

3737

Manatee Ave West & 517 38th St West

BRADENTON, FL 34205

Publix

Saint Stephens
Episcopal

Smoothie King

CVS Pharmacy

.85 Acres

Angela Varga
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Redevelopment Opportunity .85 Acres Zoned GC

3737 Manatee Ave West & 517 38th St West, Bradenton, FL 34205



PROPERTY DESCRIPTION

Manatee Avenue West Redevelopment Opportunity on .85 Acres! Two corner parcels directly next door to CVS and Publix on Heavily traveled Manatee Avenue zoned General Commercial! Manatee Avenue fronting parcel at 3737 Manatee Ave West consists of two buildings for a total of 2,048 square feet. Ideal Location for a Redevelopment with over 46,000 Daily Traffic Count! Drive through establishments permitted! Manatee Avenue facing property is currently a Quaint Bakery with fantastic signage and wonderful curb appeal located on Manatee Ave West with a side street access from 38th Street West. The adjoining property directly to the south at 517 38th St West is owned by the same group and is an open lot with no structures.

Neighboring properties are CVS Pharmacy, Publix, Shake Pit (the locals favorite), Saint Stephen's Episcopal School Smoothie King, Florida Cancer Specialist and much more. This location is ideal for National Tenant!

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PROPERTY HIGHLIGHTS

- General Commercial Zoning Total .85 Acres
- Manatee Avenue Frontage - Excellent Visibility
- Corner Parcel lot dimensions 120 frontage feet x 310 feet
- Front Parcel has two buildings newly renovated throughout
- Highly desirable for Redevelopment
- Surrounded by National Retailers

OFFERING SUMMARY

Sale Price:	\$1,695,000
Number of Units:	2
Lot Size:	0.851 Acres

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Interior Photos of Retail Building on Manatee Ave

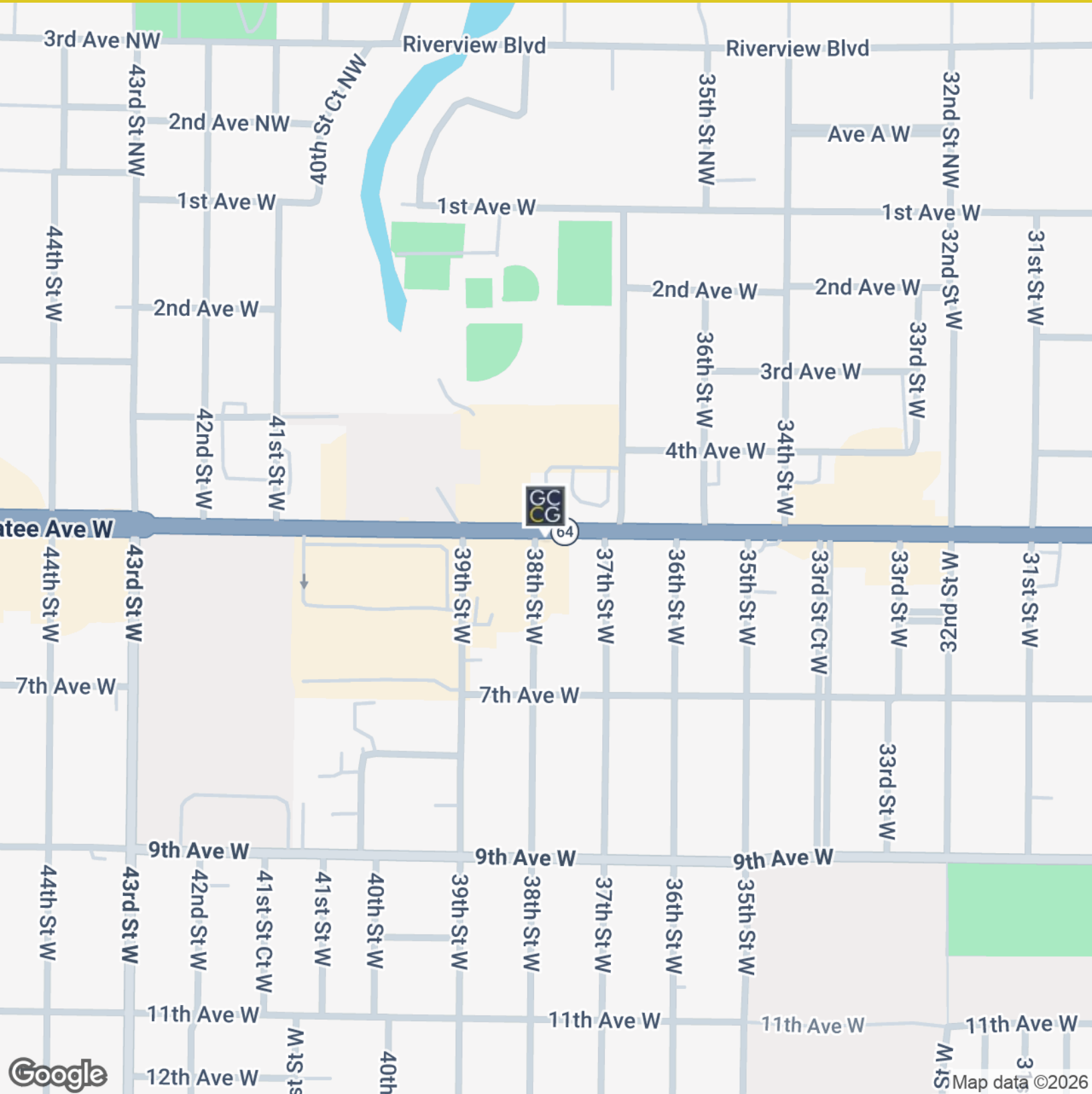
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Location Map

