

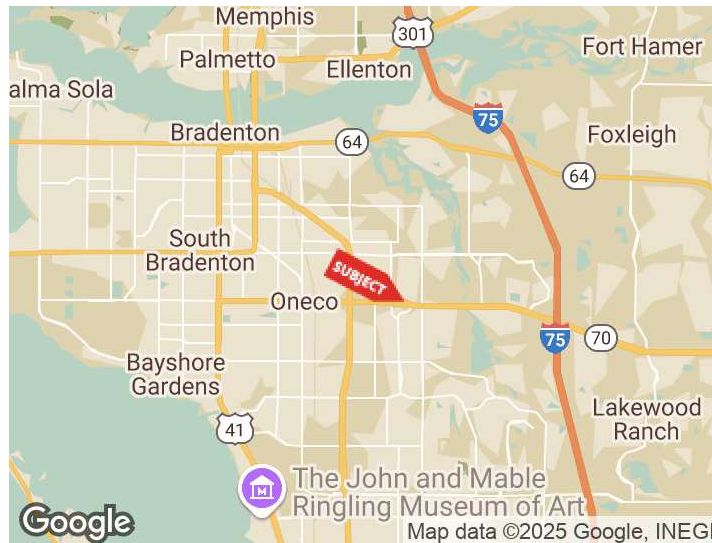


PERIDIA OFFICE PARK OFFICE/MEDICAL LAND ONLY \$175K!

5235 OFFICE PARK BLVD
BRADENTON, FLORIDA 34203

LOCATION DESCRIPTION

Situs Address: 5235 OFFICE PARK BLVD, BRADENTON, FL 34203
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Sec/Twp/Rge: 09-35S-18E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Subdivision: 1697902; PERIDIA OFFICE PARK; LOT 4; PB 42/42



For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

PRICED TO SELL AT \$175,000!



OFFERING SUMMARY

Lot Size:	21,904 SF
Price:	\$175,000.00
Price / Acre:	\$348,019
Zoning:	PD-O

PROPERTY OVERVIEW

Now available for only \$175,000! This +/- 22,000 sf lot that allows for medical and office development is located in the well known Peridia Park. Peridia Park has a central location just miles west of I-75 and Lakewood Ranch and just East of US 301. Building plans for a 4,000 sf building are available and applicable with either lot. Utilities are in place and there is offsite retention. Also available just two parcels west is 5215 Office Park Blvd with +/- 21,834 sf and is also only asking \$175,000! Both sites are ready for your custom development with either an owner occupied or investor and the opportunity to occupy one and lease out the other. Don't miss out on this low price per sq ft.

