



**SALE**

## Retail / Self-Storage Development Site

**4470 30TH STREET EAST**

Bradenton, FL 34203

**PRESENTED BY:**

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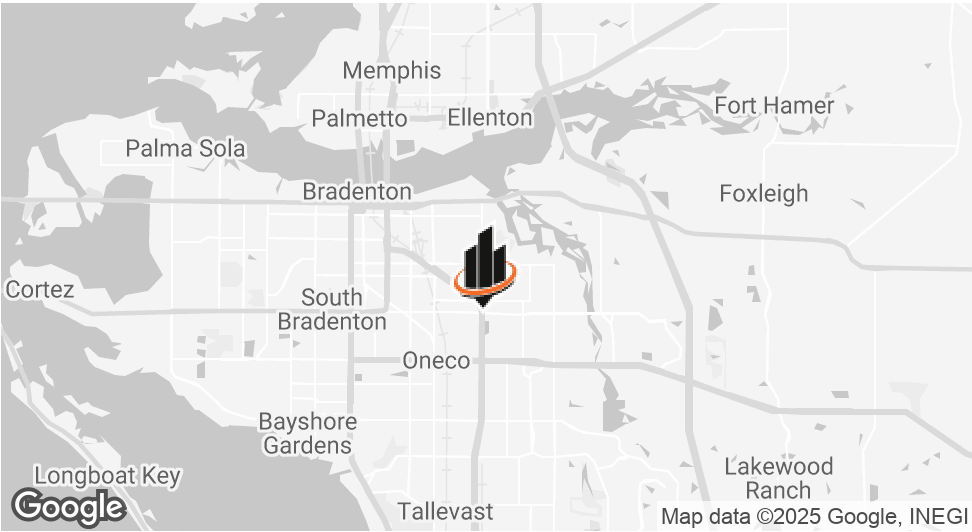
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PROPERTY SUMMARY



SALE PRICE	\$4,250,000
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OFFERING SUMMARY

LOT SIZE:	8.2 Acres
ZONING:	Planned Development Mixed Use (PD-MU)
MARKET:	North Port-Sarasota- Manatee MSA
TRAFFIC COUNT:	46,600
PARCEL ID:	1544900309

PROPERTY HIGHLIGHTS

- Hard Corner Opportunity with frontage on US-301, 44th Avenue East, and 30th Street East provide a combined traffic count of 46,600 cars per day for maximum visibility
- Zoned to Planned Development Mixed Use allowing for a multitude of development options
- Final Site Plan approved for 109,500 SF 3-story climate controlled self-storage facility and Preliminary Site Plan approved for 40,000 SF additional Phase II commercial
- Nearby Industrial area is home to a number of large corporate employers such as Bealls, Tropicana, Pierce Manufacturing, and Team Edition Apparel, among others.

