



**MATTHEW GUTHRIE**  
 & ASSOCIATES  
 COMMERCIAL

LOCAL EXPERTISE.  
 STRATEGIC SOLUTIONS.  
 REAL RESULTS.



## ICONIC LOCATION. LIMITLESS POTENTIAL.

### HISTORIC COMMERCIAL PROPERTY FOR SALE

Business 41 (8th Ave W)  
 Palmetto, FL 34221

A rare opportunity to acquire a landmark commercial property in one of Palmetto's most traveled corridors, offering unmatched visibility, character, and long-term growth potential.



#### PROPERTY OVERVIEW

- Built in 1923 – historic character
- ±6,000+ SF total across two levels
- 0.76-acre site
- Located on Business 41 (8th Ave W)
- High traffic counts: 30,000 – 40,000+ vehicles daily (seasonal)
- Ample on-site parking for 50+ vehicles
- ADA ramp access
- Dedicated dumpster pad



#### MAIN LEVEL

##### RESTAURANT / RETAIL / HOSPITALITY READY

- Multiple dining & private event rooms
- Ideal for restaurant, bar, retail, or adaptive reuse
- 10x10 walk-in freezer
- 10x10 walk-in refrigerator
- Existing infrastructure supports food & beverage operations



#### SECOND FLOOR (±1,930 SF)

- 6 rooms (bedrooms or offices)
- 3 fireplaces
- Flexible use: executive offices, boutique workspace, or potential conversion to suites



#### SITE FEATURES

- 0.76-acre lot
- Ample on-site parking for 50+ vehicles
- Excellent frontage and easy ingress/egress
- ADA-compliant ramp access
- Dedicated dumpster pad



#### GROWTH & DEVELOPMENT NEARBY

- Adjacent to 152-unit riverfront mixed-use development (underway)
- 1 block from 80-unit mixed-use development with 15,000 SF of retail
- Increasing density driving long-term value and foot traffic



#### MARKET POSITIONING

- Located in Palmetto's historic waterfront district
- Ideally positioned between St. Petersburg and Sarasota
- Rising demand for authentic, locally driven concepts that embrace coastal heritage and walkable downtown character

#### AREA DRIVERS



**Palmetto Marriott Resort & Spa**  
 Recently completed and attracting regional events and tourism.



**Bradenton Area Convention Center**  
 Recently completed and host to larger regional events.



**MATTHEW GUTHRIE**  
 BROKER



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**Matthew Guthrie & Associates Realty**  
 Specializing in Commercial Real Estate in the Tampa Bay Area