

0.69± Acre Commercial Site — Neighborhood Commercial Medium (NC-M) — US 19 Corridor, Palmetto

The Opportunity

Rarely available commercial parcel on the US 19 corridor in fast-growing North Manatee County. At 0.69± acres with NC-M zoning already in place, this site is entitlement-ready for a neighborhood commercial user or investor — no rezone required for a broad menu of retail, service, and office uses.

Zoning & Permitted Uses (Manatee County LDC — NC-M District)

The NC-M (Neighborhood Commercial – Medium) district is designed to provide retail uses, personal services, and offices in free-standing parcels or medium shopping centers serving surrounding residential neighborhoods. Use categories accommodated under NC-M include:

- **Retail sales** — neighborhood-serving retail and convenience uses
- **Personal services** — salon/spa, dry cleaning drop-off, fitness/wellness studio, and similar service businesses
- **Professional & business offices** — insurance, legal, accounting, real estate, financial services
- **Medical & dental office** — outpatient clinic, therapy, and healthcare service uses
- **Food service** — café/restaurant uses serving the surrounding trade area
- **Mixed-use potential** — the current LDC contemplates mixed-use, including attached dwellings and multi-family residential, in NC-M within designated Urban Corridors and activity nodes

NC-M permits up to **50,000 SF of gross building square footage per project** — meaning the buildable envelope here is governed by site design (parking, setbacks, stormwater), not by a restrictive commercial cap. Certain uses may require Administrative or Special Permit approval, and uses may be subject to overlay district standards and the County's Commercial Locational Criteria. **Buyer to independently verify intended use with Manatee County Development Services.**

Added Upside: Residential Potential

The parcel carries a residential Future Land Use designation (RES-9), and recent Florida legislation creates pathways for administrative approval of multifamily residential on commercially zoned sites. For the right buyer, this is a dual-track asset: build neighborhood commercial today, or pursue residential/mixed-use density without a public-hearing rezone. Contact listing broker for details on development scenarios.

Location

- Direct frontage and exposure on US Highway 19, a primary north–south corridor through Palmetto

- Minutes to downtown Palmetto, US 41, and I-275 / Sunshine Skyway access to Pinellas County
- Positioned in the path of North Manatee County growth — one of Florida's most active development corridors, anchored by expanding residential rooftops, logistics, and employment centers
- Surrounded by established residential neighborhoods generating daily-needs demand for retail, service, and medical users

Property Summary

Address	4223 US Highway 19, Palmetto, FL 34221
County	Manatee (unincorporated)
Size	0.69± acres
Zoning	NC-M — Neighborhood Commercial Medium
Future Land Use	RES-9
Max Building Area (per NC-M)	Up to 50,000 SF gross per project (site-plan governed)
Utilities	Buyer to verify availability/capacity
Ideal Users	Retail, personal services, professional/medical office, café, investor/developer

Contact

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