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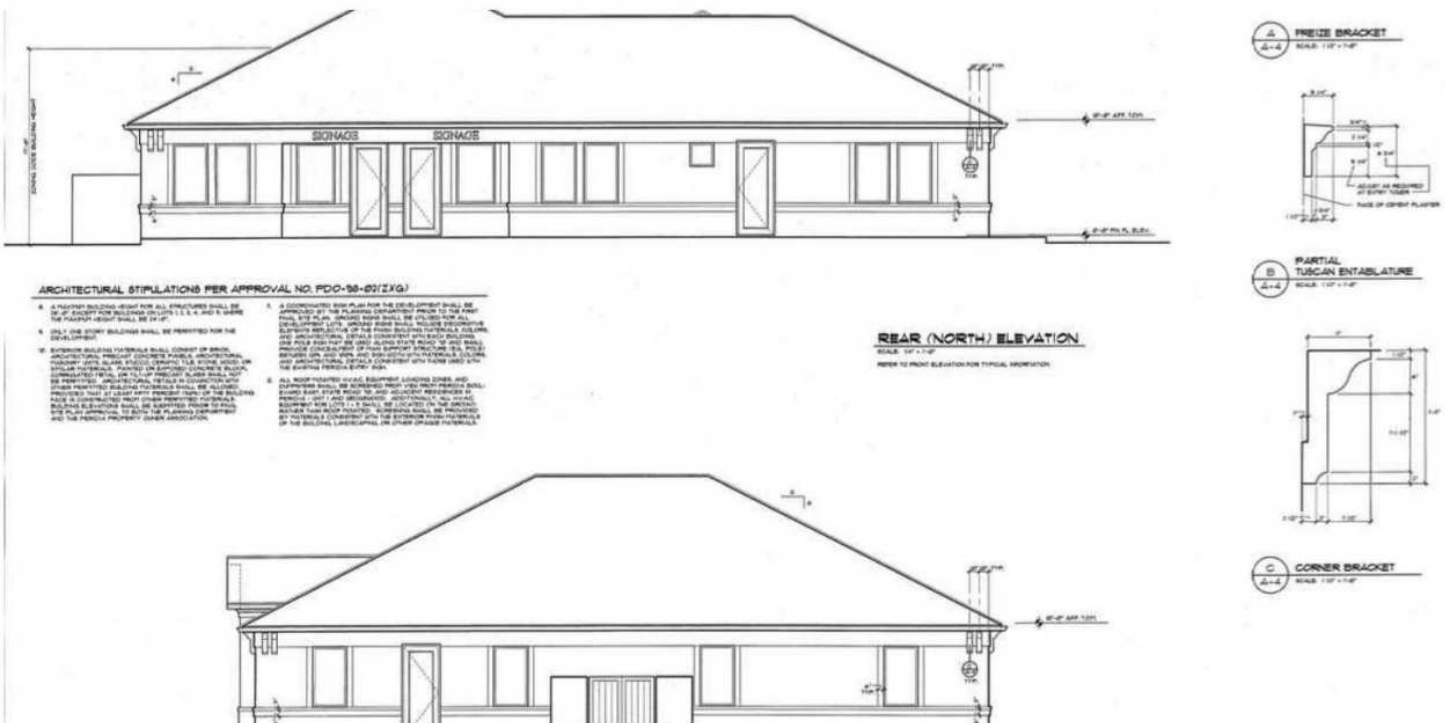
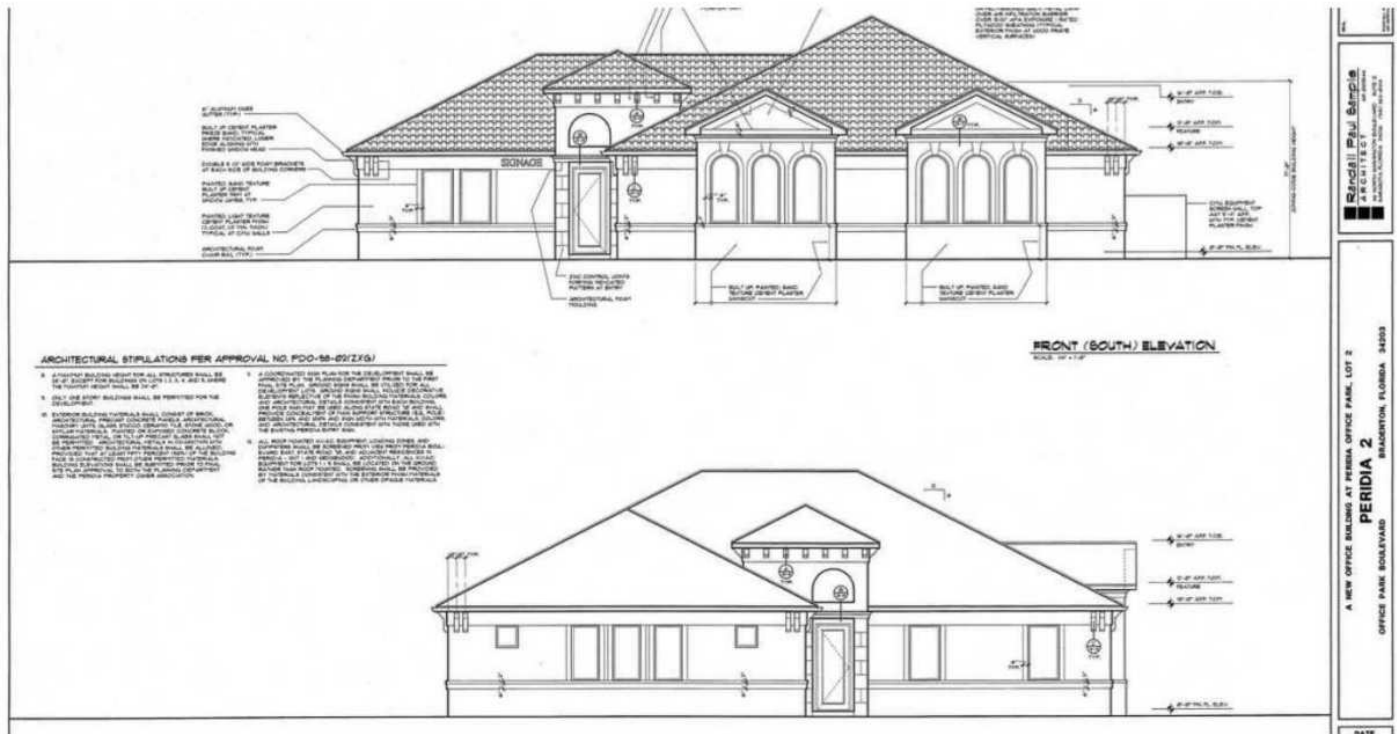