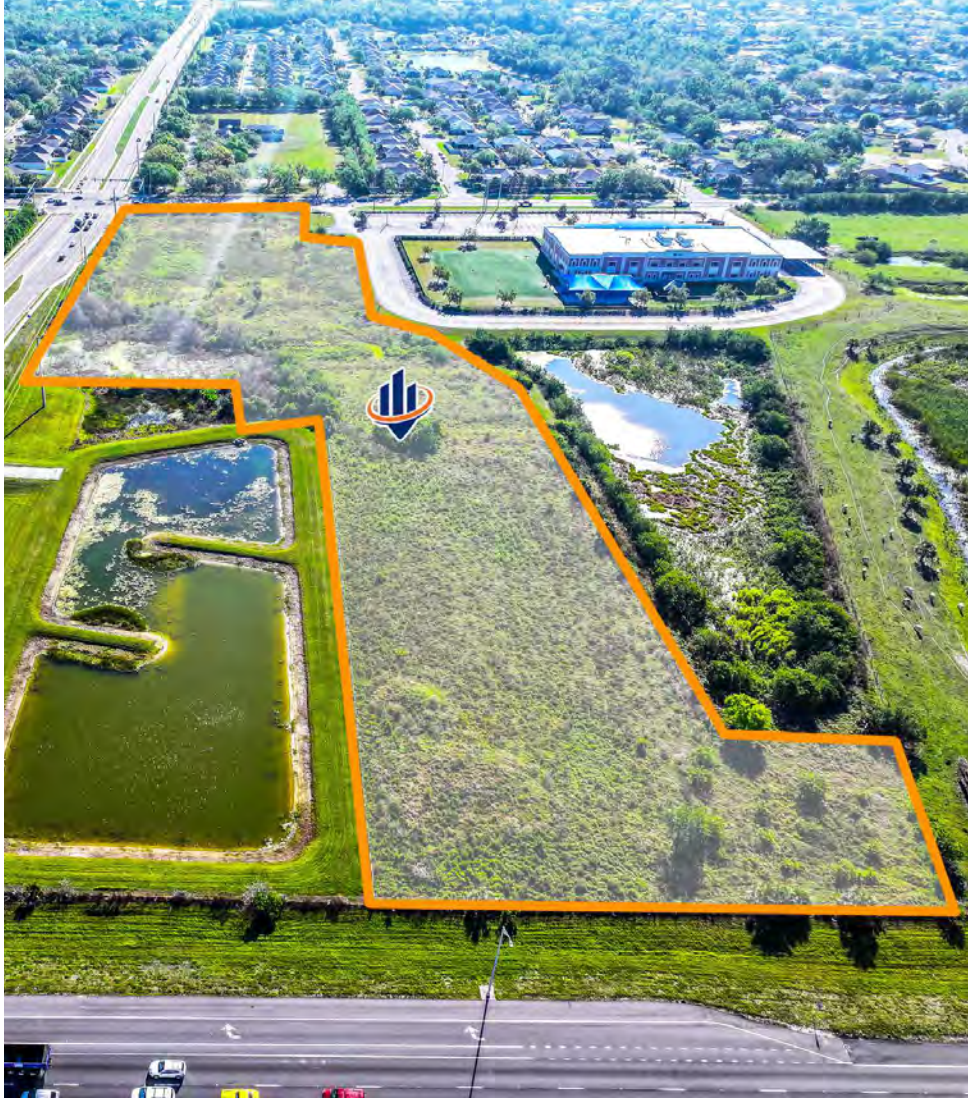
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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This exceptional 8.2 +/- acre site offers a dual hard corner location with exceptional visibility and accessibility. Featuring frontage on US-301, 44th Avenue East, and 30th Street East, this property benefits from a combined traffic count of 46,600 cars per day, ensuring maximum exposure for future development.

Recently rezoned to Planned Development Mixed-Use (PD-MU), this site allows for a wide range of development options, making it an ideal investment for commercial, retail, or mixed-use projects. A Final Site Plan has been approved for 109,500 SF Self-Storage facility plus another 40,000 SF with Preliminary Site Plan approval for Phase II.

Nearby Industrial area is home to a number of large corporate employers such as Bealls, Tropicana, Pierce Manufacturing, and Team Edition Apparel, among others. This prime location provides strong demand drivers for a variety of commercial and retail uses.

With a rezone, the property's Res-9 Future Land Use would allow a developer to propose up to 9 dwelling units per acre (DU/AC) or up to 20 DU/AC with a density bonus for a Mixed-Use or Affordable Housing project

## LOCATION DESCRIPTION

This property is located in Central Bradenton, within a heavily residential and industrial area. It offers a prime dual hard-corner location at the intersection of 44th Avenue, US-301, and 30th St E, ensuring excellent visibility and accessibility with a combined daily traffic count of 46,600 vehicles. Additionally, the site is just one mile from the intersection of US-301 and SR 70, a major retail corridor featuring Walmart and Sam's Club.

The site is just minutes from downtown Bradenton and a short drive to Sarasota, offering easy access to the region's beaches, parks, and cultural attractions.

## PERMITTED USES INCLUDE:

Veterinary Hospitals, Drive-Through Establishments, General Retail Sales, Full Service Car Wash, Medical and Dental Laboratories, Medical or Professional Offices, Bank with Drive-through, Veterinary Clinic, Mini Warehouse, Self Storage, and Warehouses.

