



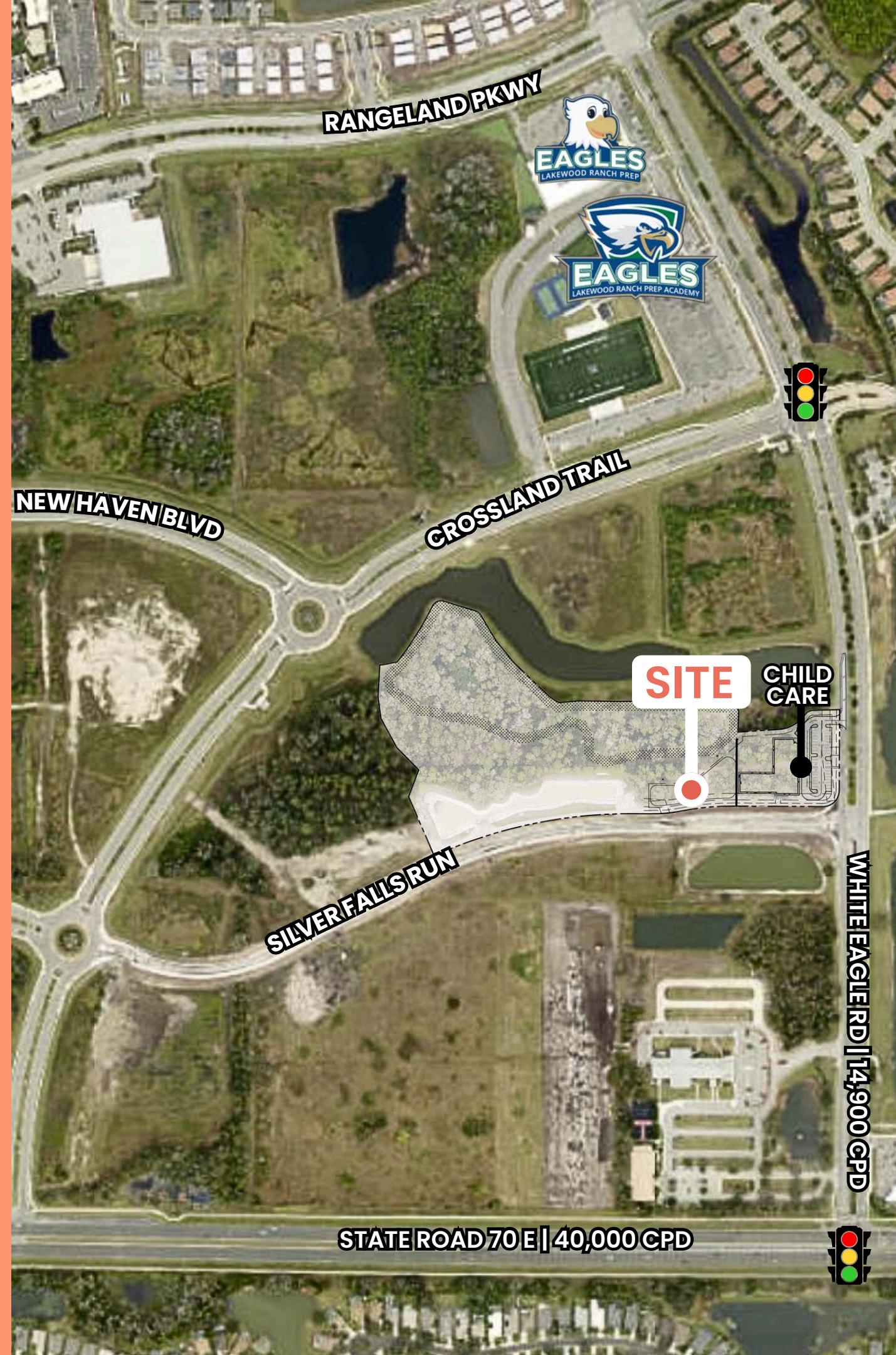
**OUTPARCEL AVAILABLE
FOR SALE/GROUND LEASE**

