

NEW RETAIL & QSR DEVELOPMENT OPPORTUNITY

5215 26TH E, BRADENTON, FLORIDA

2.03 ACRES | +/- 7,000 SF RETAIL | FOR LEASE



- PROPOSED QSR PAD
- SIGNALIZED CORNER
- EXCELLENT VISIBILITY

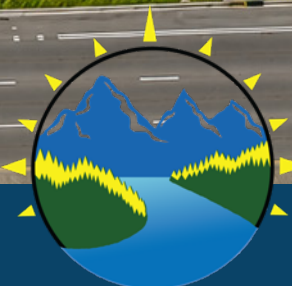
- DRIVE-THRU OPPORTUNITY
- FLEXIBLE FLOOR PLANS
- AMPLE PARKING

53rd Ave E (+/-44,000 VPD)

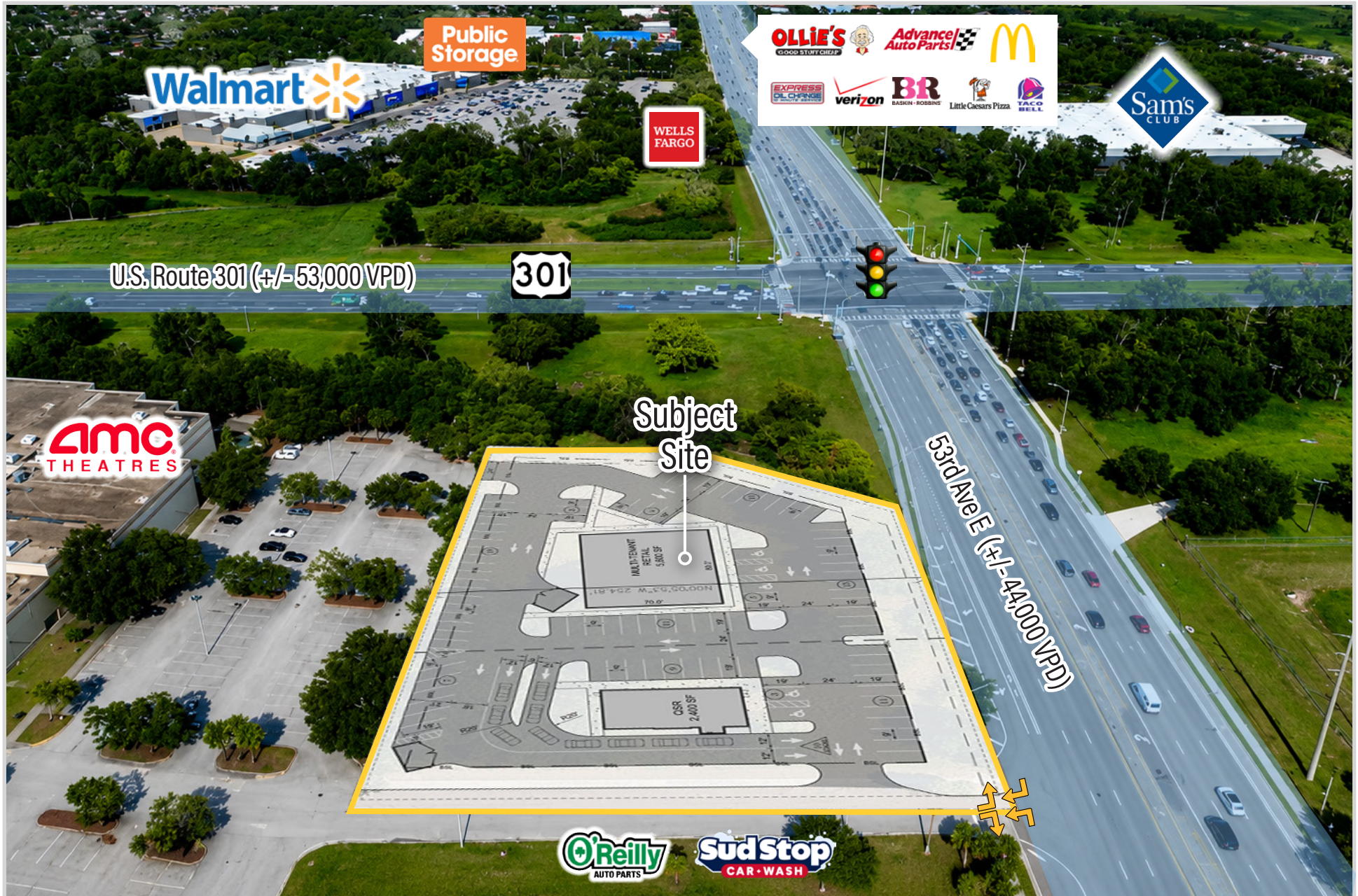
FOR MORE INFORMATION PLEASE CONTACT:

