



ADDRESS

**2419 85th St E
Palmetto, FL 34221**

PROPERTY FEATURES

- 11,300 Cars per day on US-41
- 49,000 Cars per day on I-275
- 45,000 People live within 10 minute drive
- Median Household Income of \$47,000 within 3 mile radius
- Excellent frontage along US-41
- Highest and best uses: Gas Station, Convenience Store, Dollar Store, Retail, Commercial, and Warehouse

	1 Mile	5 Miles	10 Miles
Total Households:	280	15,485	81,061
Total Population:	685	38,730	201,428
Average HH Income:	\$47,793	\$52,838	\$57,429

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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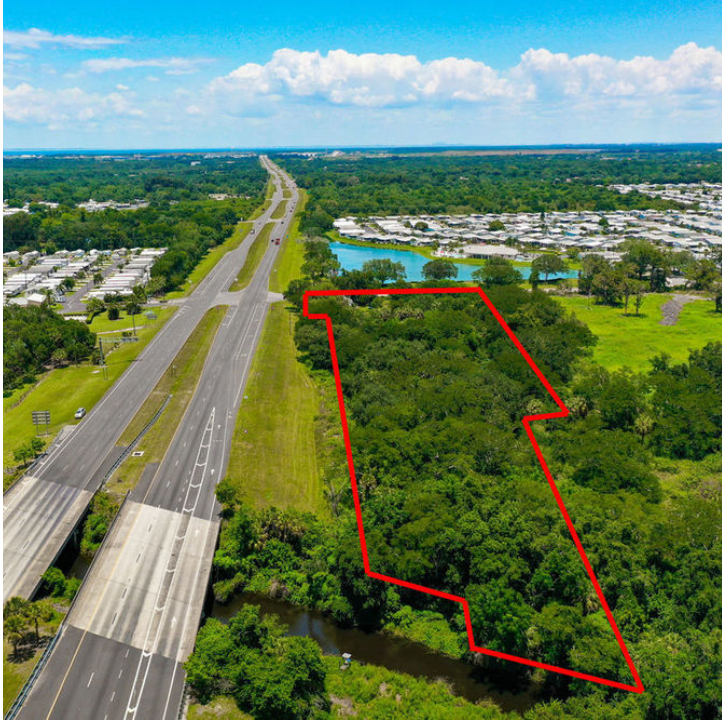
BENJAMIN BAKKER

Senior Commercial Advisor

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	
Lot Size:	5.8 Acres
Price / Acre:	\$171,552
Zoning:	Mixed Use (MU)
Market:	Tampa Bay
Submarket:	Bradenton-Sarasota
Traffic Count:	113,000