SILVER FALLS RUN | BRADENTON, FL 34202
ADJACENT TO 17,500 SF CHILDCARE FACILITY

PROPERTY DETAILS

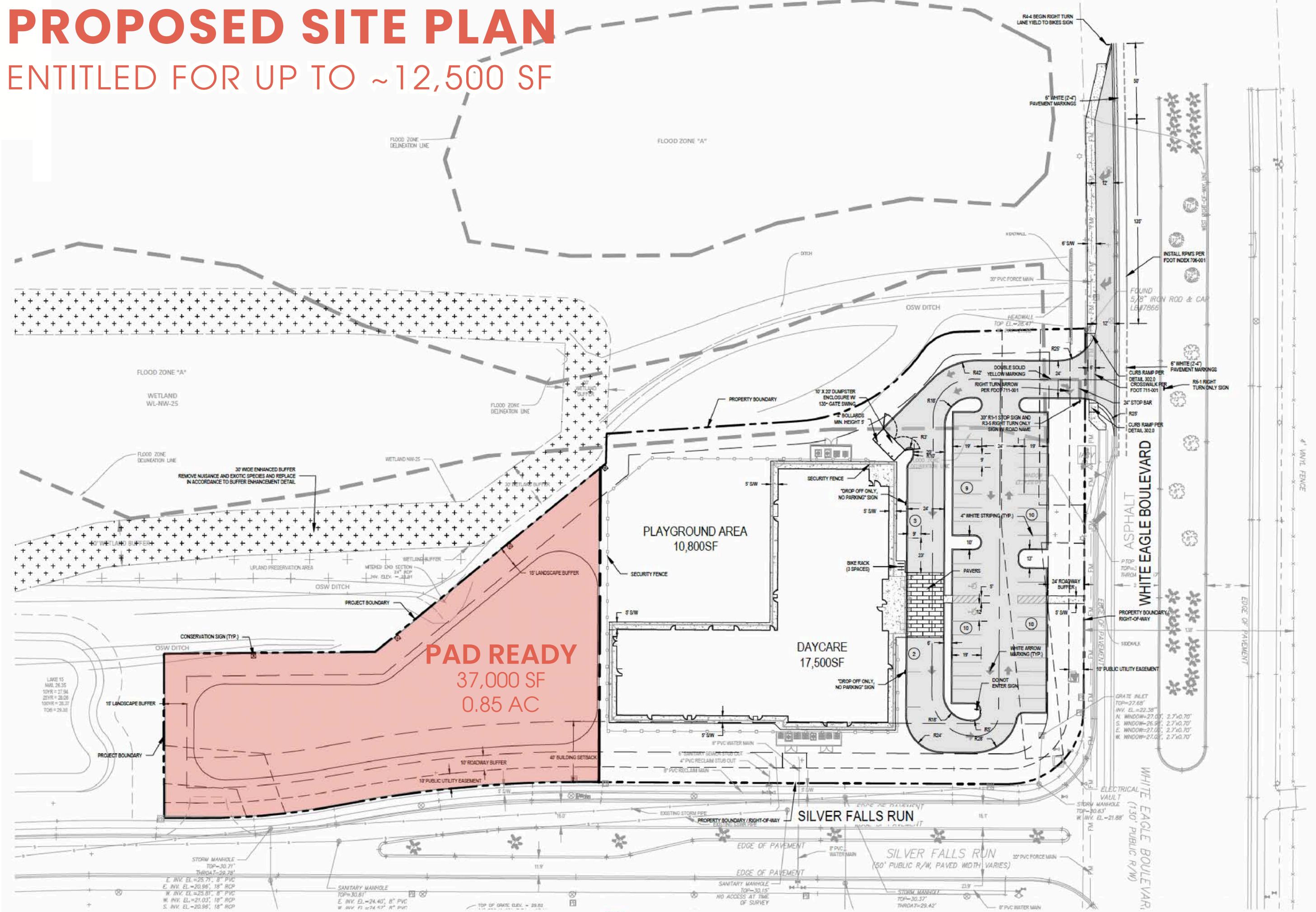
- 0.85 ACRES AVAILABLE
- FOR SALE OR GROUND LEASE
- ENTITLED FOR UP TO ~12,500 SF
- ZONED PD-MU
- ADJACENT TO 17,500 SF CHILDCARE FACILITY- ON THE NORTHWEST CORNER OF SILVER FALLS RUN & WHITE EAGLE RD
- DELIVERY: ROUGH GRADED W/UTILITIES STUBBED
- MASTER RETENTION IS IN PLACE
- SEPERATE PARKING