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PLANS FOR A +/- 4,000 SF BUILDING

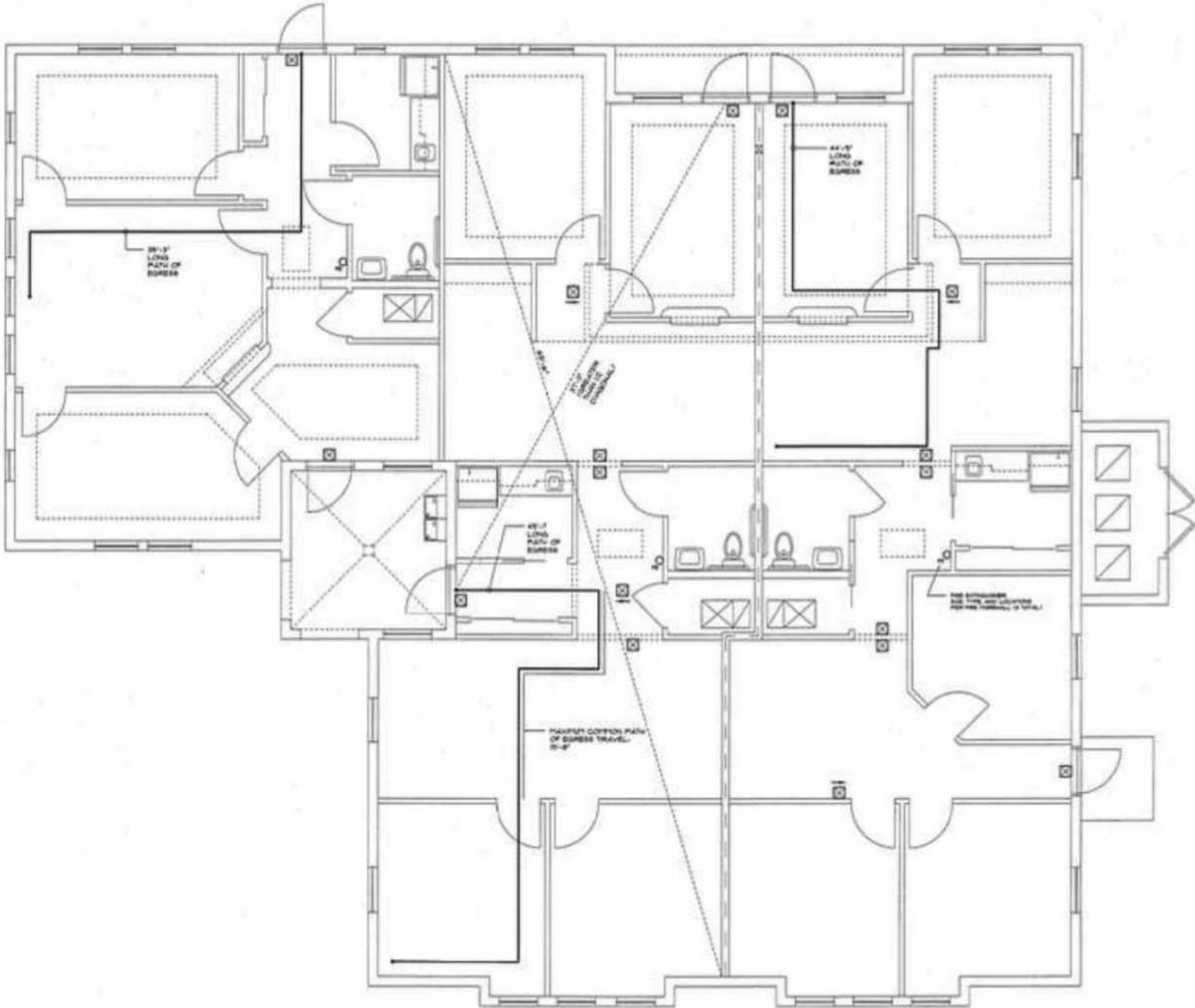


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DEMOGRAPHICS SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,063		66,953		216,111	
2024 Estimate	9,505		57,630		185,577	
2020 Census	9,097		55,856		176,510	
Growth 2024 - 2029	16.39%		16.18%		16.45%	
Growth 2020 - 2024	4.48%		3.18%		5.14%	
2024 Population by Hispanic Origin	1,313		14,195		46,337	
2024 Population	9,505		57,630		185,577	
White	7,071	74.39%	36,921	64.07%	118,713	63.97%
Black	591	6.22%	5,831	10.12%	20,299	10.94%
Am. Indian & Alaskan	40	0.42%	604	1.05%	1,731	0.93%
Asian	470	4.94%	1,771	3.07%	4,201	2.26%
Hawaiian & Pacific Island	0	0.00%	3	0.01%	26	0.01%
Other	1,333	14.02%	12,500	21.69%	40,607	21.88%
U.S. Armed Forces	0		49		74	
Households						
2029 Projection	4,435		26,448		89,985	
2024 Estimate	3,843		22,917		77,817	
2020 Census	3,753		22,394		74,989	
Growth 2024 - 2029	15.40%		15.41%		15.64%	
Growth 2020 - 2024	2.40%		2.34%		3.77%	
Owner Occupied	3,234	84.15%	16,732	73.01%	48,046	61.74%
Renter Occupied	609	15.85%	6,185	26.99%	29,772	38.26%
2024 Households by HH Income	3,843		22,917		77,819	
Income: <\$25,000	497	12.93%	3,576	15.60%	14,711	18.90%
Income: \$25,000 - \$50,000	721	18.76%	5,902	25.75%	19,679	25.29%
Income: \$50,000 - \$75,000	594	15.46%	3,617	15.78%	13,575	17.44%
Income: \$75,000 - \$100,000	590	15.35%	3,196	13.95%	9,729	12.50%
Income: \$100,000 - \$125,000	597	15.53%	2,421	10.56%	7,286	9.36%
Income: \$125,000 - \$150,000	395	10.28%	1,586	6.92%	4,277	5.50%
Income: \$150,000 - \$200,000	323	8.40%	1,592	6.95%	5,120	6.58%
Income: \$200,000+	126	3.28%	1,027	4.48%	3,442	4.42%
2024 Avg Household Income	\$88,669		\$81,465		\$77,367	
2024 Med Household Income	\$79,640		\$62,161		\$57,946	