JACK BAUGH

Vice President | dcijbaugh@gmail.com | 916.934.3172



D.C.I.





ACCESS POINTS

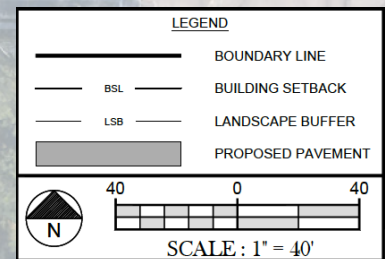
U.S. Route 301 (+/- 53,000 VPD)

Access Road

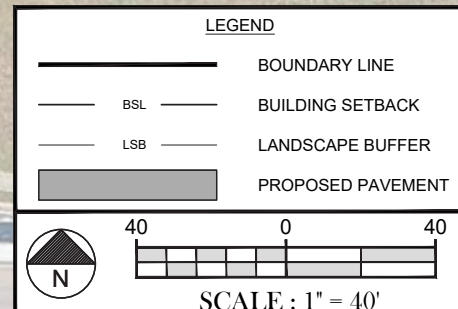
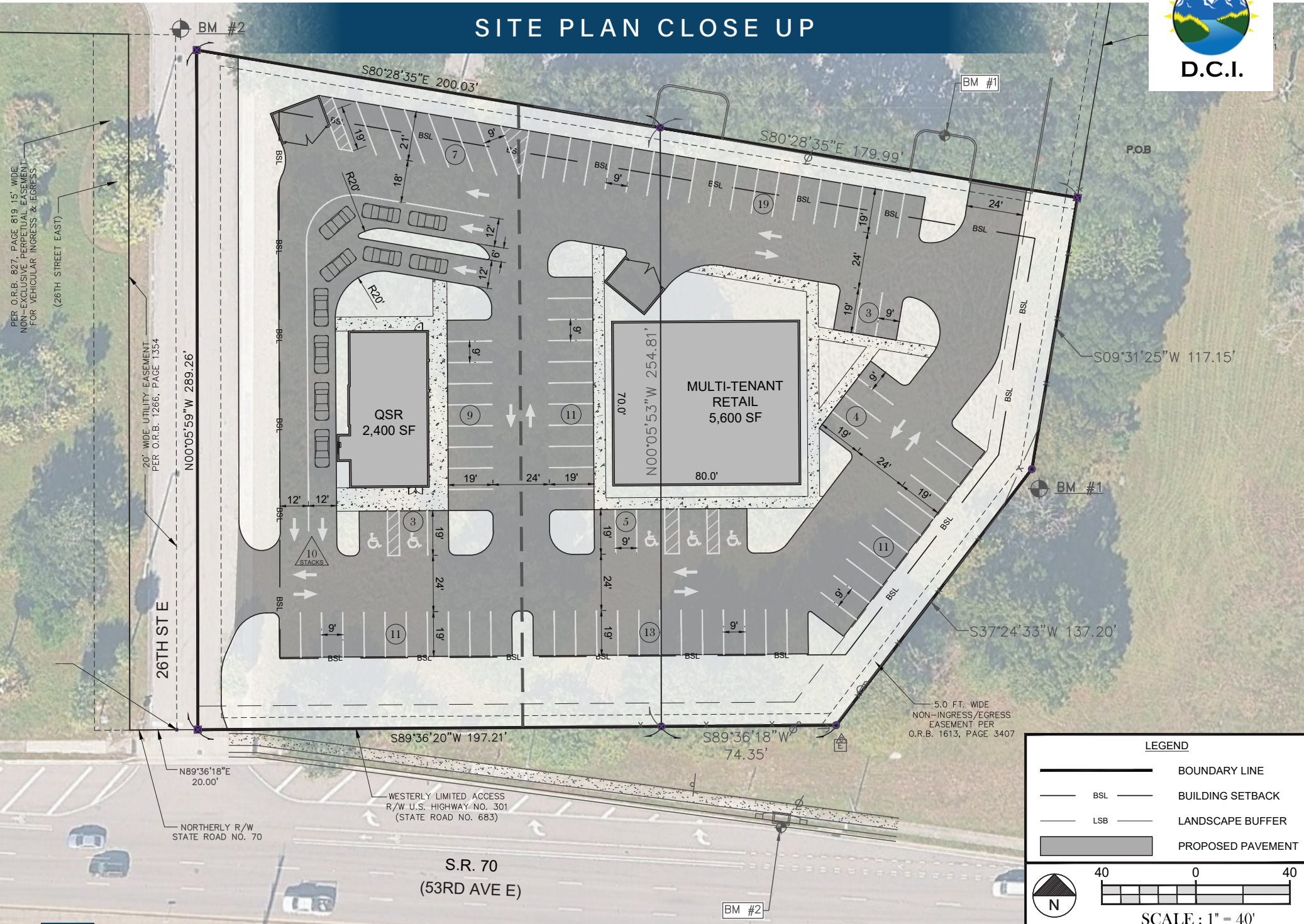
Access Road