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PROPOSED STORAGE FACILITY  
109,500 SF  
FINISHED FLOOR = 33.00

PHASE II  
Future Development

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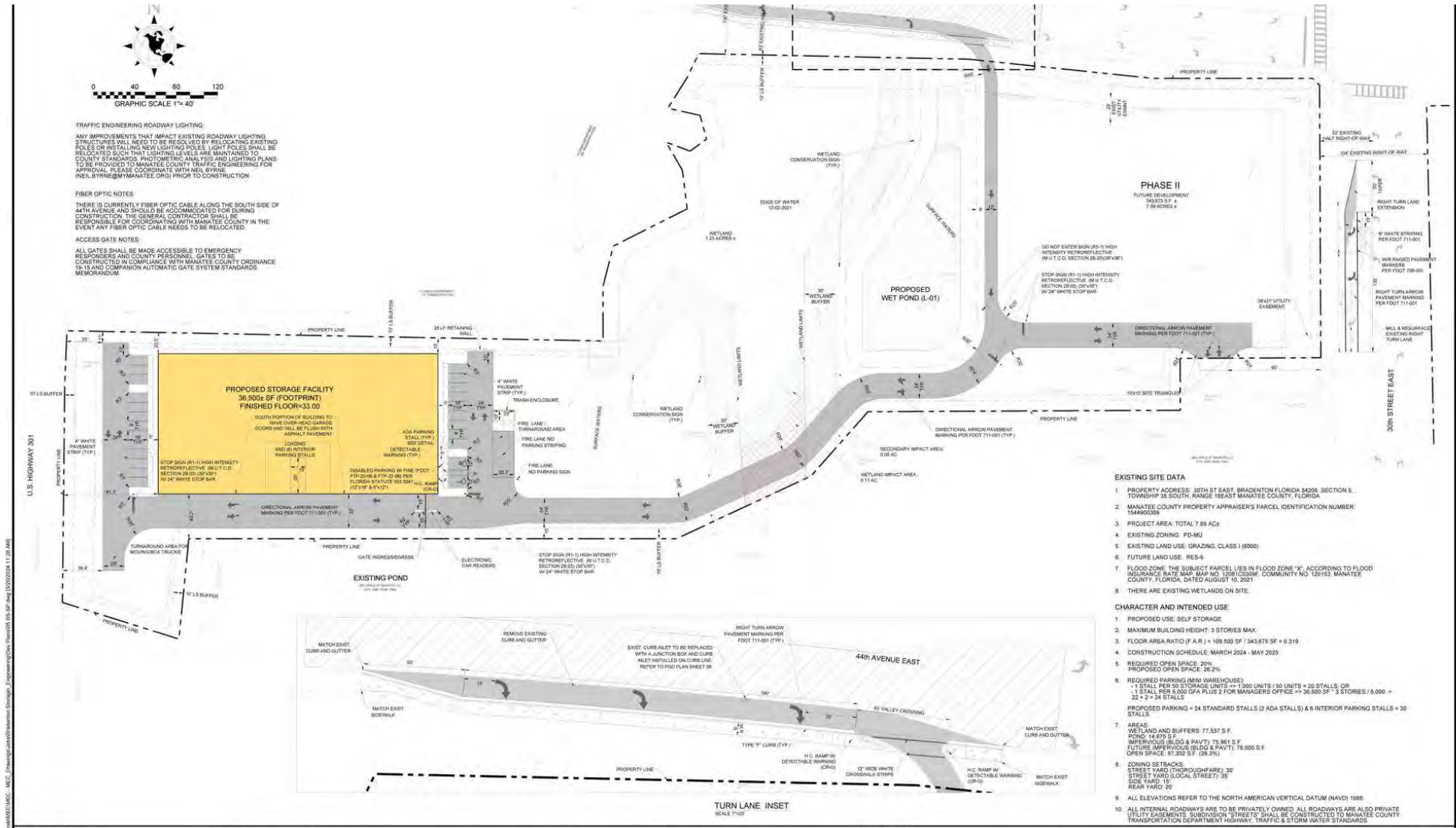
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SITE PLAN



