



For Lease



IOS: \$3.00/SF

BTS or Ground Lease:  
Call for Rate



Vacant Land -  
IOS or Retail Use



+/- 0.34 Acres  
(14,741 SF)



Approx.  
103' Frontage  
x 100' Depth

**1240 30th Ave W, Bradenton, FL, 34205**

**+/- 0.34 AC Vacant Land in  
Opportunity Zone**

**Retail or Industrial Use  
IOS / BTS / Ground Lease**

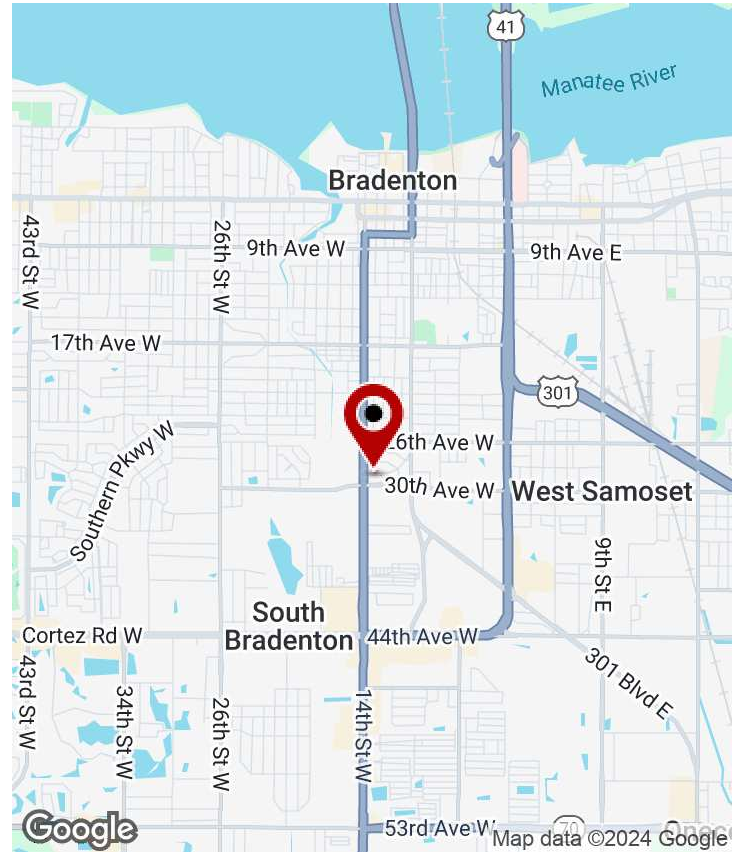
Presented by

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Asking Base Rate  
 IOS: \$3.00/SF  
 BTS/Ground Lease: Call for Rate

## PROPERTY OVERVIEW

This Bradenton +/- 0.34 AC vacant land property is being offered as Industrial Outdoor Storage IOS, Build-to-Suit, or Ground Lease. This property is situated in an opportunity zone and located off US-41 (N Tamiami Trail / 14th St W) which has a traffic count exceeding 21,000 VPD. The location offers easy access to US-301, I-275 and I-75 and is close to Downtown Bradenton in the heart of Manatee County.

## OFFERING SUMMARY

Property Size:	0.338 AC (14,741 SF)
Dimensions:	Approx. 100' x 103'
Zoning:	General Commercial
Market:	Tampa/St Petersburg
Submarket:	Manatee
Nearest Highways:	US-41, I-75, I-275, US-301
Nearest Airport:	Sarasota Bradenton International Airport

Perfectly suited for a range of uses, this prime piece of vacant land site offers the flexibility to serve as IOS, automotive, retail, QSR, dispensary, or office/showroom location. With its versatility in allowable uses and high visibility, this site is an excellent choice for businesses seeking a prime location in a bustling commercial area.