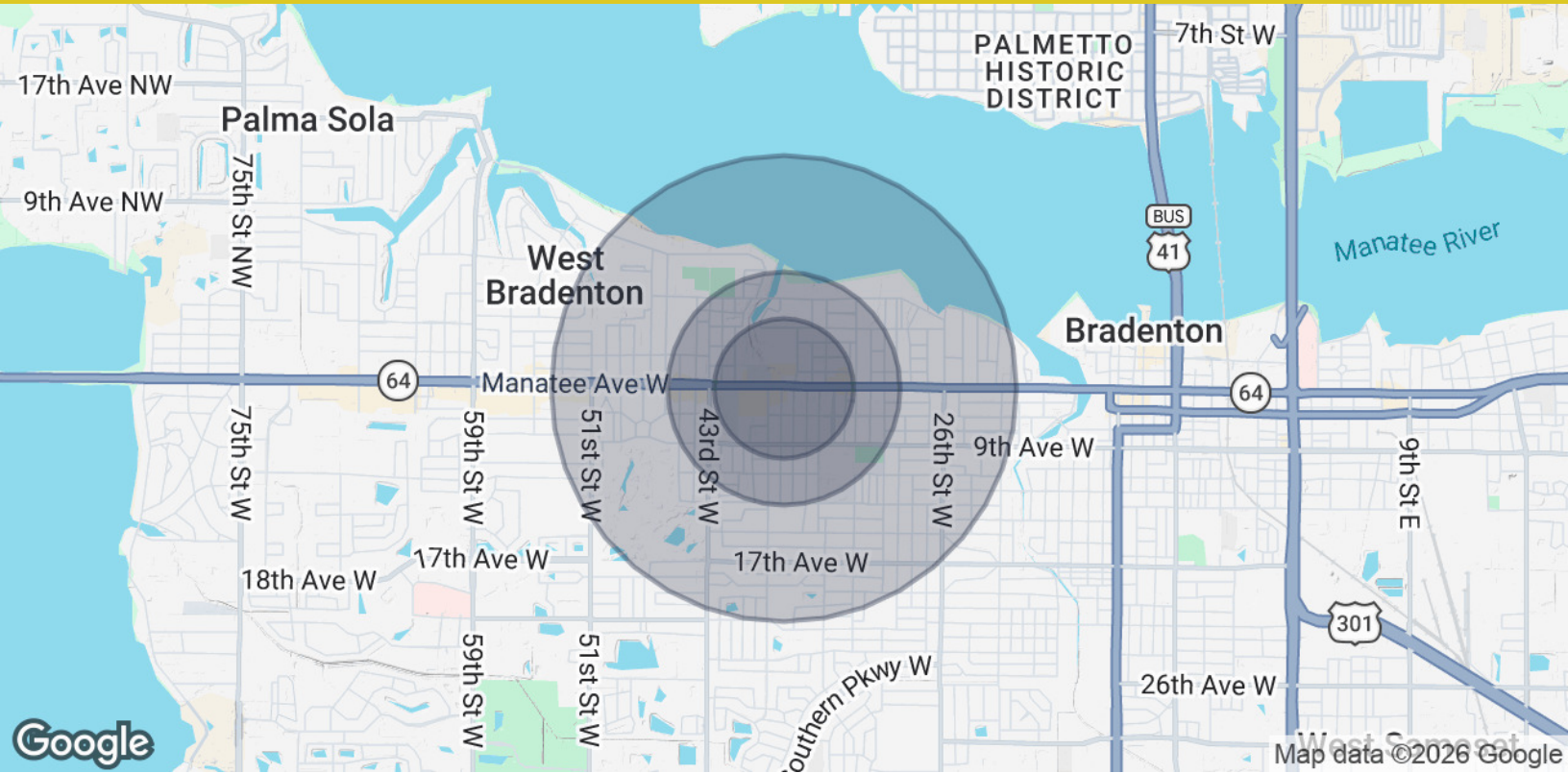
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Demographics