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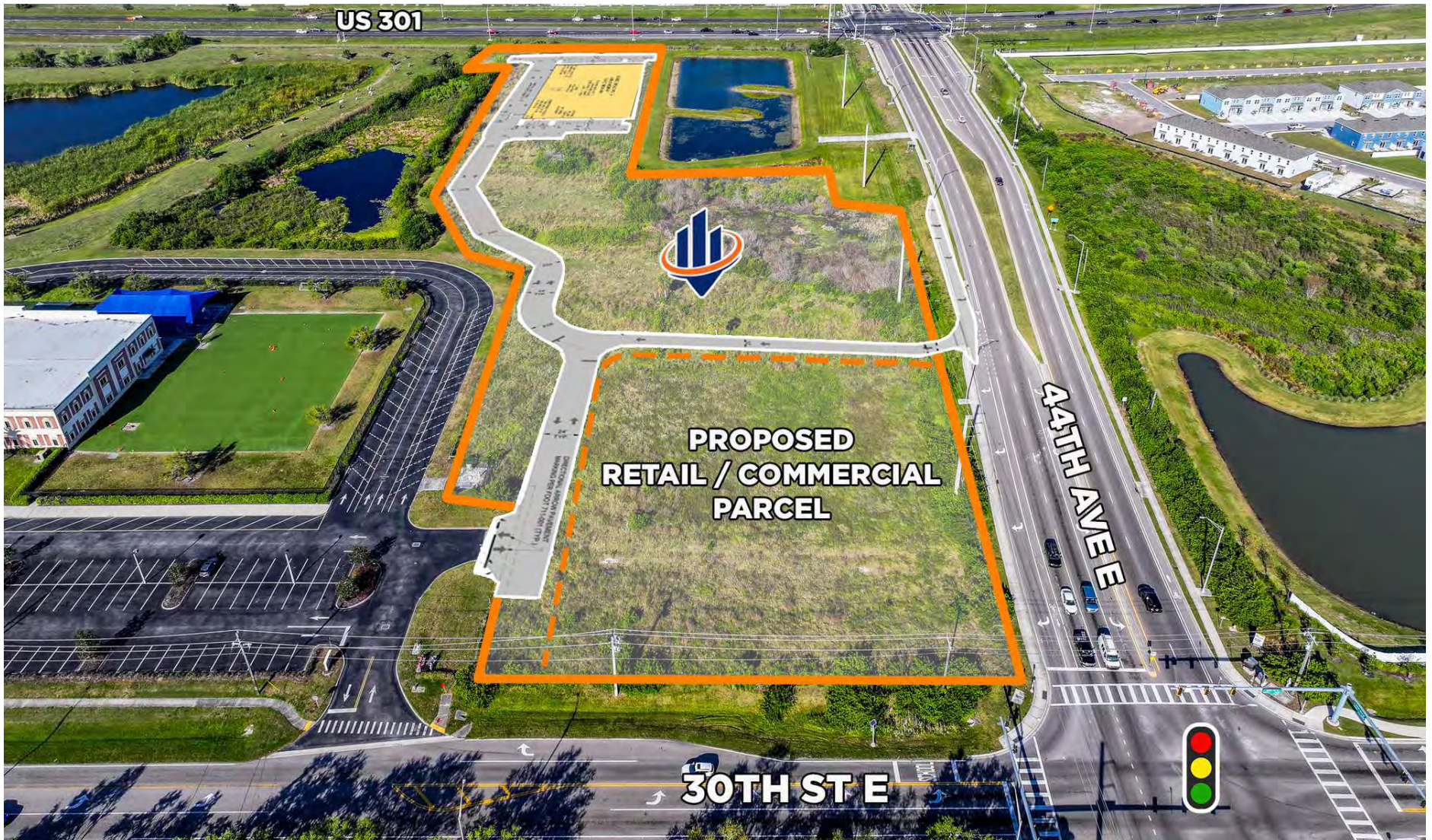
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## PROPOSED RETAIL/ COMMERCIAL PARCEL



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## 44TH AVENUE EAST EXTENSION PROJECTS



The 44th Avenue East/Cortez Road expansion project, ongoing since 2013, aims to establish Cortez Road as a key east-west corridor from I-75 to Anna Maria Island. This expansion will improve accessibility for residents and visitors while accommodating increased traffic demand.

