

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a .49± acre commercial parcel just west of Interstate 75 and SR 64 in Bradenton, FL. The site is ideally located adjacent to a Waffle House and across the street from McDonalds and Starbucks. It is cleared with off-site retention in place and utilities to the site. This site is ideal for a smaller retailer or office user looking to co-locate with strong national tenants.

LOCATION DESCRIPTION

The property is located at 605 67th Street Circle E in Bradenton, FL. It is in the retail node at the SWQ of Interstate 75 and SR 64 in Manatee County, FL. It has approximately 81 feet of frontage on 67th Street Circle E between the Waffle House and a Hotel. State Road 64 is the Gateway from I-75 westward into downtown Bradenton and eastward into Lakewood Ranch. Excellent location for any business wanting quick access to I-75. Neighboring retailers include Cracker Barrel, McDonald's, Starbucks, Subway, Sonny's BBQ, and Waffle House. MLS-#T3419344.

PROPERTY SIZE

0.49± Acres

ZONING

General Commercial (GC)

FUTURE LAND USE

ROR (Retail/Office/Residential)

PARCEL ID

1108901008

PROPERTY OWNER

Tapestry Properties LLC

PRICE

\$349,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerial



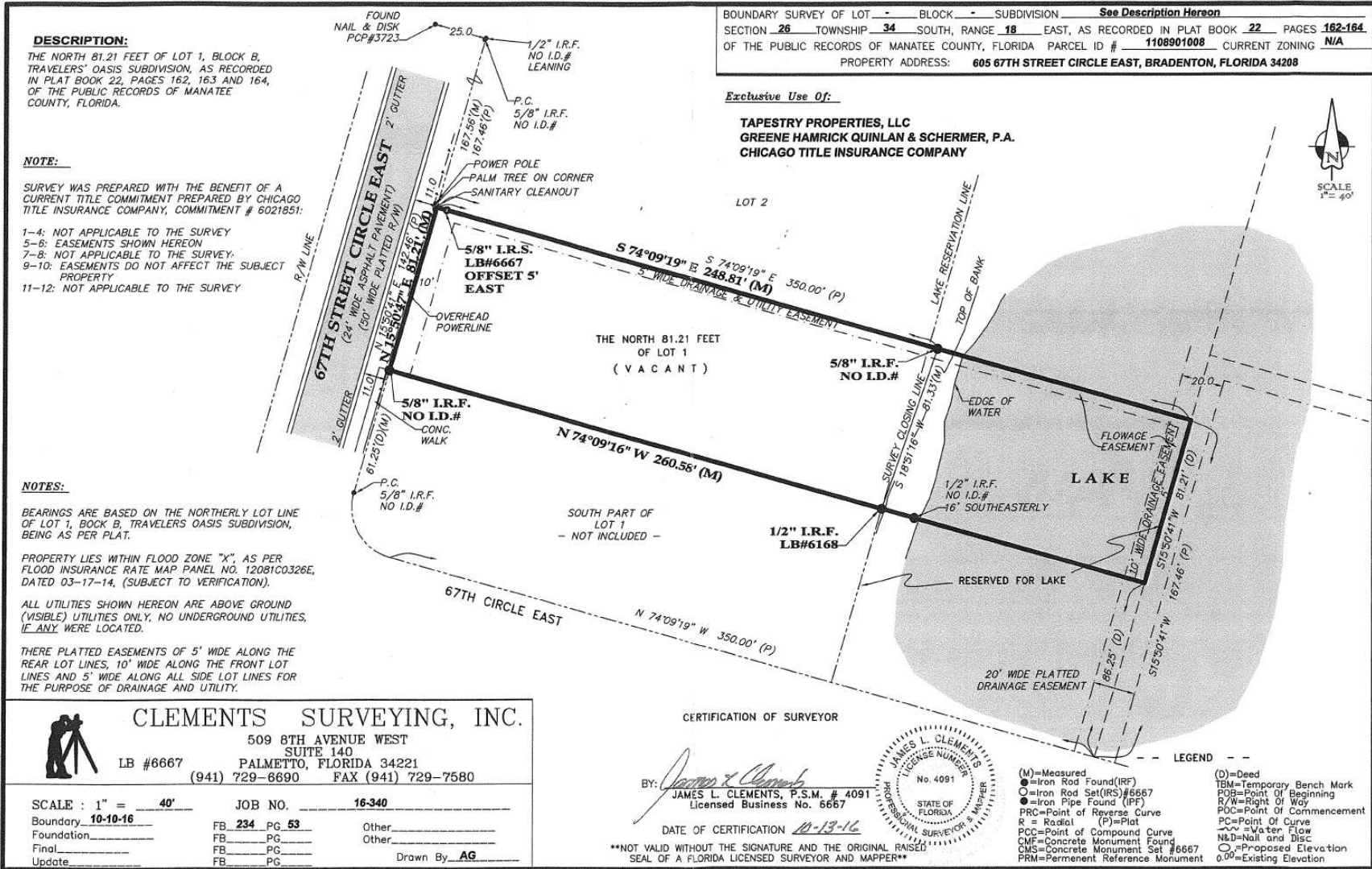
Additional Photos



Additional Photos



Survey



CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221
LB #6667 (941) 729-6690 FAX (941) 729-7580

SCALE: 1" = 40'
Boundary 10-10-16
Foundation _____
Final _____
Update _____

JOB NO. 16-340
FB 234 PG 53
Other _____
Other _____
Drawn By AG

CERTIFICATION OF SURVEYOR

BY: *James L. Clements*
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

DATE OF CERTIFICATION 10-13-16

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND

- (M)=Measured
- =Iron Rod Found(IRF)
- =Iron Rod Set(IRF)#6667
- =Iron Pipe Found (IPF)
- PRC=Point of Reverse Curve
- R = Radial (P)=Plat
- PCC=Point of Compound Curve
- CMF=Concrete Monument Found
- CMS=Concrete Monument Set #6667
- PRM=Permanent Reference Monument
- (D)=Deed
- TBM=Temporary Bench Mark
- POB=Point Of Beginning
- R/W=Right Of Way
- POC=Point Of Commencement
- PC=Point Of Curve
- ~w~=Water Flow
- N&D=Nail and Disc
- =Proposed Elevation
- 0.00=Existing Elevation

Demographics Map & Report

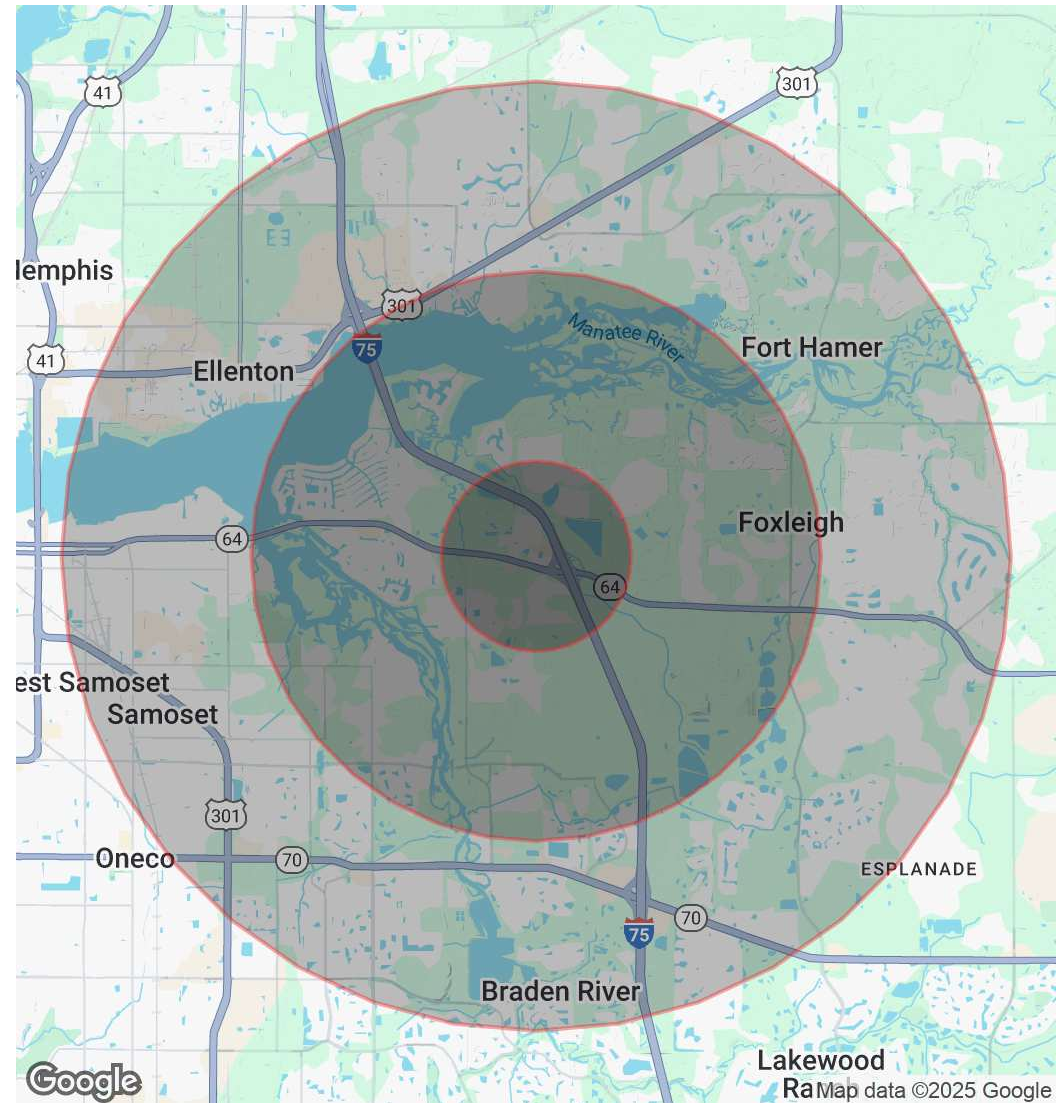
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,912	26,795	84,559
Average Age	45.3	44.5	43.7
Average Age (Male)	45.8	44.5	43.3
Average Age (Female)	45.3	45.6	45.0