53rd Ave E (+/- 44,000 VPD)

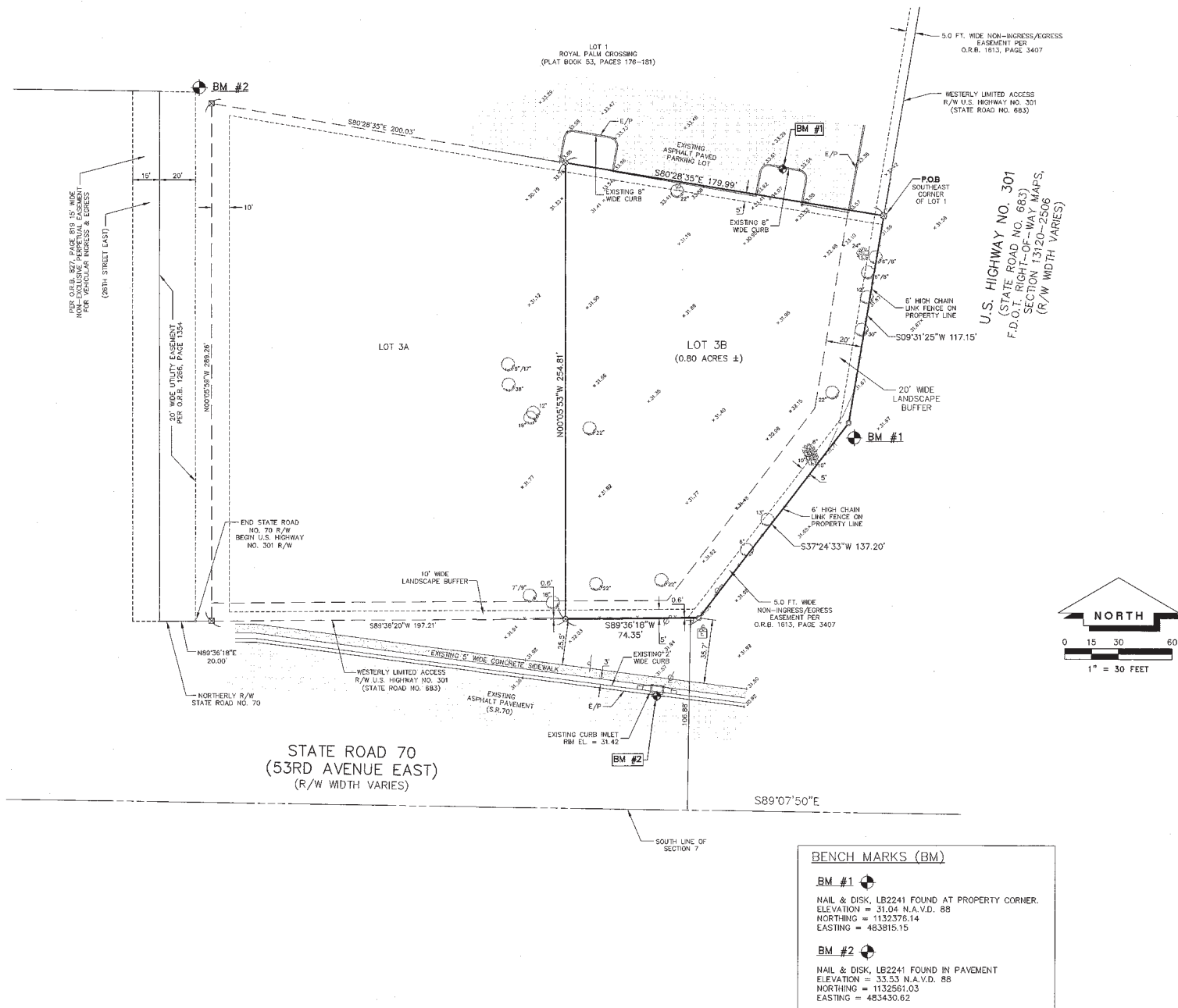
DEVELOPMENT CONSULTANTS INC. |
For Lease | 5215 26th St E, Bradenton, FL