## PROPERTY HIGHLIGHTS

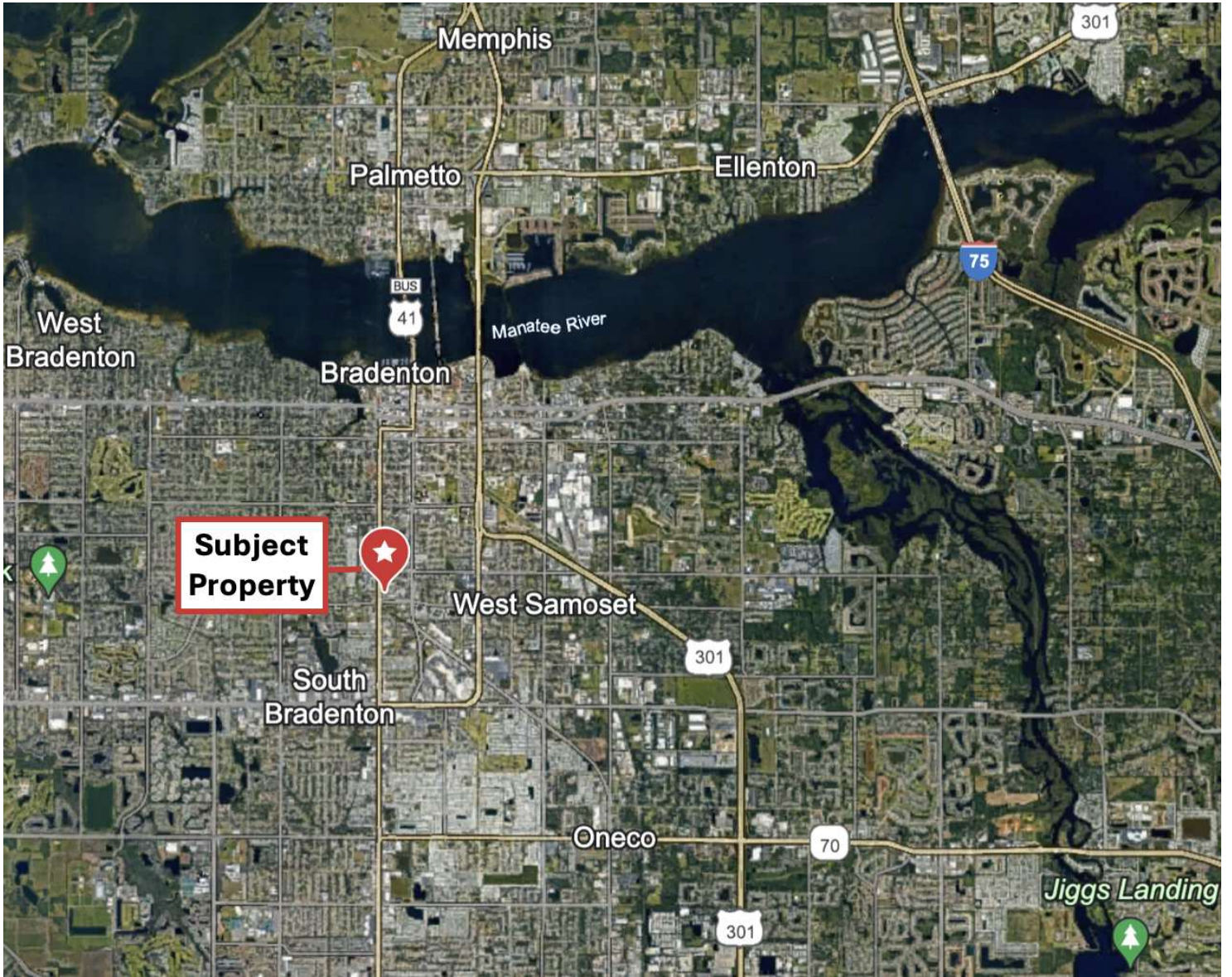
- Available Now for Lease - IOS, BTS or Ground Lease
- +/- 0.34 AC Vacant Land (14,741 SF)
- Ideal for: IOS, Automotive, Retail, QSR, Dispensary, or Office/Showroom
- Fenced with 2 Ingress/Egress Points
- Quick Access to Highways and Interstates
- Zoning: General Commercial (GC) - in Opportunity Zone
- Max. Allowable Bldg. Size: 14,741 SF, up to 29,482 SF (FAR: 1.0 by right, up to 2.0 with bonuses)
- Setbacks: 25' from front, 10' from sides, 15' from rear



