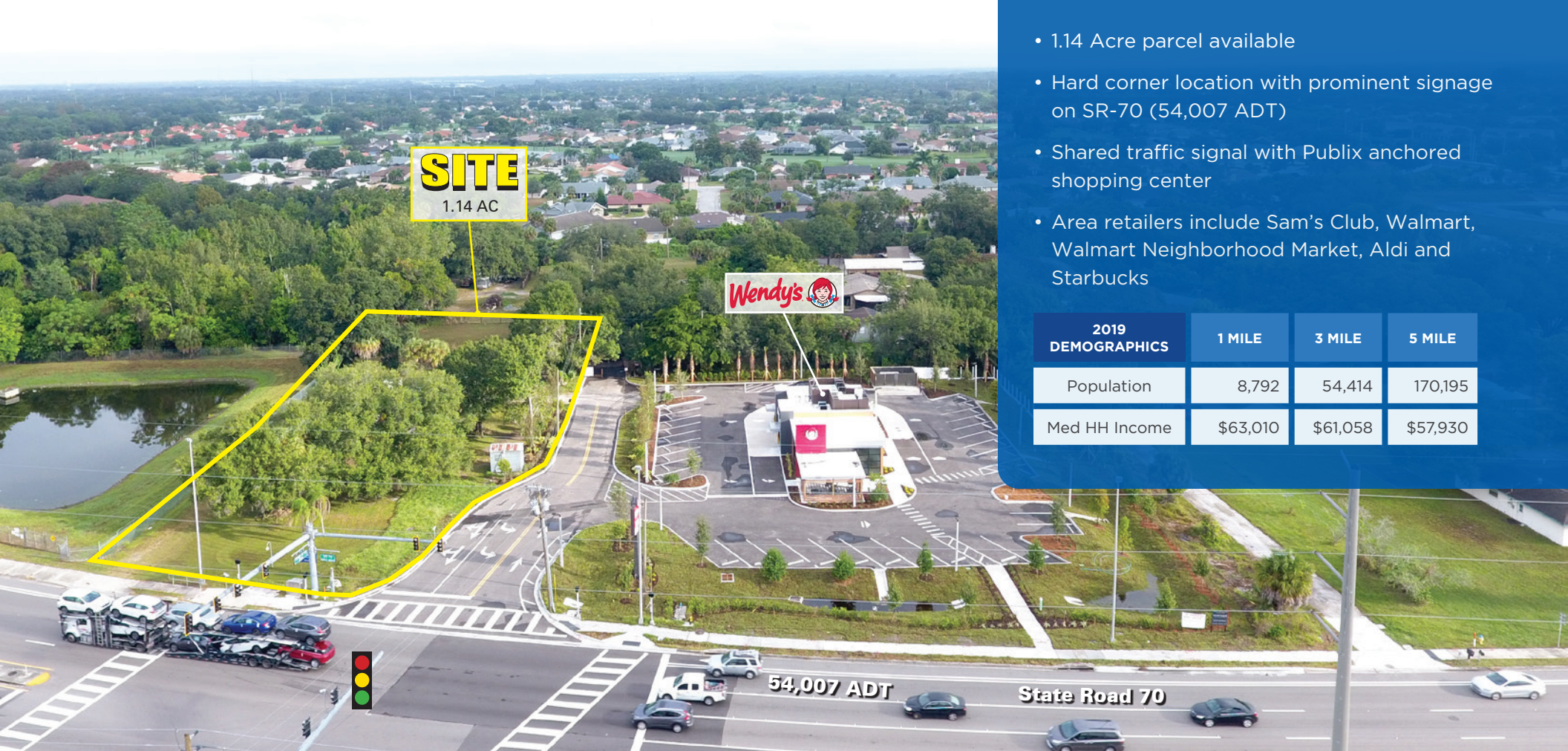


For Ground Lease or Build to Suit

- 1.14 Acre parcel available
- Hard corner location with prominent signage on SR-70 (54,007 ADT)
- Shared traffic signal with Publix anchored shopping center
- Area retailers include Sam's Club, Walmart, Walmart Neighborhood Market, Aldi and Starbucks

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,792	54,414	170,195
Med HH Income	\$63,010	\$61,058	\$57,930

