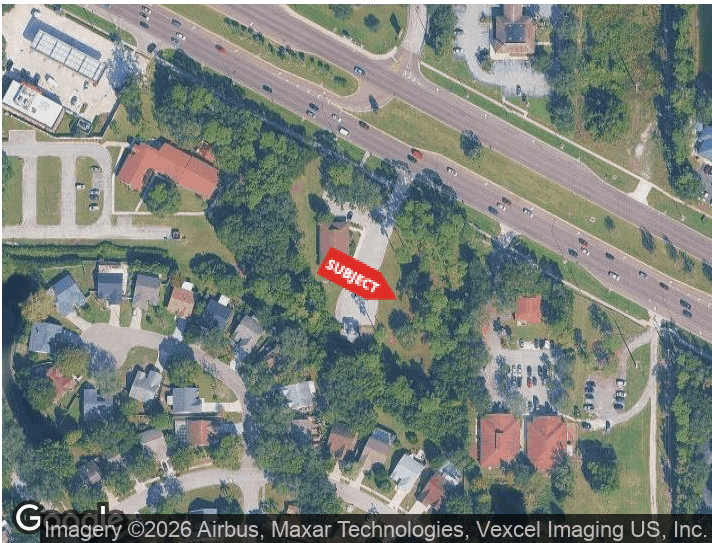


+/- 50K DAILY TRAFFIC COUNT

5004 SR 64 E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- ±78,000 SF (±1.8 Acres) with utilities to site
- Prime frontage on SR 64 with ~50,000 cars per day
- Minutes to I-75, Lakewood Ranch, and Downtown Bradenton
- Surrounded by Publix, Home Depot, medical facilities & national tenants
- Zoned SCC – allows for retail, medical, office, auto, service, and more



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	848	2,982
Total Population	513	1,859	6,530
Average HH Income	\$55,990	\$60,065	\$64,582

For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

+/- 50K DAILY TRAFFIC COUNT ONLY!



OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	1.8 Acres
Price / Acre:	\$832,778
Cap Rate:	0.0%
NOI:	\$0
Zoning:	SCC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 5004 SR 64 E, Bradenton, FL

Property Type: Commercial Land for Sale
 Property Size: ±1.8 Acres (±78,000 SF)

Position your business in one of Bradenton's fastest-growing commercial corridors. This ±1.8-acre site offers over 78,000 SF of land with utilities already available, making it ideal for a wide range of development opportunities. Located directly on SR 64 with approximately 50,000 vehicles passing daily, the property provides strong visibility and accessibility just minutes from I-75, Lakewood Ranch, and Downtown Bradenton.

Surrounded by national retailers, medical facilities, and established businesses, this site is well-suited for users looking to capitalize on high traffic and continued area growth.

* Please note: The site includes an eagle's nest located toward the Manatee Ave side. Refer to survey and proposed site plans for nest location and buildable area. ***For relocation of the Eagles Next application is available for the FEDERAL FISH AND WILDLIFE PERMIT APPLICATION FORM.*** Please inquire about details.

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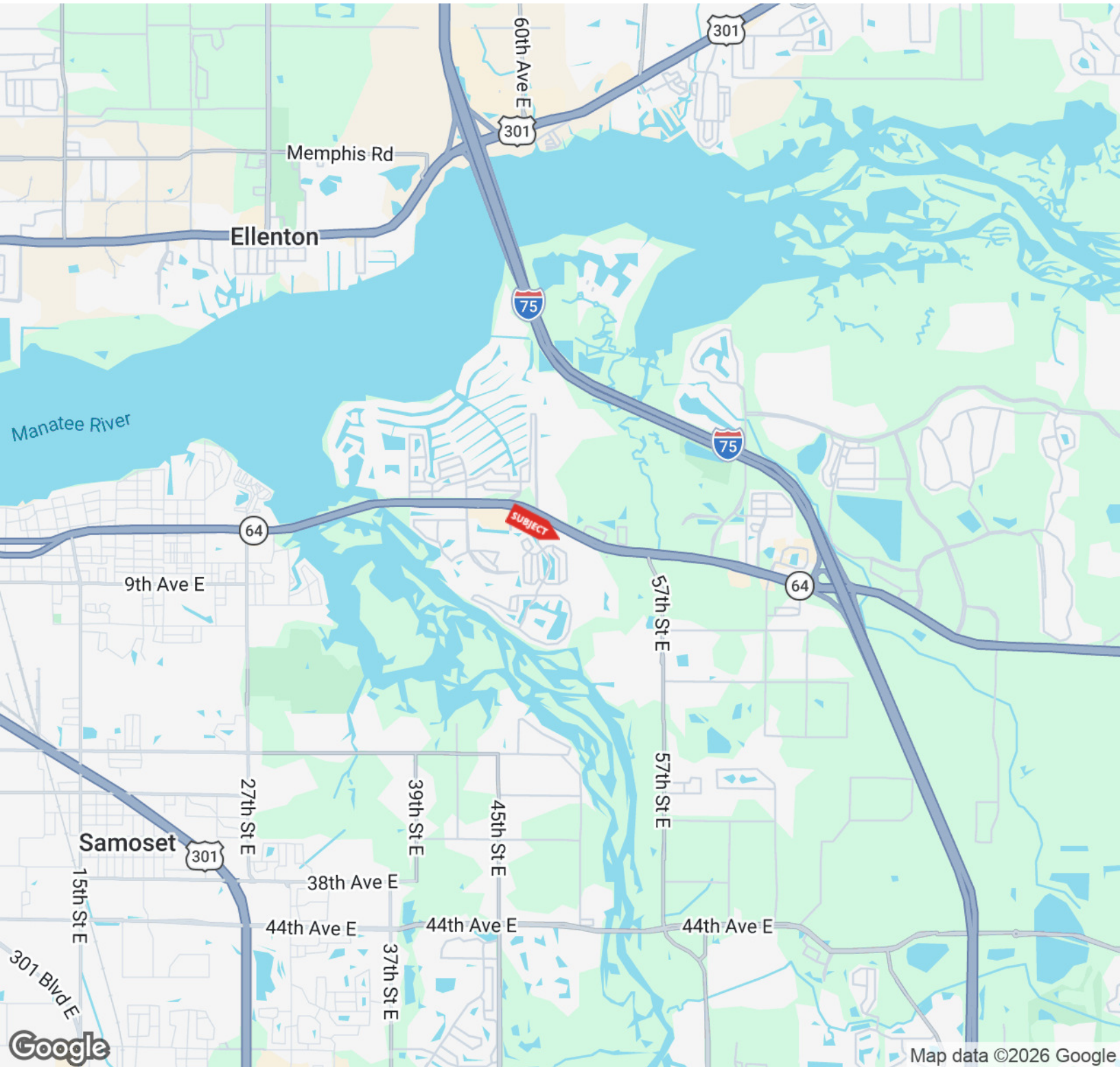


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