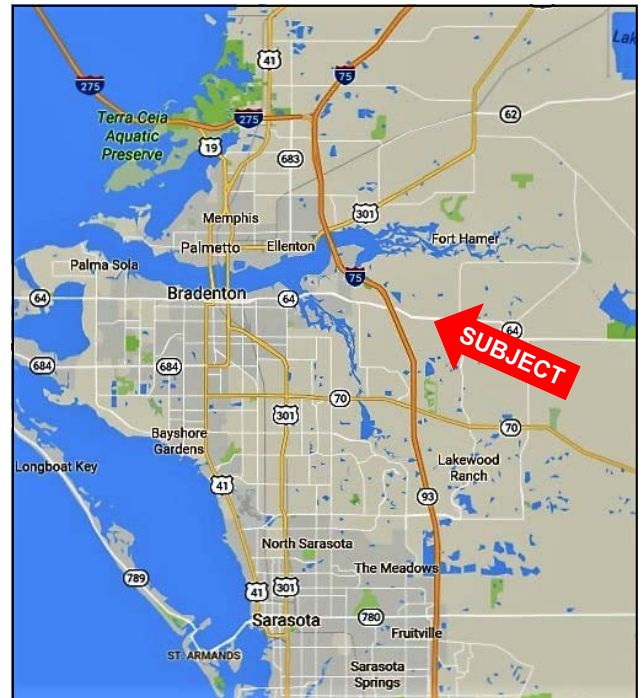




SR 64 Land - between I-75 & Lakewood Ranch Blvd

9408 E. SR 64, Bradenton, FL 34212

- 1.89 ac (MOL) site on SR 64; 240' linear frontage
- Located between I-75 and Lakewood Ranch Blvd, less than 3 minutes in either direction
- I-75 expansion & Fort Hamer Bridge completion; major retail at I-75 & SR 64 junction is underway
- 3-mil Demographics: Average HH Income - \$99,327; Population - 24,623; Average HH Size - 2.49
- Traffic Counts: 37,500 AADT, East of Lena Rd.
- Adjacent to car wash and future retail
- Past approvals for 17,474 SF dental office
- Zoned LM, permitted uses include medical/dental, veterinary hospital, office, warehouse, restaurant...



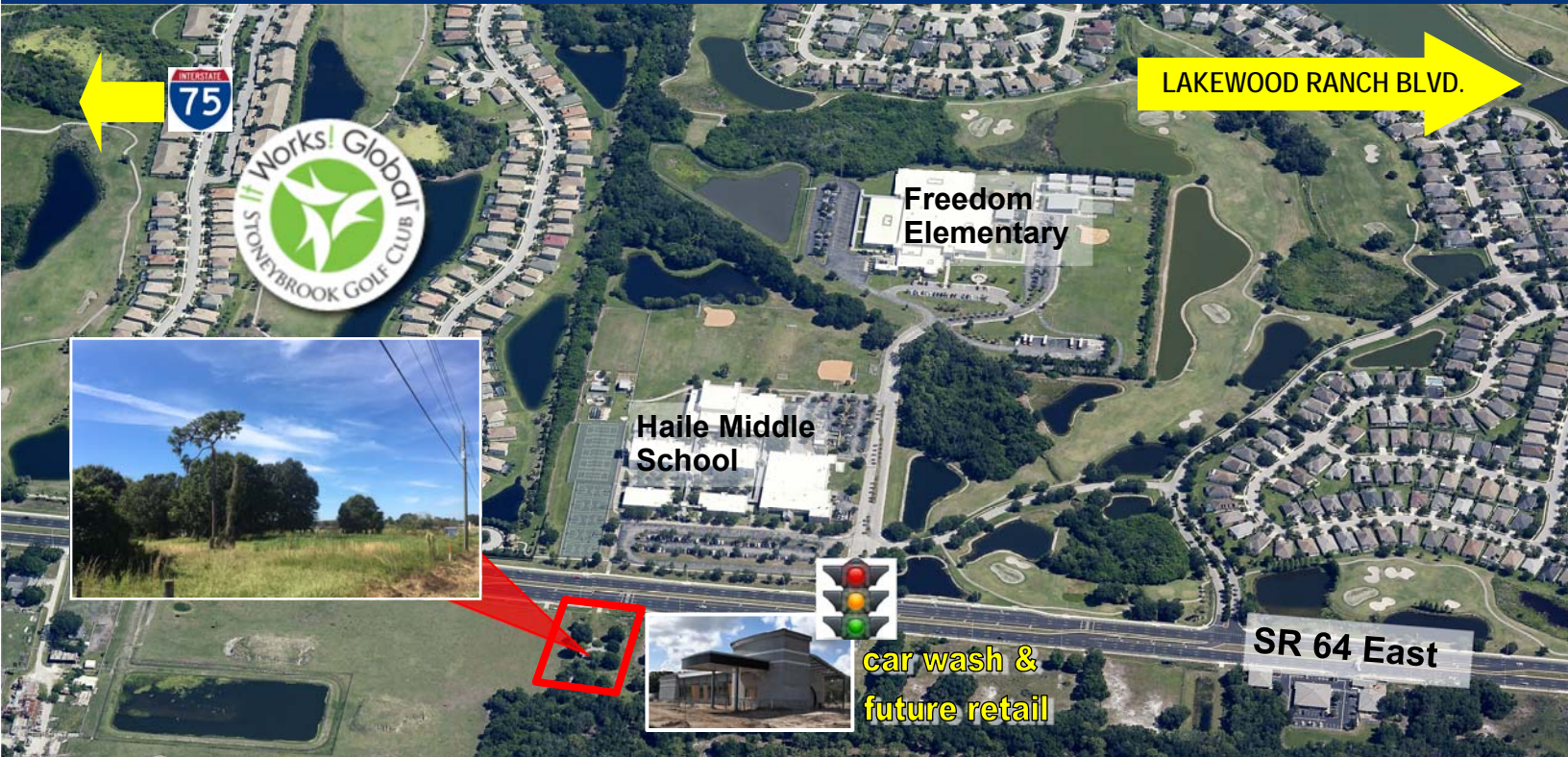
For more information: Vivian Fung | 813.504.6016 MOBILE | vfung@equity.net