SITE PLAN CLOSE UP



LOT BOUNDARY & TOPOGRAPHIC SURVEY







Market Overview



Bradenton, Florida is one of the fastest-growing communities along Florida's Gulf Coast, benefiting from sustained population growth, strong job creation, and continued migration from higher-cost markets across the United States. Located within the rapidly expanding Sarasota-Bradenton metropolitan area, the region is home to more than 950,000 residents and continues to attract new residents and businesses seeking a high quality of life, favorable tax environment, and expanding employment opportunities.

The subject property is situated within one of Manatee County's most active commercial and residential growth corridors. Significant residential development has occurred throughout eastern Bradenton and the Lakewood Ranch area, with thousands of new single-family homes, apartments, and master-planned communities completed or under development. This continued residential expansion is driving increased demand for neighborhood retail, restaurants, medical services, and everyday convenience uses.

Several large-scale residential communities continue to expand throughout the immediate trade area, including Lakewood Ranch, one of the nation's top-selling master-planned communities. Continued investment in housing, healthcare, education, and commercial development has strengthened the area's long-term fundamentals and created a growing consumer base with increasing purchasing power.

The subject property at **5215 26th St E** occupies a highly visible location along a major commercial corridor with convenient access to State Road 70, US-301, and Interstate 75, providing excellent regional connectivity throughout Bradenton, Sarasota, and the greater Tampa Bay region. The property's accessibility, signalized access, and strong traffic exposure make it well suited for retail, restaurant, and service-oriented users seeking a prominent location within a rapidly growing market.

The surrounding retail corridor is anchored by a strong mix of national and regional retailers, restaurants, healthcare providers, and daily-needs businesses, including Publix, Walmart Supercenter, Costco, Target, Lowe's, The Home Depot, Chick-fil-A, Starbucks, Wawa, and numerous additional national brands. Continued commercial investment and new retail development reinforce the area's position as one of Bradenton's premier shopping and service destinations.

Demographics within the surrounding trade area reflect a growing and affluent customer base supported by continued household formation, above-average population growth, and rising consumer spending. These favorable market fundamentals create strong demand for a wide variety of retail users, including quick-service restaurants, cafés, medical office, fitness concepts, neighborhood retail, financial services, and professional office users, making the property an excellent opportunity for future commercial development.

Population			
Metric	2 Miles	5 Miles	10 Miles
2020 Population	34,344	190,807	475,366
2025 Population	36,568	207,930	534,303
2030 Population Projection	40,624	231,641	593,284
Annual Growth 2020-2025	1.3%	1.8%	2.5%
Annual Growth 2025-2030	2.2%	2.3%	2.2%
Median Age	43.7	46.5	50
Bachelor's Degree or Higher	18%	25%	32%
U.S. Armed Forces	108	192	575