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	2,551	8,970
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	1,025	3,709
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,058	\$82,666	\$89,761
Average House Value	\$350,740	\$390,056	\$385,463

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Angela is the Owner and Broker of Gulf Coast Commercial Group. With her vast knowledge and passion in the commercial real estate industry she has been involved in over \$240 Million in transaction volume. Angela's Career life in Real Estate started in 2002. Her areas of expertise primarily include medical and professional office sales, retail sales and leasing, as well as land sales and site acquisition. Commercial Real Estate Consulting is an area Angela's client base rely heavily on due to her variety of transaction situations and continued education in all areas of Commercial Real Estate Investments.

She works with each client from contract to closing or from lease negotiations to a secured lease site, making certain each and every step of the transaction is handled accurately. Her ability to negotiate and communicate with all parties ensures her client's deals reach the closing table no matter how difficult it becomes. It is proven year after year by her referral and return business.

Angela is highly regarded in her industry and her community for her work ethic, market knowledge, and professionalism.

Angela sits on the Board of her local Commercial Real Estate Alliance Realtors Association of Sarasota and Manatee. Angela has lived in the Manatee community for more than 25 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish, Ellenton and Sarasota Areas.

Angela is married to Dr. Andrew Varga, DMD and the proud mother of two children, one attending University of Tampa and the other at St. Stephens Episcopal School in Bradenton. When she finds the time, her hobbies include boating, fishing, running, yoga and spending time with her family.

Here is a small Snap Shot of Properties in Angela's Closed Portfolio:

Blake Park Medical/Office Park \$9,500,000

Keeton's Corner Downtown Bradenton Assemblage \$4,152,000

NW Bradenton Medical Building \$2,250,000

Downtown Bradenton City Block \$2,350,000

Parrish Land \$5,000,000

10 Year Medical Lease 4,500 sq.ft. Building Valued over \$1,200,000

Warehouse Sale in Bradenton \$1,350,000

Gulf Coast Commercial Group
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