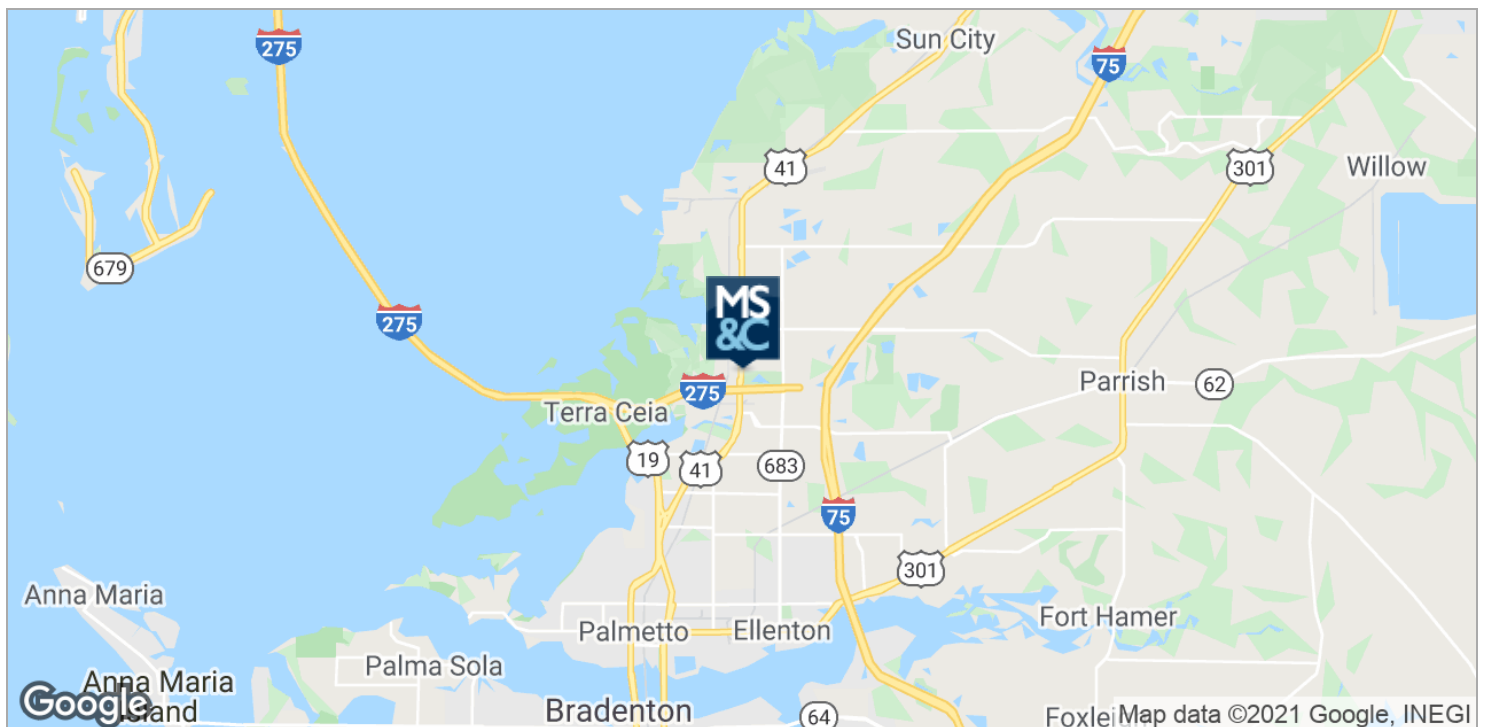
PROPERTY OVERVIEW

An amazing site location for future mixed-use development in the path of progress. The North County and Parrish areas are currently experiencing a building explosion of thousands upon thousands of new homes and commercial development. Just blocks from Moccasin Wallow road where exciting projects such as the Robinson Gateway and Publix location are in development. This site is not only offering direct US 41 frontage, but also conveniently located at the on ramps to multiple high traffic thoroughfares like I-75 and Interstate 275.

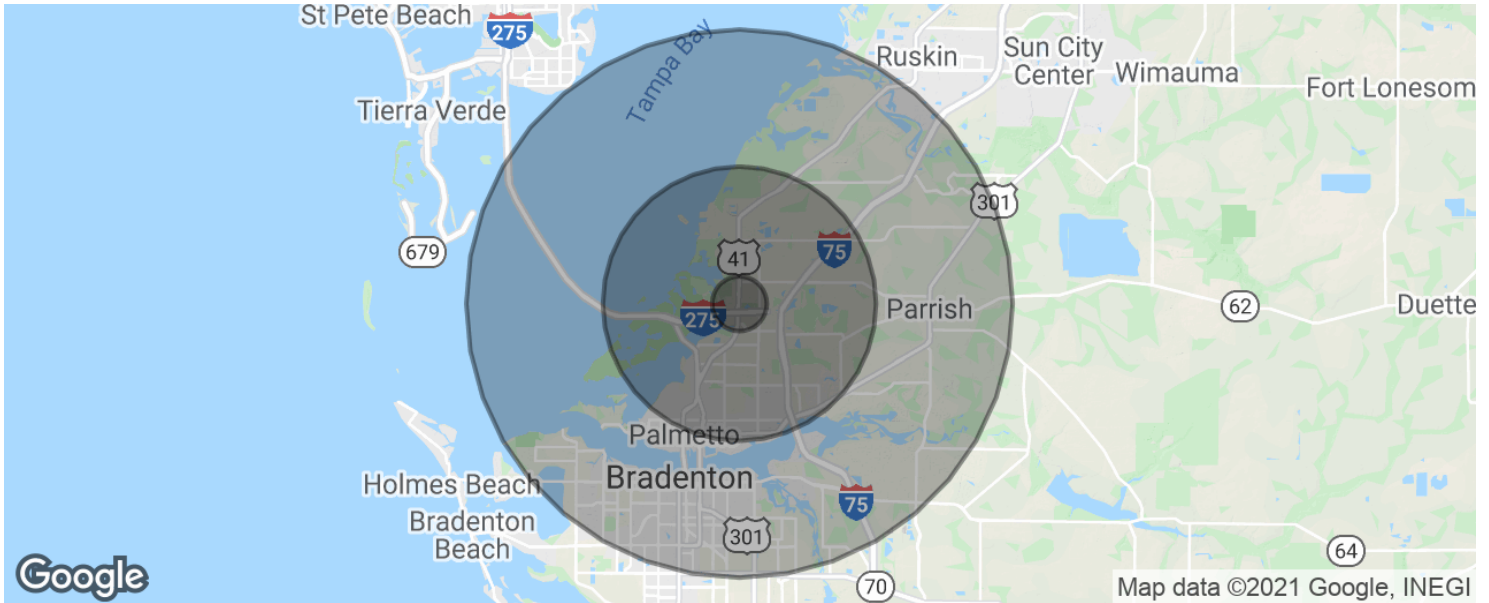
PROPERTY HIGHLIGHTS

- 11,300 Cars per day on US-41
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LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	685	38,730	201,428
Median age	56.5	46.6	44.1
Median age (Male)	54.4	45.8	43.3
Median age (Female)	59.4	47.3	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	280	15,485	81,061
# of persons per HH	2.4	2.5	2.5
Average HH income	\$47,793	\$52,838	\$57,429
Average house value	\$136,052	\$175,321	\$236,708

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

A lifelong resident of Bradenton, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that begin with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs.

Ben also serves as Vice President of HJB Properties, a family-owned commercial property entity. Where he oversees management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & has been appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also recieved the 2016, 2017, 2018 and 2019 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" & 2018 Presidents Award.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

**Michael Saunders
& Company**
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