VIEW PERMITTED USES 

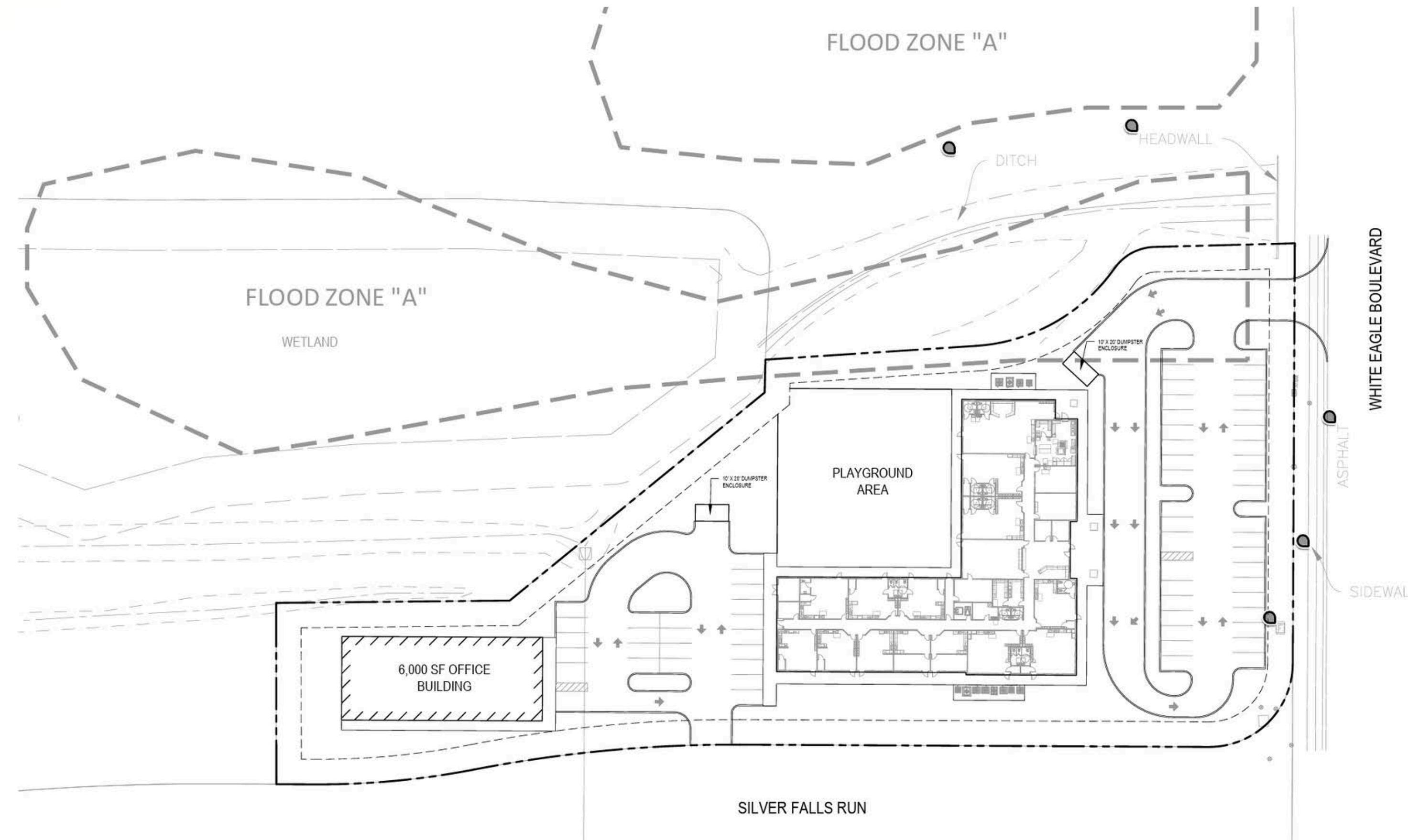


PROPOSED SITE PLAN

ENTITLED FOR UP TO ~12,500 SF



PRELIMINARY SITE PLAN



DEMOGRAPHICS

POPULATION



1 MILE- 7,033
3 MILES- 44,962