With phases 1-4 completed and phase 5 nearing completion, the final stage is now underway, with projected completion in Spring 2026. Phase 6 includes constructing a bridge over I-75 to connect 44th Avenue East with Lakewood Ranch Boulevard, a vital north-south link between State Road 64 and State Road 70.

This extension is designed to support county growth by providing an alternate route expected to divert 21,000 vehicles daily from SR 64 and SR 70, easing congestion on these roads.

Read more here: <https://44thaveeast.com/>

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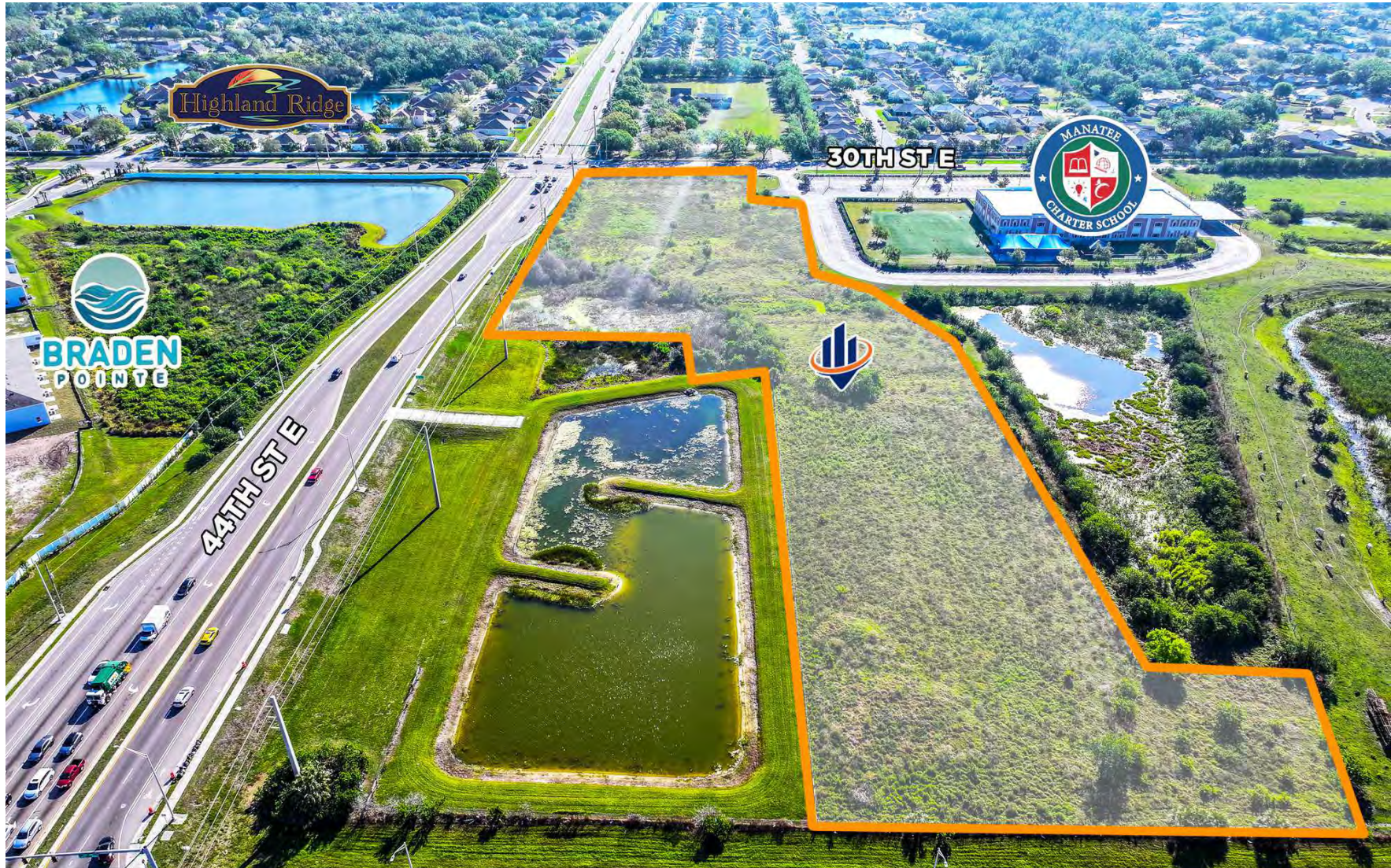
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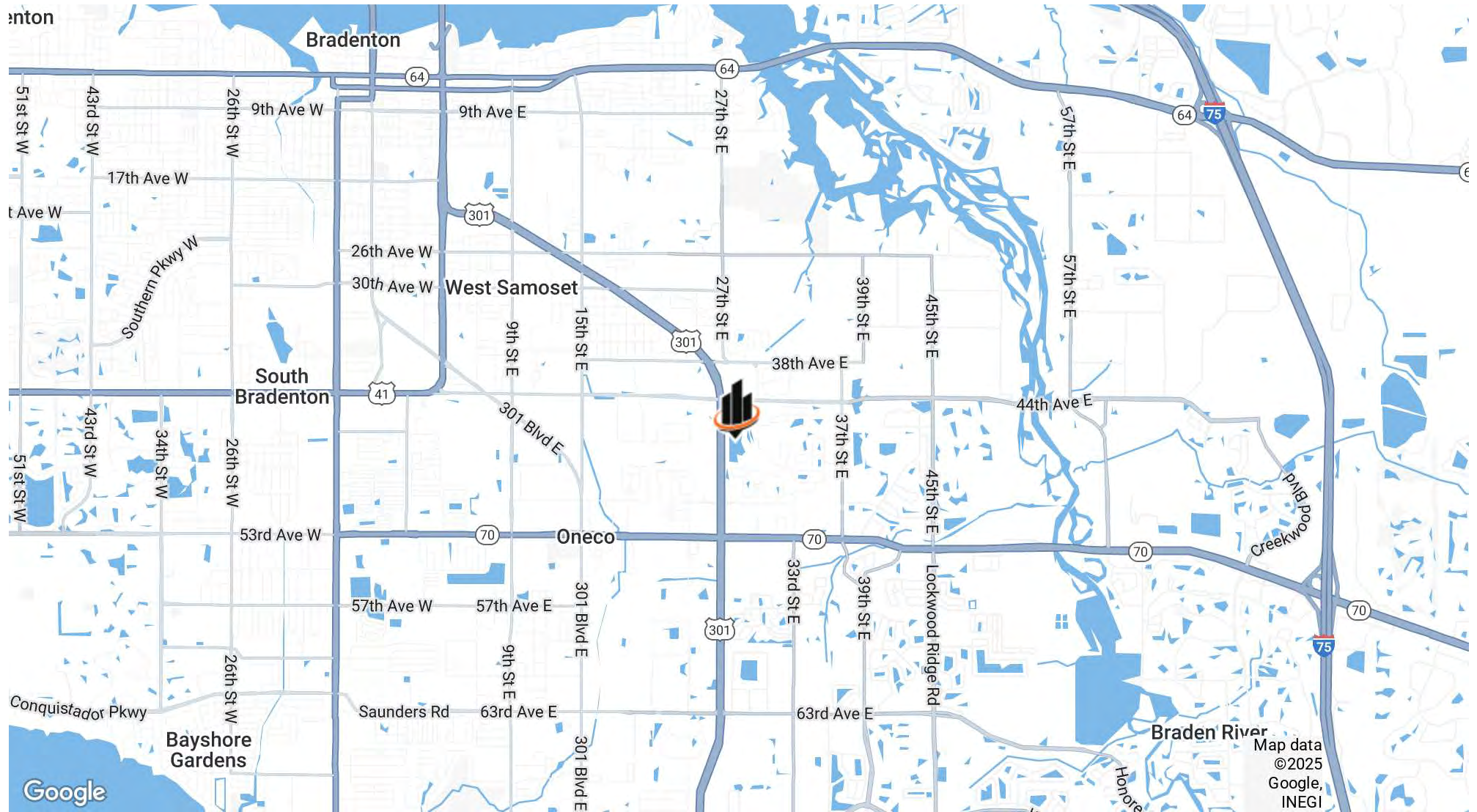
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## LOCATION MAP



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## RETAILER MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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