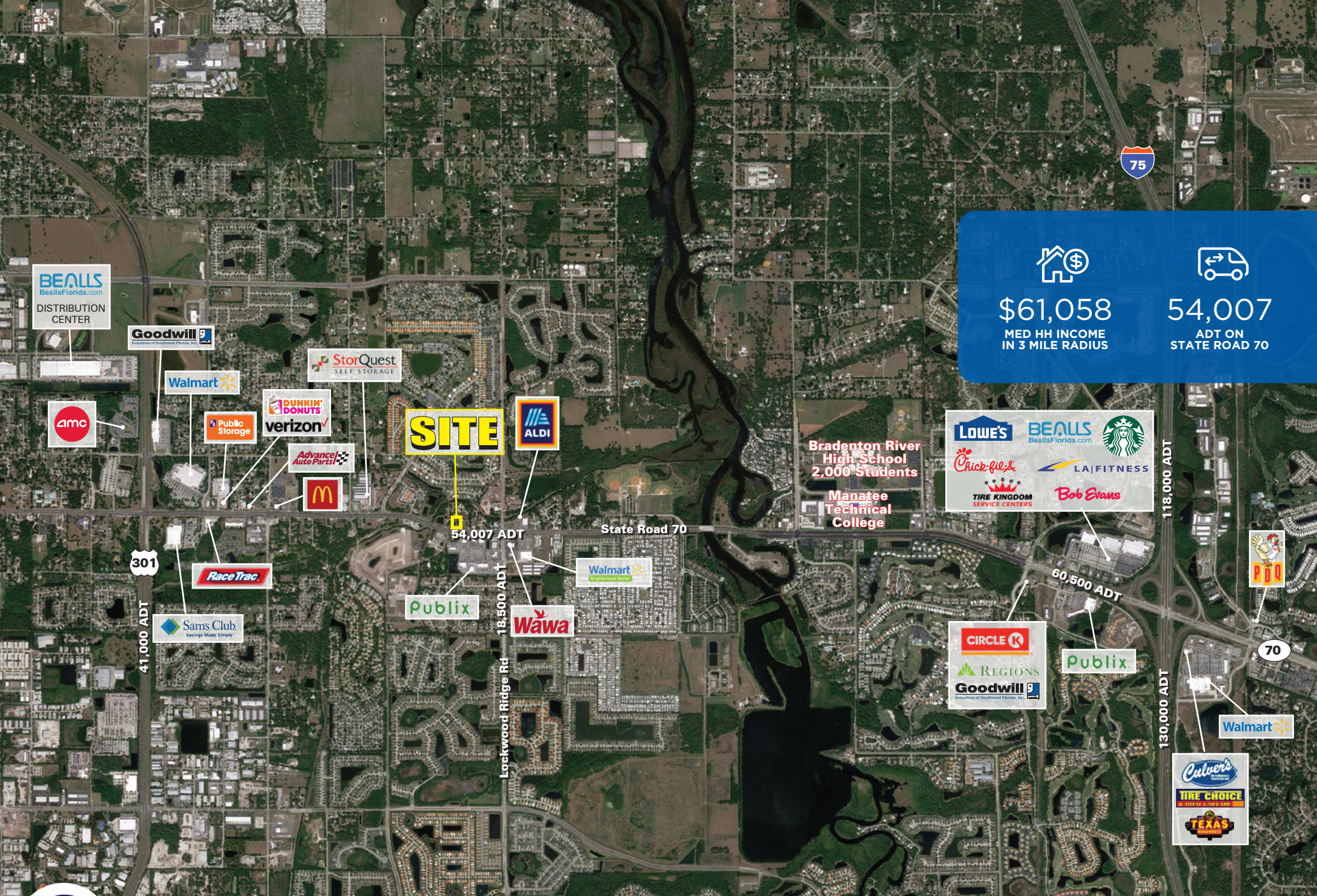




Matt Lynch

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Tom Godino

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\$61,058
 MED HH INCOME
 IN 3 MILE RADIUS

54,007
 ADT ON
 STATE ROAD 70



BRADENTON, FL
 State Road 70 & 42nd St

MARKET AERIAL

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SITE
1.14 AC

Wendy's

7-Eleven

ALDI

54,007 ADT

State Road 70

53,857 ADT

UNITED STATES POSTAL SERVICE

Bank of America

CHASE

Starbucks

AT&T

ACE Hardware

FIRST WATCH
THE DAYTIME CAFE
MATTRESS FIRM

CVS pharmacy

SMOOTHIE KING

Wawa

COASTAL EXPRESS
CAR WASH

PROPOSED
american family care
The Right Care. Right Now.

