



West Brandon

Westminister Manor

Lloyd's Mobile Home Park

Humane Society

Outdoor Repair Shop

Auto Repair Shop

OFFERING MEMORANDUM

14th Street W (26,000+ Cars Daily)

Site
.96 Acres

27th Ave W

2701 14TH ST W

BRADENTON, FL 34205

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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

PROPERTY DESCRIPTION

The opportunity is to purchase or lease a well located site that offers 127' +/- frontage, that could be developed for a number of commercial uses up to 10,450 SF with a height limitation of 35'. The current zoning is HC- Heavy Construction, which allows for, but is not limited to carwash, child care, drive through retail, equipment sales, rental and leasing facility, flea markets, funeral homes, gas stations, lodging, self storage, office, banks, outdoor storage, retail sales, vehicle repair and sales, warehouse.

If you are looking for a cleared site with easy access and zoning in place, then this is the perfect parcel.

LOCATION DESCRIPTION

The property is located at 2701 14th Street W in Bradenton, FL at the corner of 14th St W and 27th Ave W. The average daily traffic count on 14th St W of 26,500+.

PROPERTY SIZE

0.96 Acres

ZONING

HC- Heavy Construction

PRICE

\$450,000

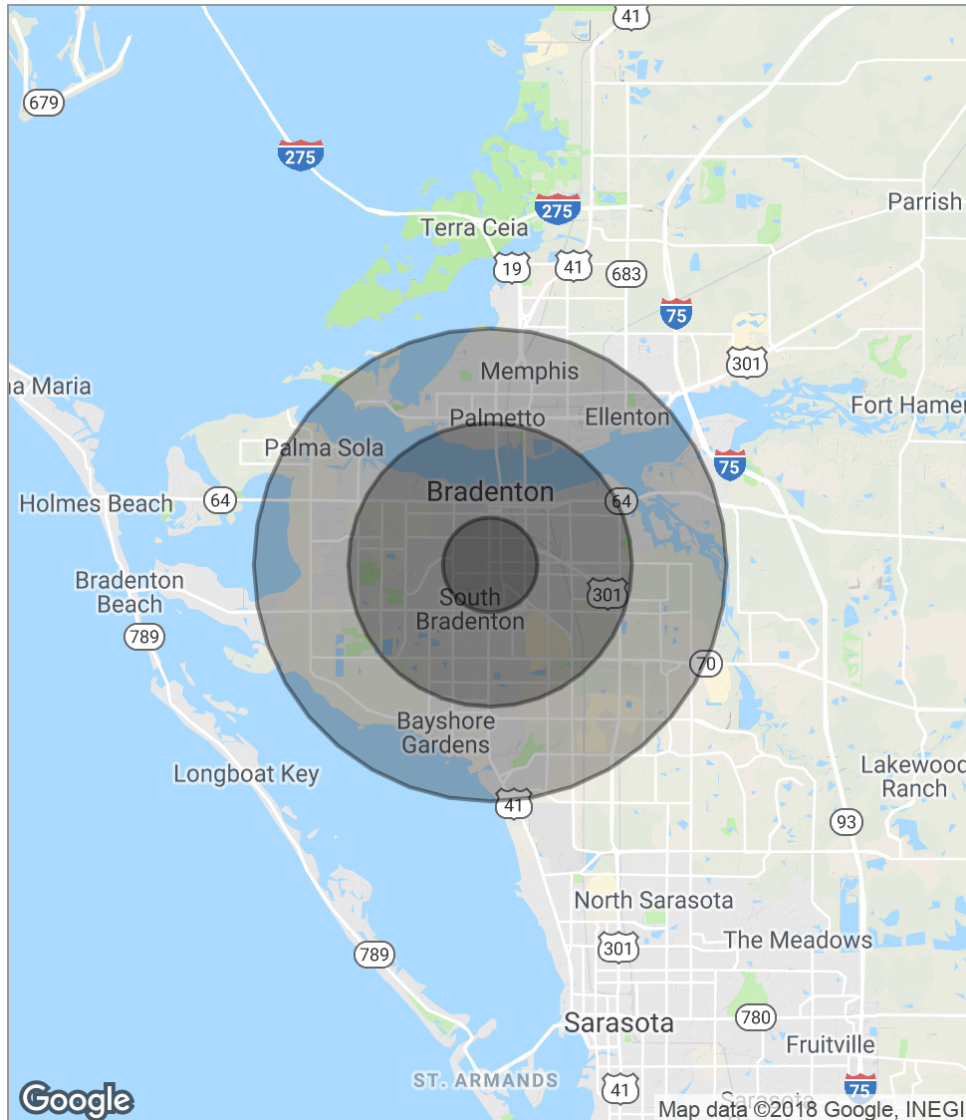
BROKER CONTACT INFO

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,027	97,923	182,127
Median age	35.6	40.7	42.4
Median age (Male)	33.4	39.4	41.0
Median age (Female)	36.5	42.2	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,722	39,608	74,089
# of persons per HH	2.7	2.5	2.5
Average HH income	\$40,927	\$47,626	\$51,505
Average house value	\$137,185	\$203,306	\$225,693

** Demographic data derived from 2010 US Census*