Equity LLC | O: 813.579.2000 | 4107 West Spruce Street, Suite 101 | Tampa, FL 33607

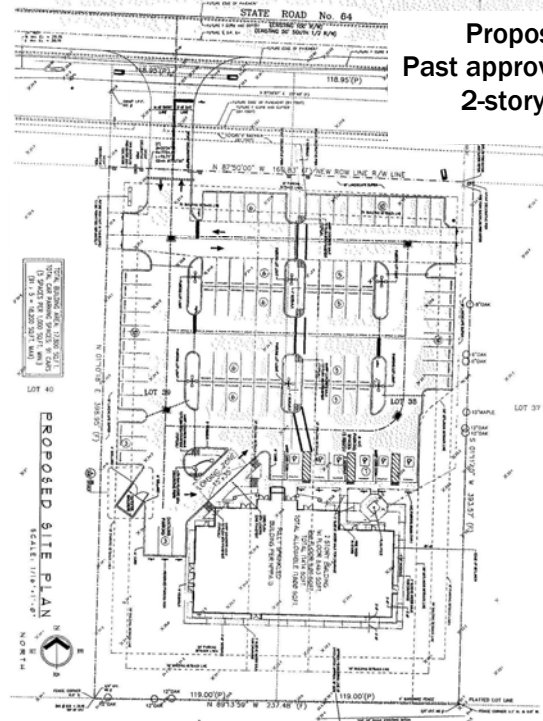
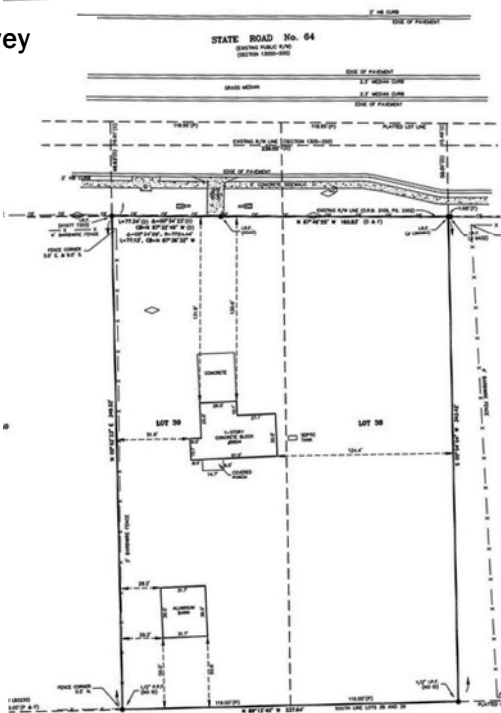
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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Survey



Proposed site plan:
Past approvals for 17,474 SF
2-story dental office

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