

FOR SALE

LAND

June 21, 2021

2401 38TH AVE. E. BRADENTON, FL

2401 38TH AVE. E., BRADENTON, FL 34208

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

**WYMAN, GREEN & BLALOCK
REAL ESTATE INC.**

Since 1908

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$699,000.00
Lot Size SF:	60,000 sq. ft.
Lot Size:	1.38 Acres
Zoning:	NC-S
Future Land Use:	Res-6
Price / SF:	\$11.65/sq. ft.

PROPERTY OVERVIEW

Rarely available commercially zoned corner lot with great visibility and access to US 301.

PROPERTY HIGHLIGHTS

- High visibility location along US 301.
- Centered in an area of growth. Industrial development, multi-family residential and mixed use planned in immediate vicinity.
- Convenient access to US 301, 44th Ave, SR 64, SR 70 and approximately 7 miles from I-75.
- US 301 AADT: 29,000

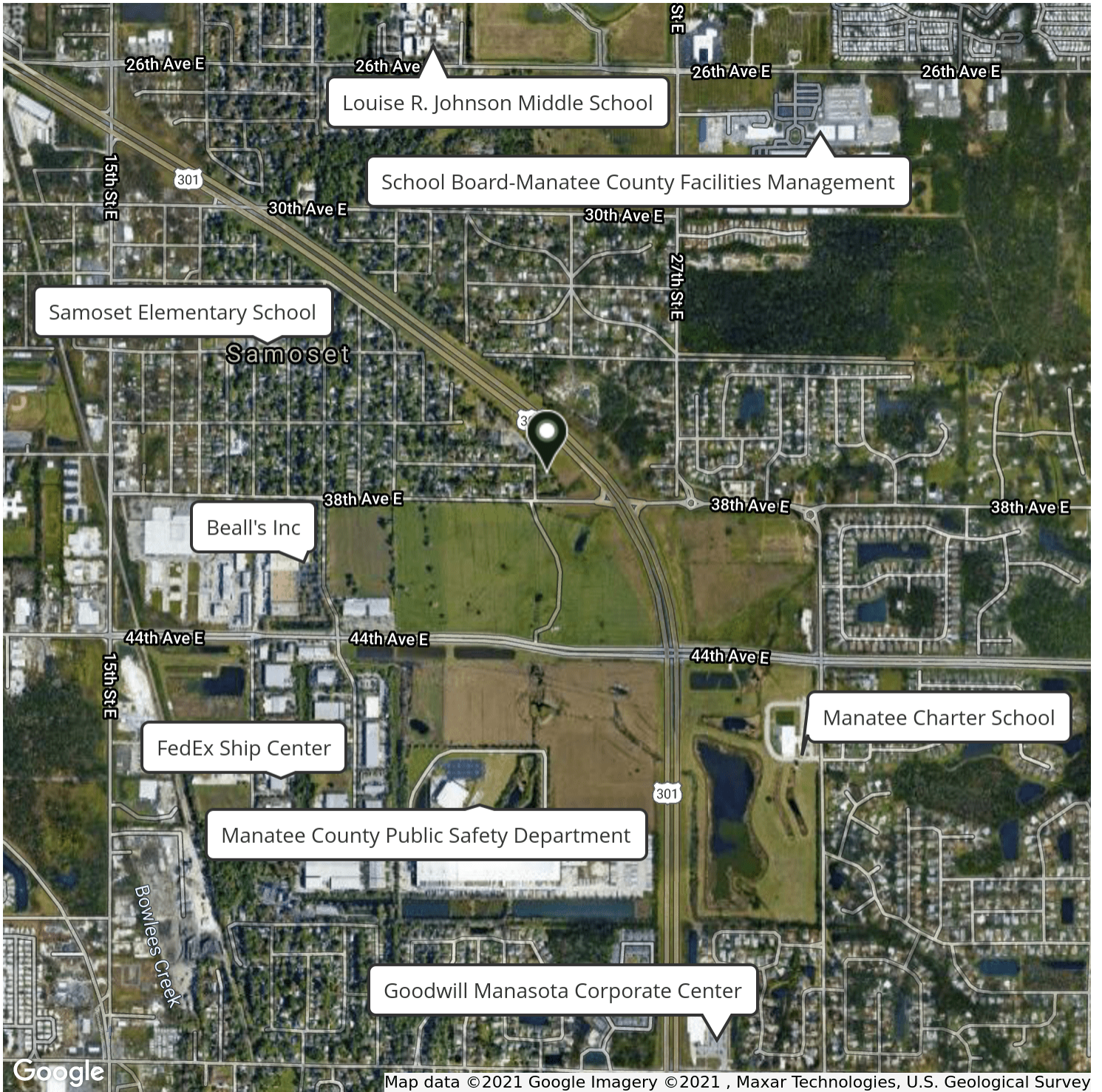
ADDITIONAL PHOTOS



REGIONAL MAP



VICINITY MAP



FOR SALE

LAND



DEMOGRAPHICS

SECTION 1

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

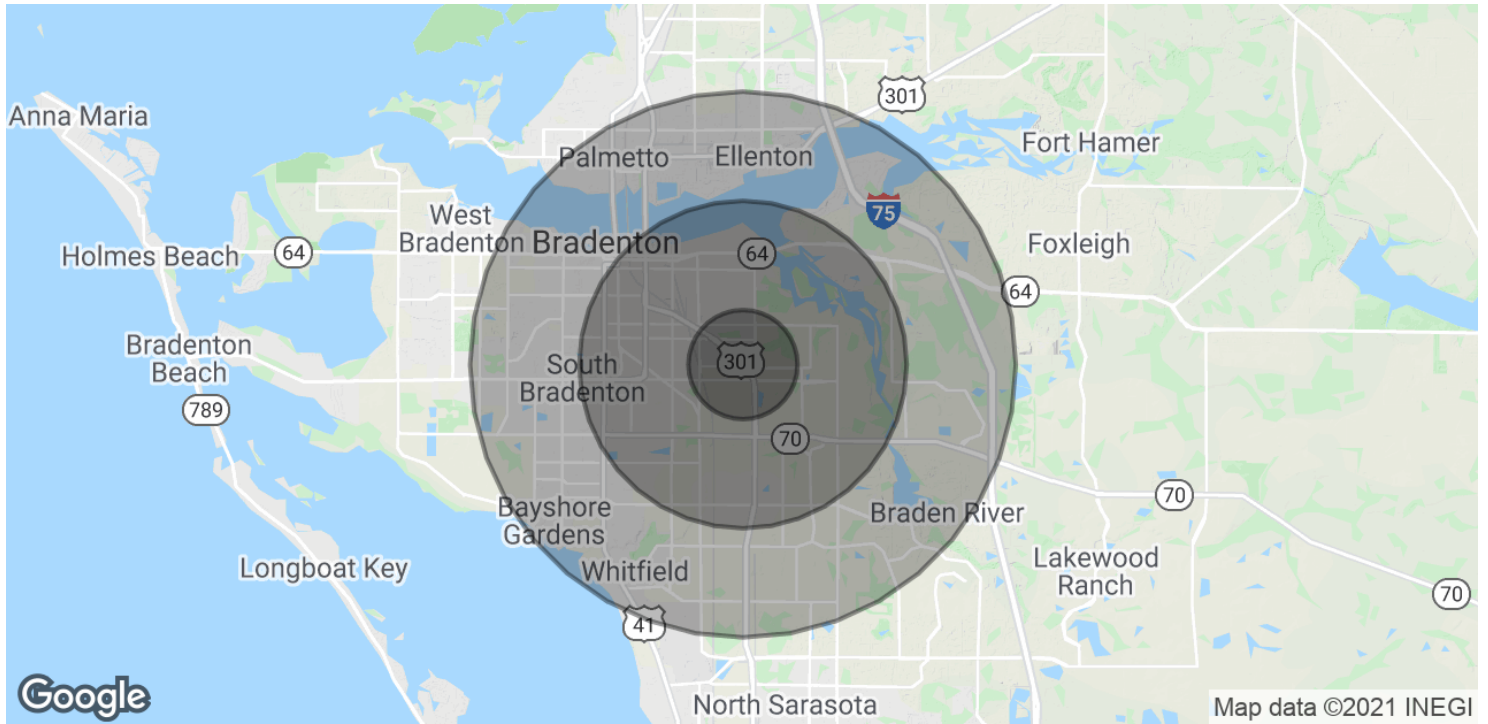
wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

**WYMAN, GREEN & BLALOCK
REAL ESTATE INC.**

Since 1908

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,892	69,376	172,203
Average age	32.2	37.4	41.0
Average age (Male)	30.6	36.2	40.2
Average age (Female)	35.4	39.6	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,264	25,552	68,722
# of persons per HH	3.5	2.7	2.5
Average HH income	\$53,713	\$43,993	\$52,359
Average house value		\$268,774	\$231,874

* Demographic data derived from 2010 US Census