5 MILES- 99,381

HOUSEHOLDS



1 MILE- 3,009
3 MILES- 19,024
5 MILES- 43,575

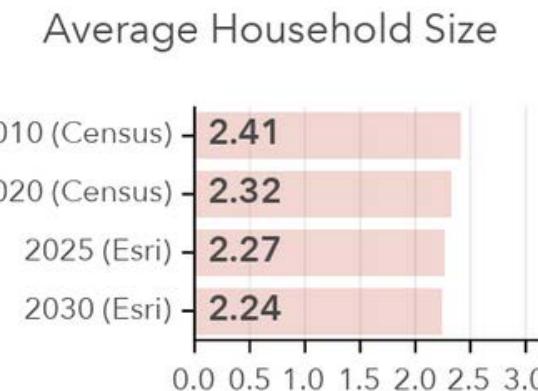
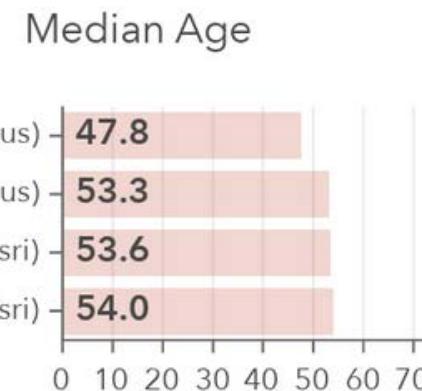
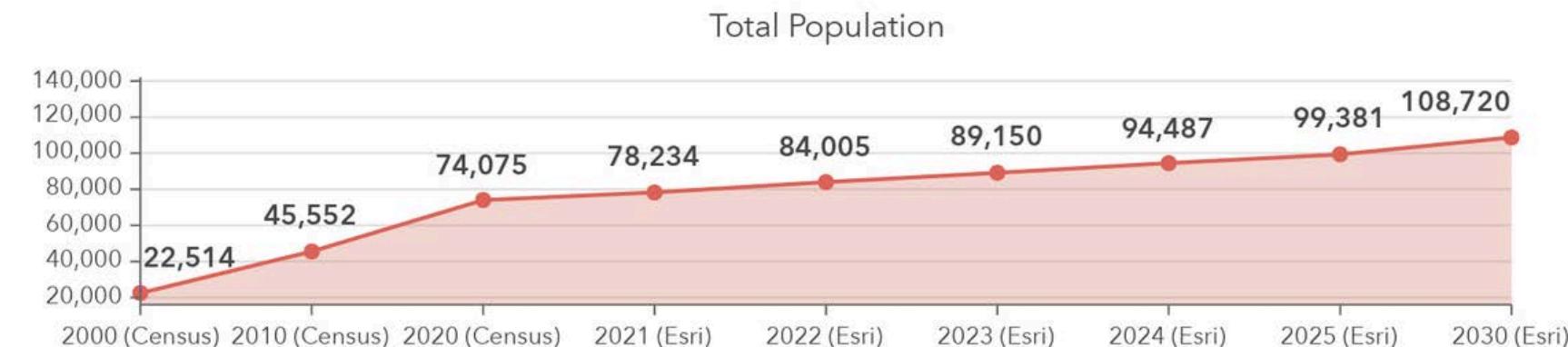
HH INCOME



