



OFFICE DEVELOPMENT OPPORTUNITY

322 10th St W
Palmetto, FL 34221

PROPERTY FEATURES

- Build your brand NEW office
- Permitted Plans Available
- Great location

	1 Mile	3 Miles	5 Miles
Total Households:	2,351	19,305	54,783
Total Population:	6,329	51,298	137,056
Average HH Income:	\$51,259	\$52,491	\$52,277

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.



PRESENTED BY:

DARRIN DESMARAIS

Commercial Advisor

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$69,000
Lot Size:	0.12 Acres
Price / Acre:	\$575,000
Zoning:	CG - Business and Light Commercial
Market:	Manatee County
Submarket:	Palmetto
Traffic Count:	19,600

PROPERTY OVERVIEW

Build your brand NEW office to perfectly suit your needs! Great location, close to the Walmart Supercenter and downtown Palmetto!

Permitted plans (shown) with copies available. Owner/User or Investment.

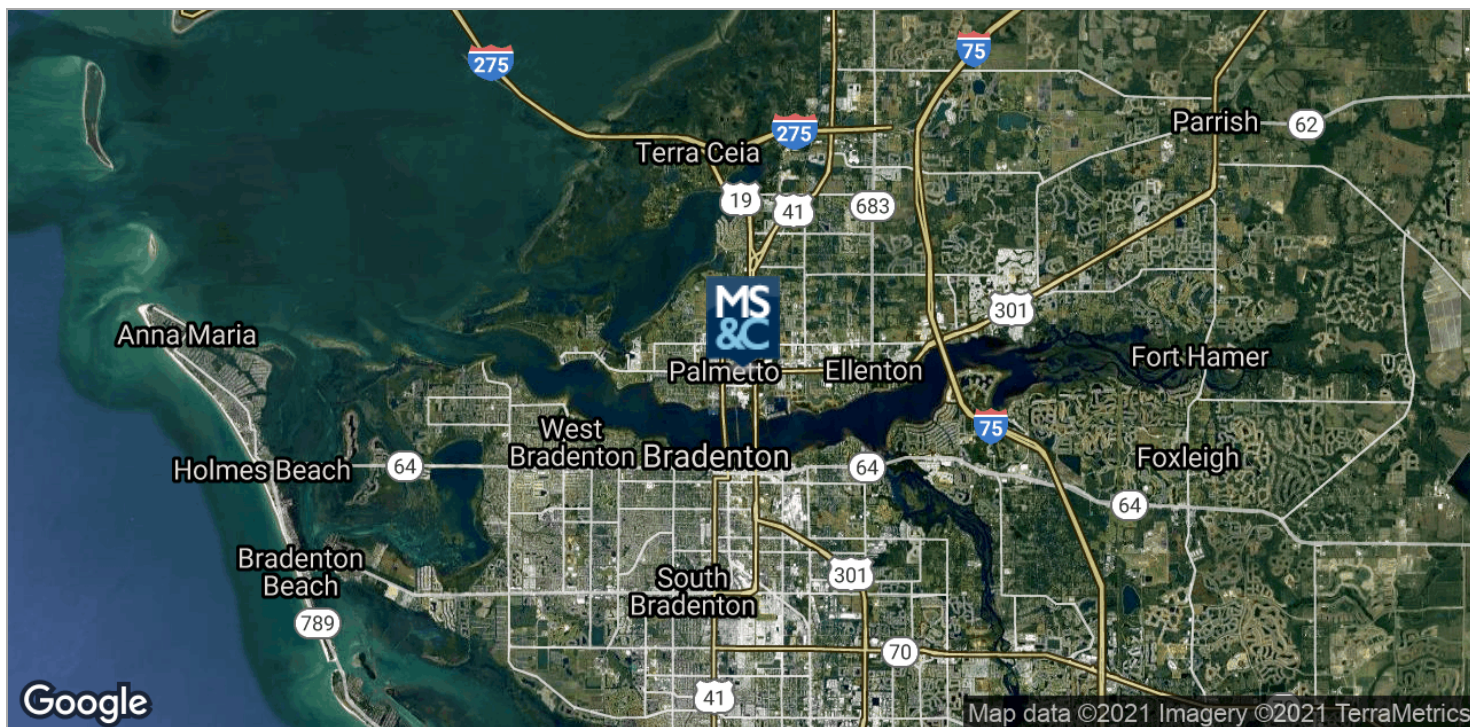
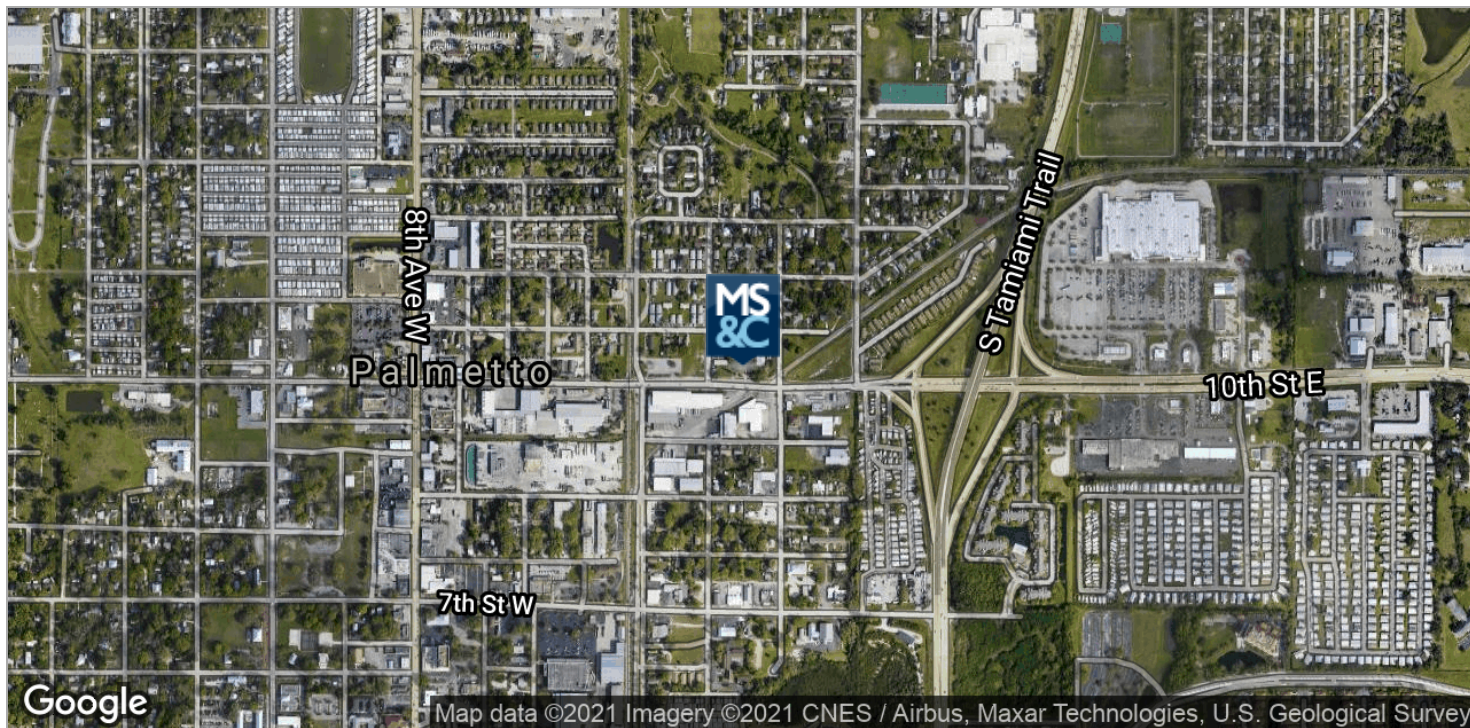
PROPERTY HIGHLIGHTS