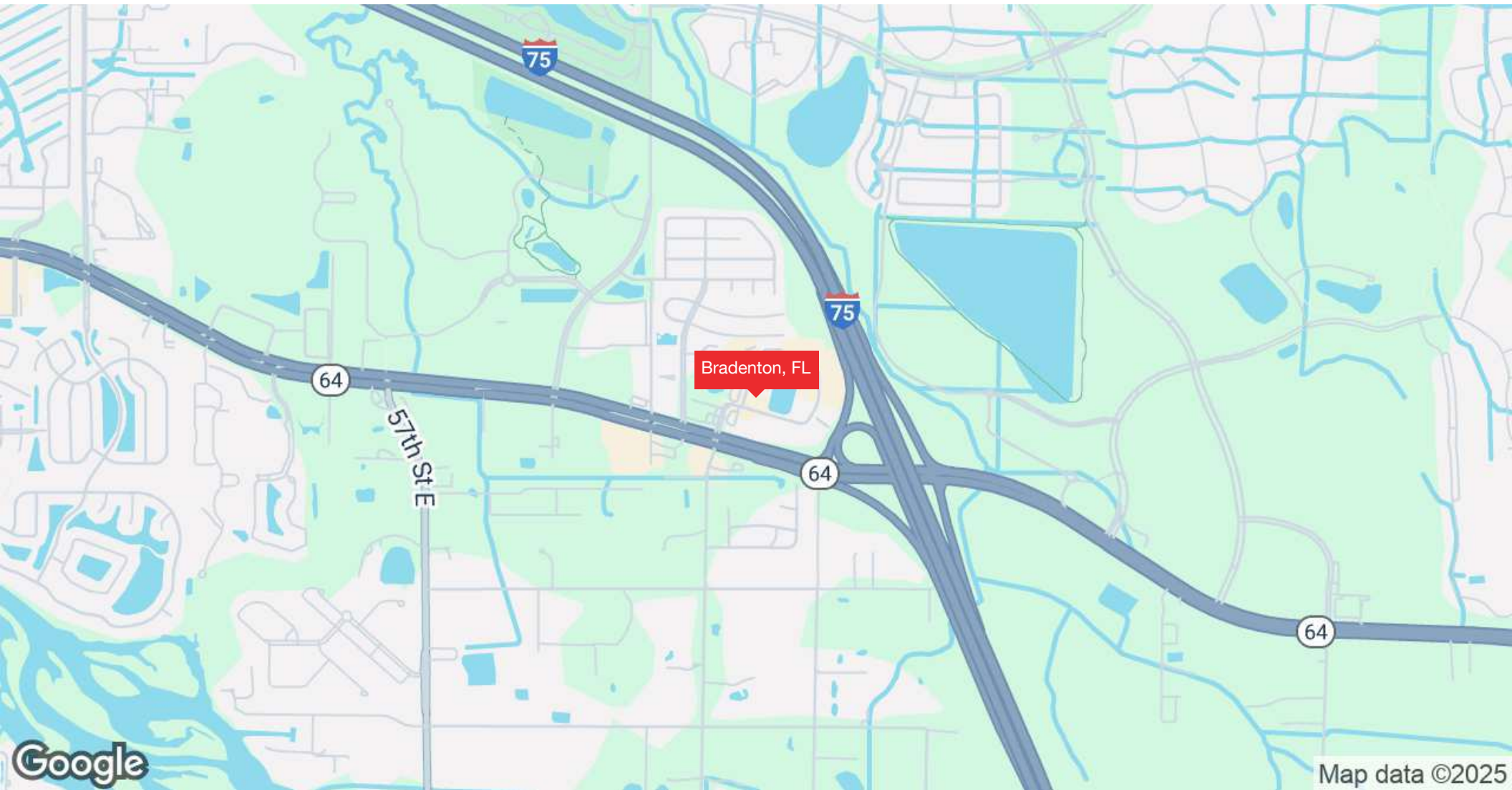
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,178	10,775	33,250
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$80,322	\$74,258	\$68,234
Average House Value	\$365,683	\$331,468	\$261,705

