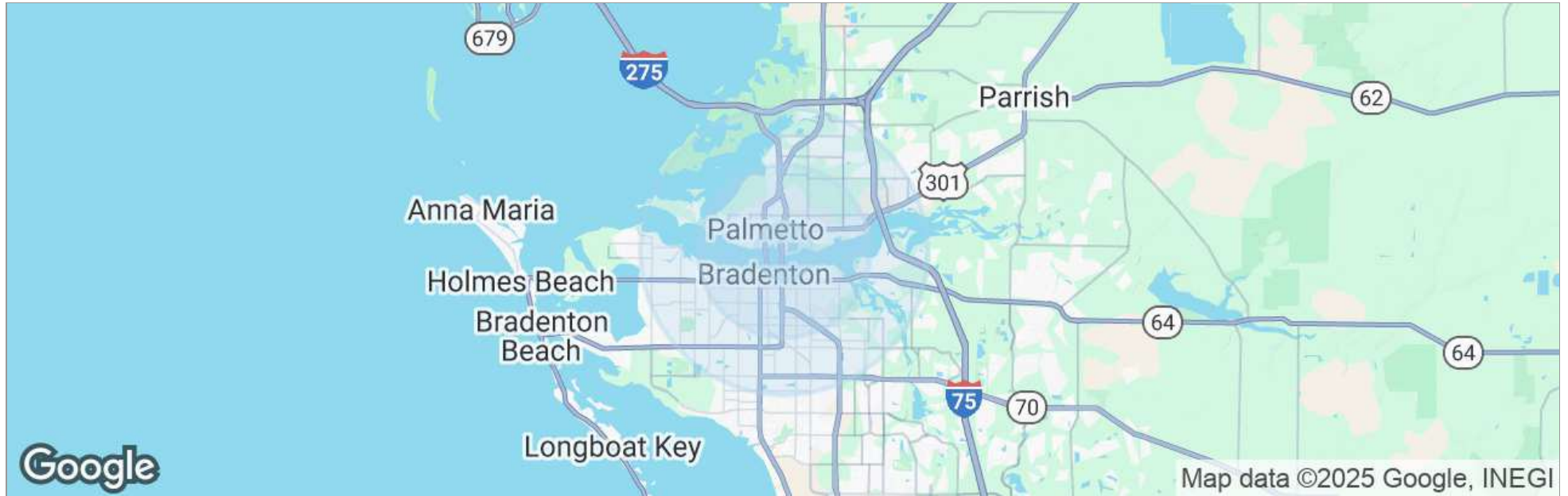


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	1 Mile	3 Miles	5 Miles
Total Population	5,984	75,085	193,173
Population Density	1,905	2,655	2,459
Median Age	47	42	45
Median Age (Male)	46	41	44
Median Age (Female)	48	43	46
Total Households	2,732	29,370	80,975
# of Persons Per HH	2.2	2.6	2.4
Average HH Income	\$84,312	\$71,503	\$76,464
Average House Value	\$326,291	\$309,428	\$299,476

\* Demographic data derived from 2020 ACS - US Census



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