- Build your brand NEW office
- Permitted Plans Available
- Great location

ADDITIONAL PHOTOS



LOCATION MAPS



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

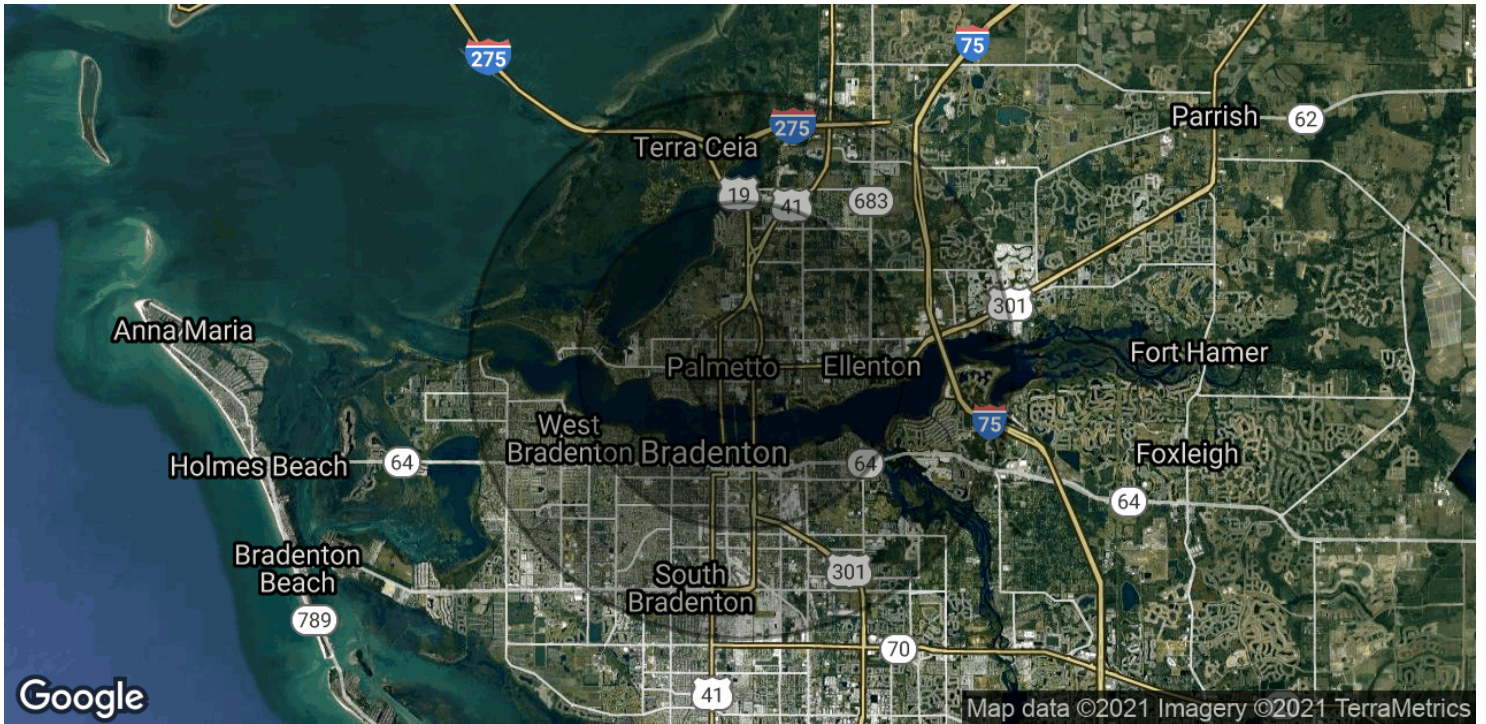
TCN
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,329	51,298	137,056
Average age	40.2	39.9	42.5
Average age (Male)	39.4	38.8	41.3
Average age (Female)	42.6	41.0	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,351	19,305	54,783
# of persons per HH	2.7	2.7	2.5
Average HH income	\$51,259	\$52,491	\$52,277
Average house value	\$170,815	\$246,656	\$238,721

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Prior to joining Michael Saunders & Company, Darrin spent the last 20+ years in the highly competitive medical device sales industry in sales and management with companies such as Medtronic, and Johnson & Johnson. He has also been involved with multiple real estate transactions throughout his life. Darrin will bring the skills he has developed to the Commercial Real Estate market of the Gulf Coast to advise clients. His track record of assessing market conditions, identifying opportunities, and strategizing to meet client needs will translate to long-standing relationships that help them meet their financial goals related to commercial real estate.

During off-hours, Darrin and his wife enjoy being outside and taking advantage of all that the Gulf Coast has to offer. He and his wife have a daughter who is a senior in high school and a son who is studying at the University of Tampa.