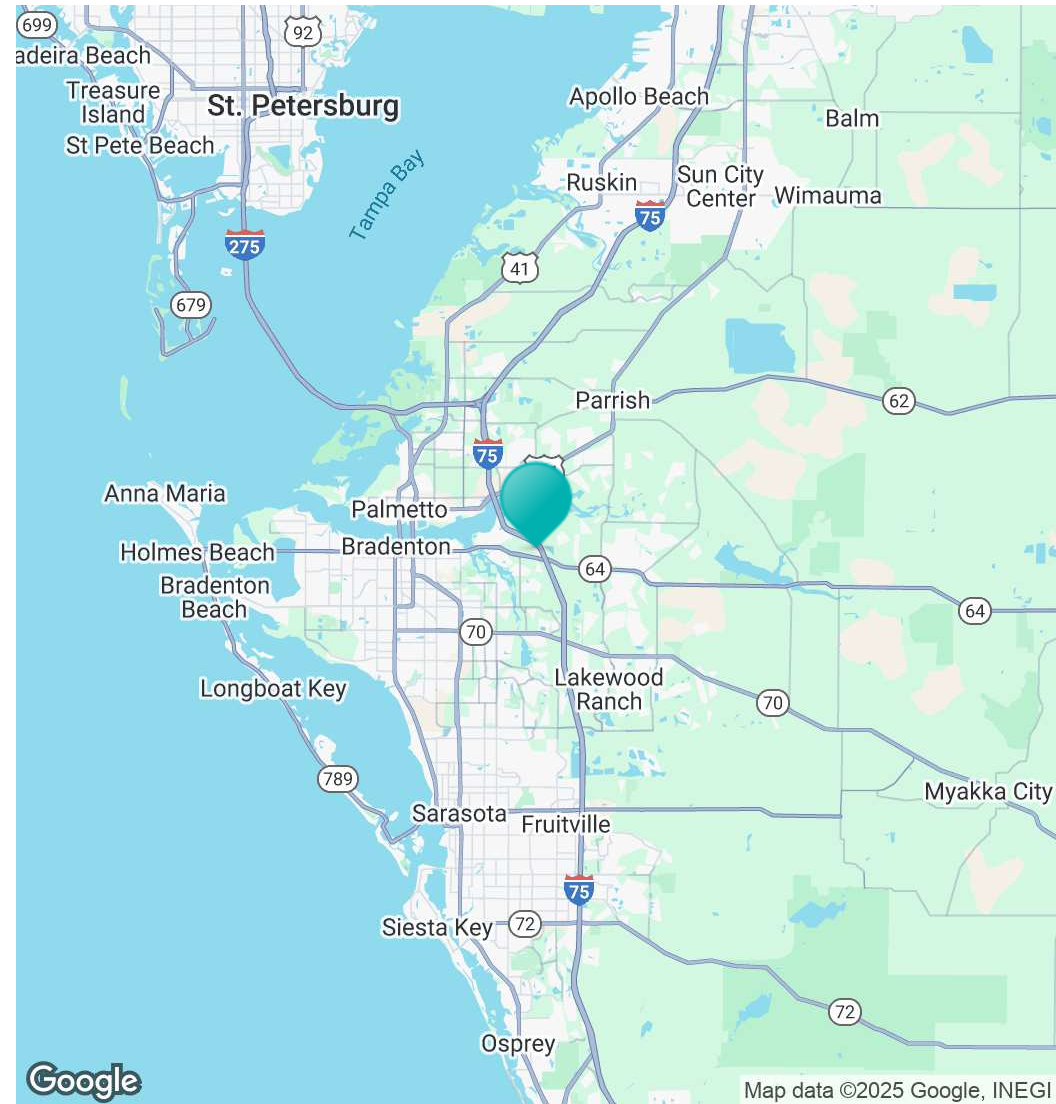
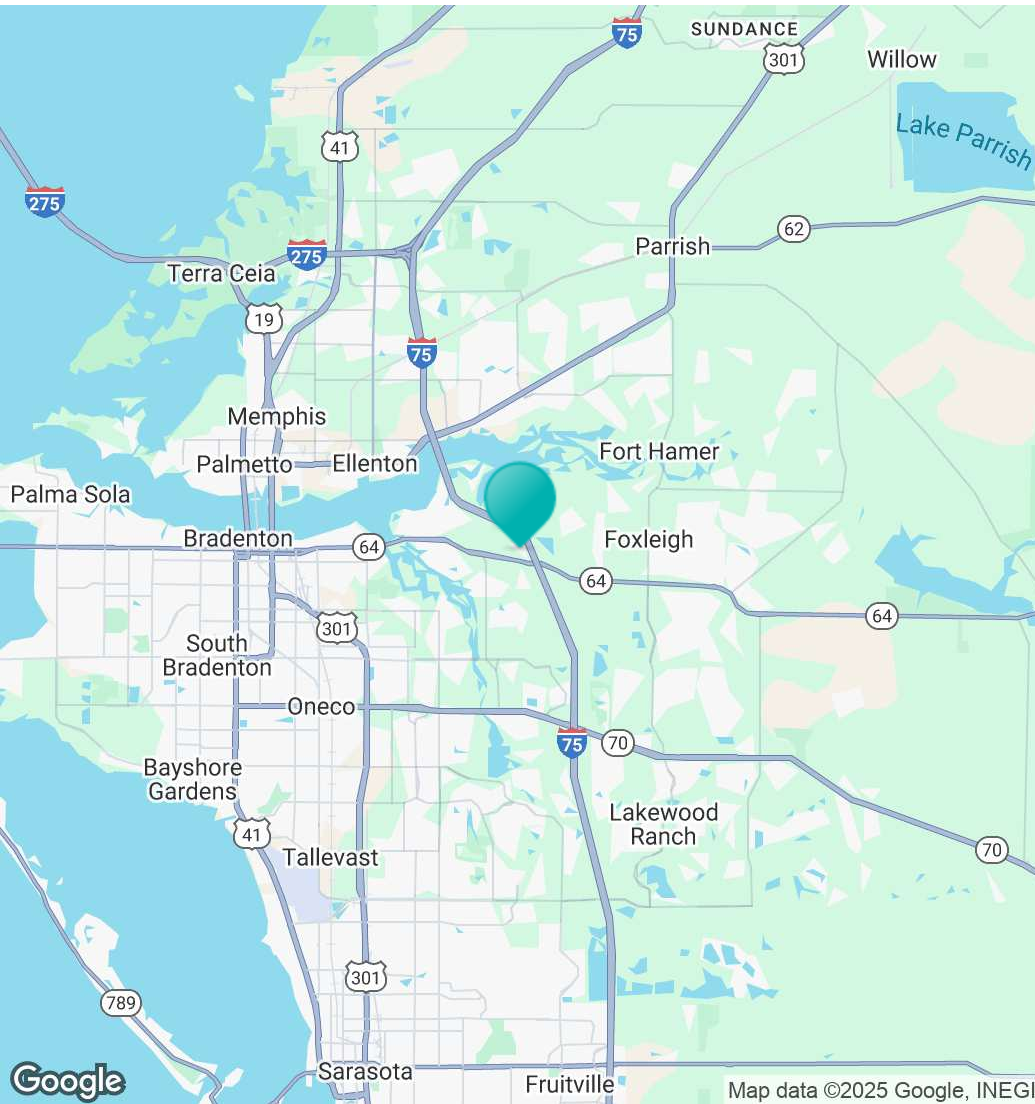
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.