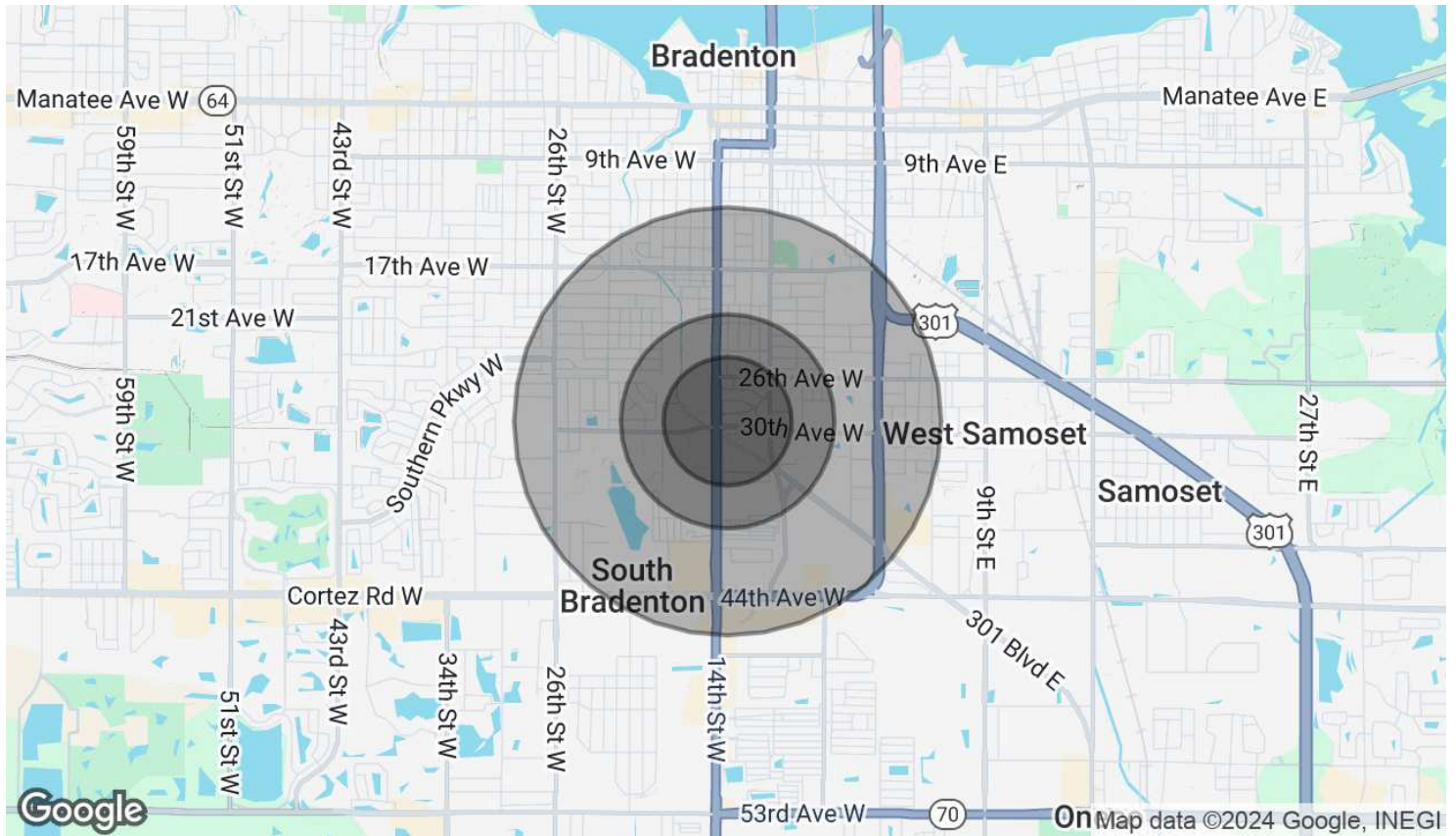


Each Office Independently Owned and Operated





# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,177	5,332	20,494
Average Age	42	45	43
Average Age (Male)	41	43	41
Average Age (Female)	43	46	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	2,075	8,392
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$56,607	\$57,238	\$57,406
Average House Value	\$176,074	\$172,754	\$181,921

Demographics data derived from AlphaMap