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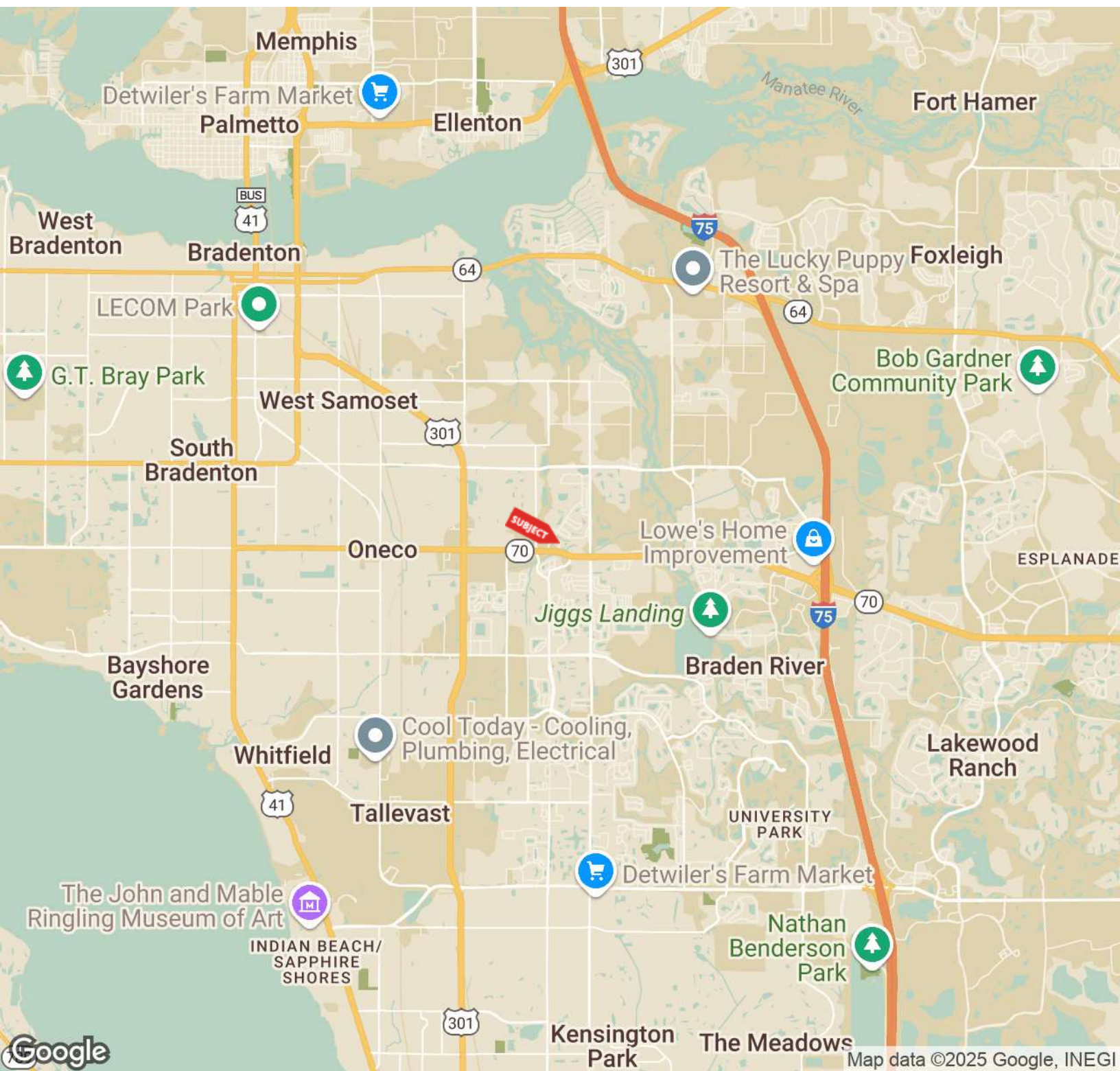
7/31/2025

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