BURGER KING

Walmart
Neighborhood Market

Publix

Endurance House
DICKKEY'S
BARBECUE PIT

Hide-A-Way
Storage Made Easy!

SUBWAY
GNC
BEEF O' BRADYS
A GOOD FOOD. GOOD SPORTS.
Hair Cuttery



BRADENTON, FL

State Road 70 & 42nd St

Tom Godino

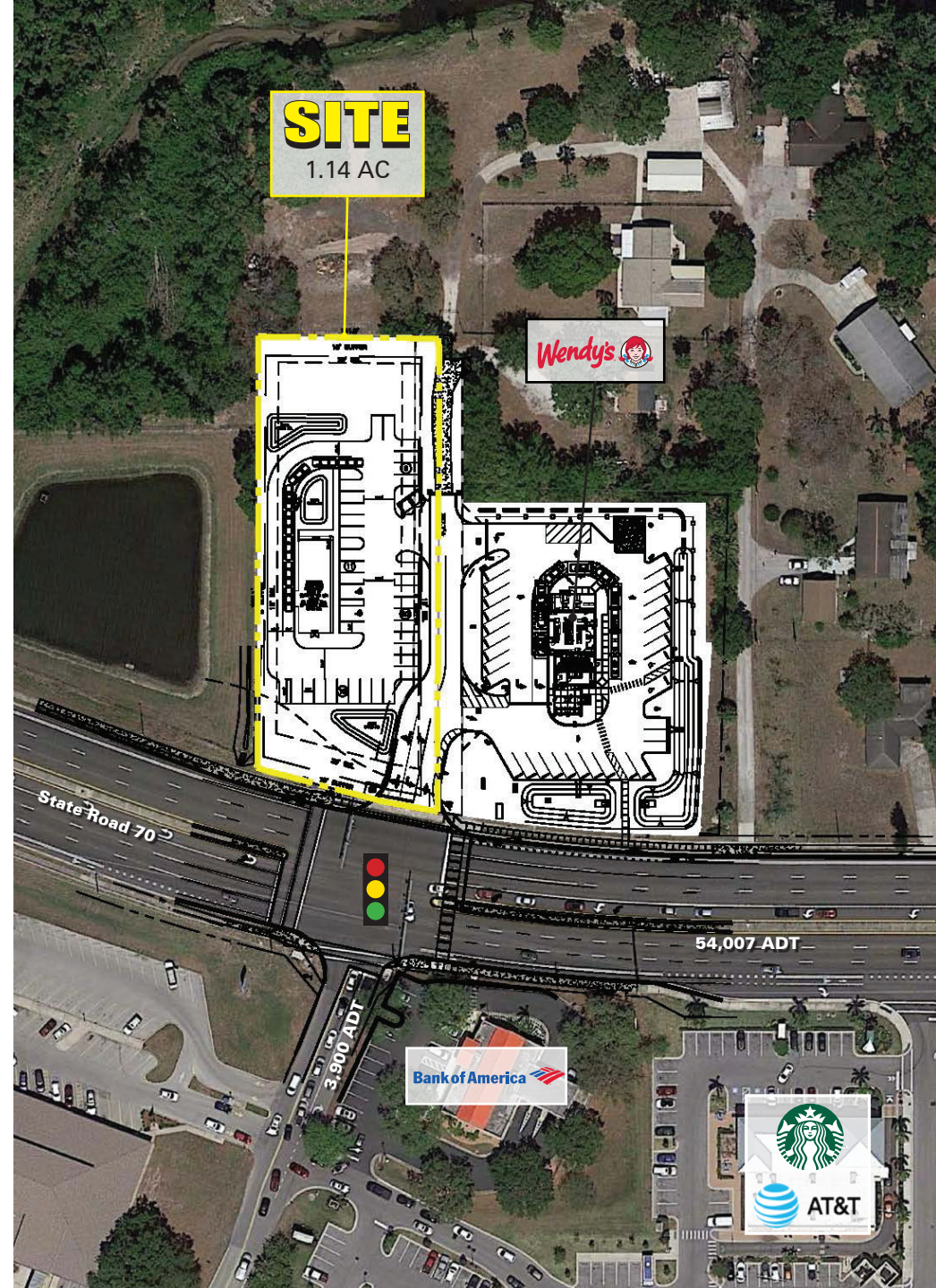
