



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

**DEVELOPMENT OPPORTUNITY
COMMERCIAL LAND
\$1,950,000**



**Five Parcels - 9th St E & 44th Ave E
Bradenton FL 34203**

Matt Kezar

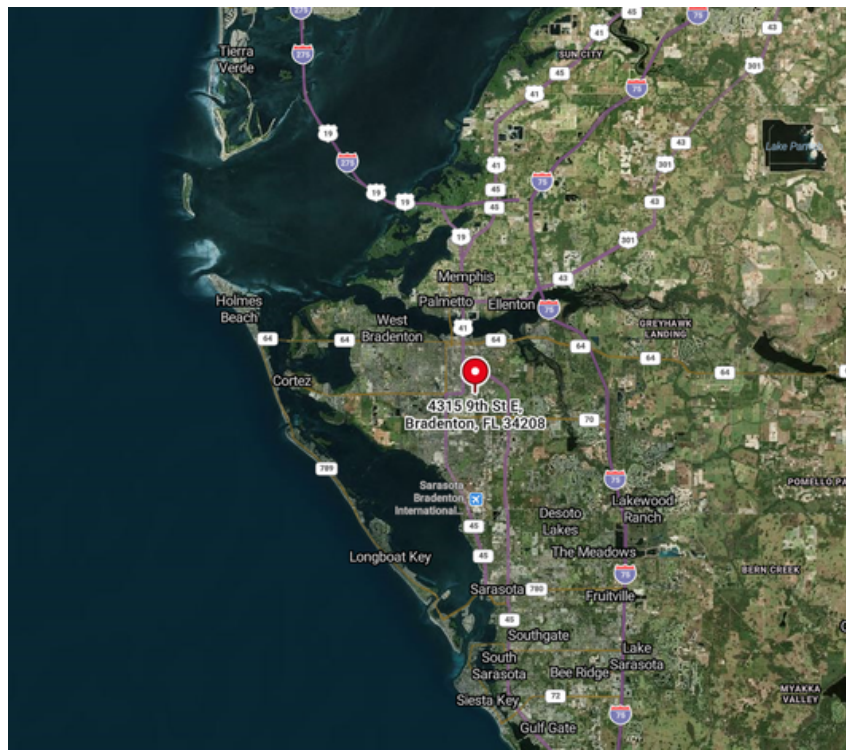
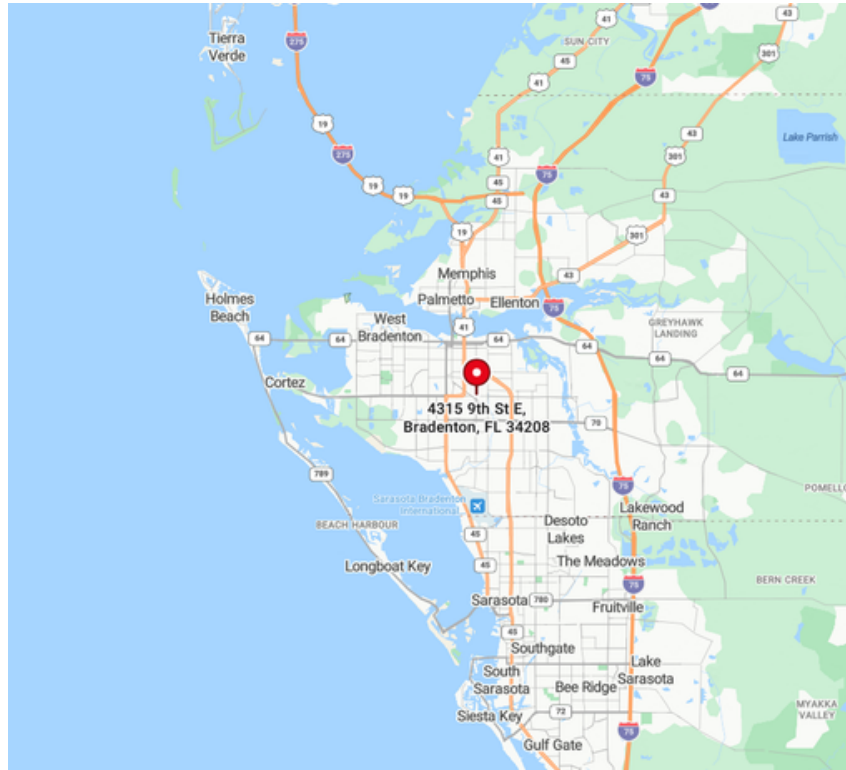
mattkezar@wagnerrealty.com (941) 720-1973

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- Signalized corner
- Ideal for convenience store/gas station
- 5 parcels totaling 2.82 acres MOL
- Zoning: NC-M & RES-4.5
- Future Land Use: RES-9
- Flood Zone X
- Traffic Counts:
 - 9th St E - 9,800 AADT
 - 44th Ave E - 12,500

Map & Aerial



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Parcels



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