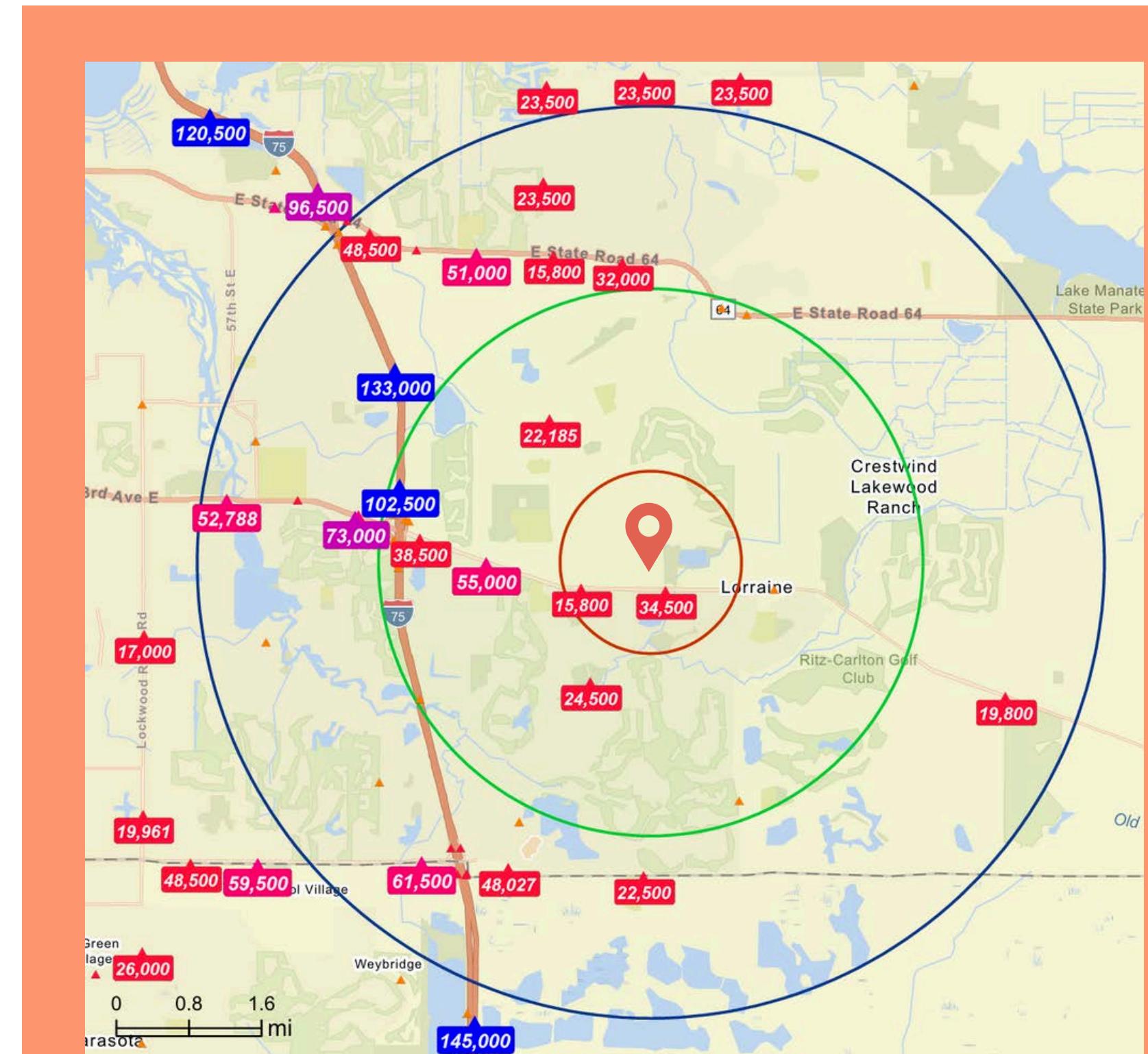
1 MILE-\$165,067
3 MILES-\$184,196
5 MILES-\$177,818



DEMOGRAPHICS & TRAFFIC COUNTS



DATA PULLED FROM A 5-MILE RADIUS





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