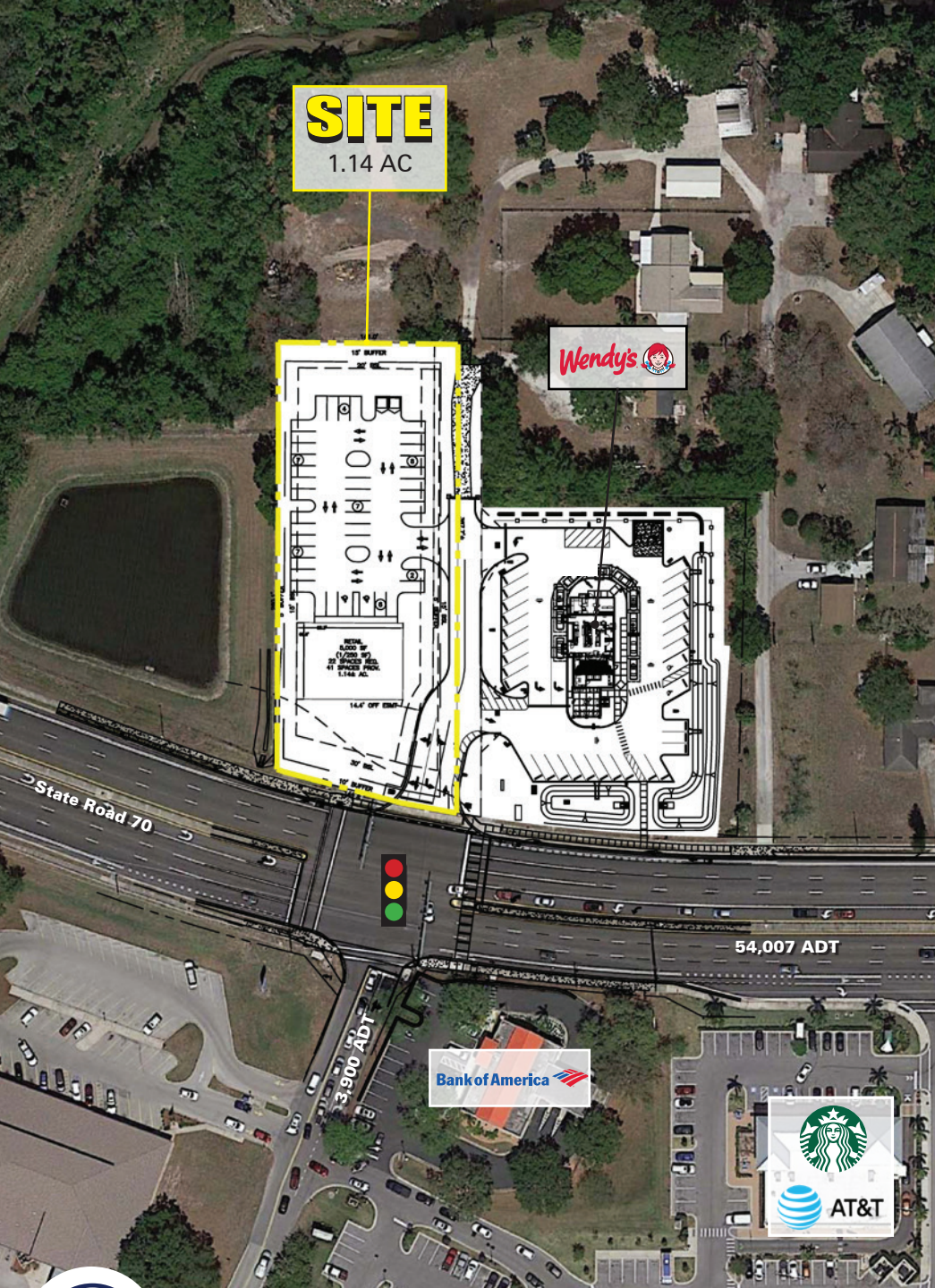
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SITE AERIAL

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BRADENTON, FL

State Road 70 & 42nd St

SITE PLAN OVERLAY

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