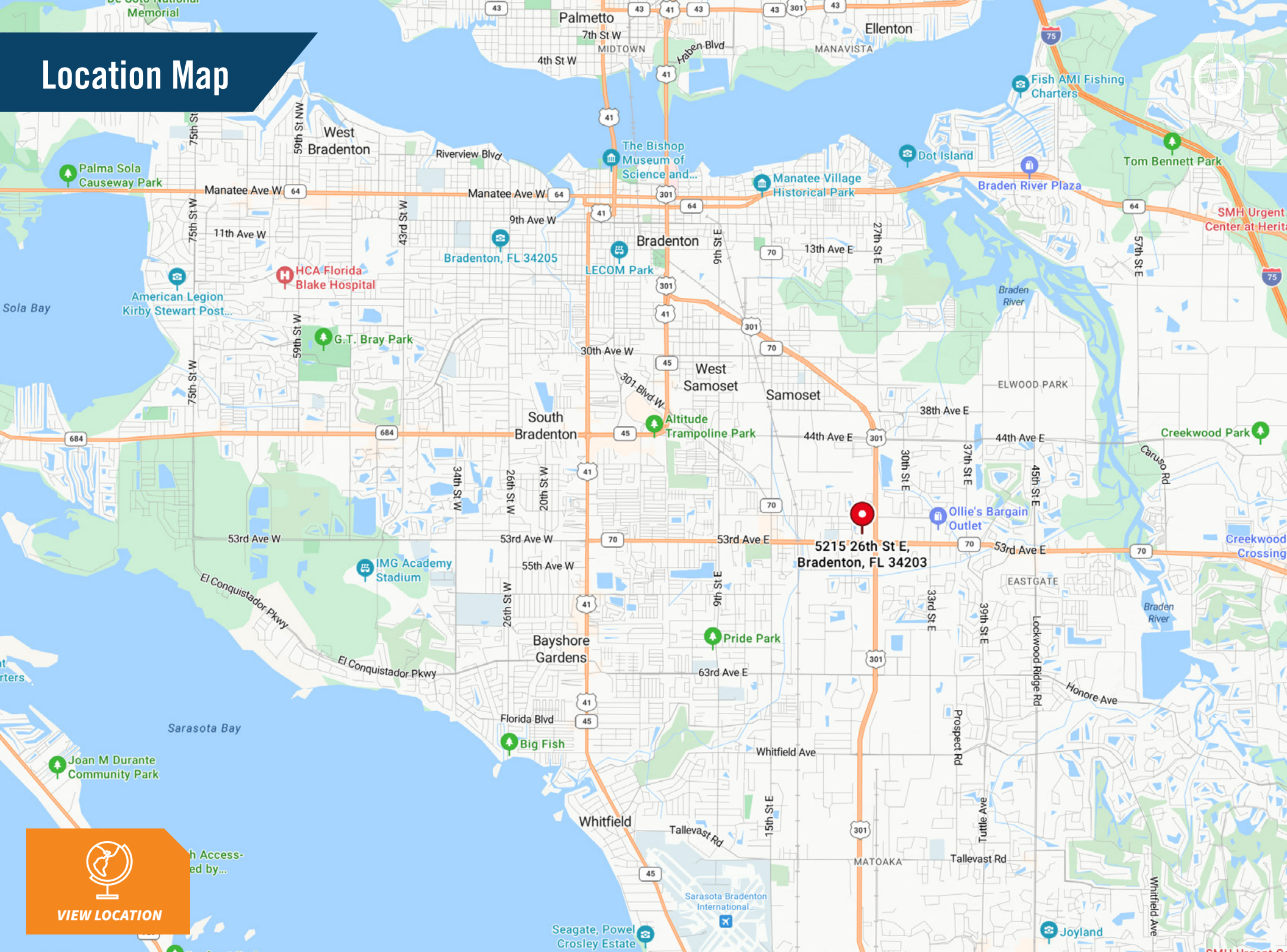
Households			
Metric	2 Miles	5 Miles	10 Miles
2020 Households	12,866	81,692	205,656
2025 Households	13,914	89,920	232,970
2030 Household Projection	15,525	100,500	259,279
Annual Growth 2020-2025	2.4%	2.5%	2.9%
Annual Growth 2025-2030	2.3%	2.4%	2.3%
Owner Occupied Households	10,446	61,718	178,824
Renter Occupied Households	5,079	38,782	80,454
Avg Household Size	2.5	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$391.1M	\$2.5B	\$7.2B

Population By Race			
Metric	2 Miles	5 Miles	10 Miles
White	19,817	128,430	369,178
Black	3,748	21,814	45,512
American Indian/Alaskan Native	829	3,024	4,708
Asian	957	5,044	13,219
Hawaiian & Pacific Islander	134	704	1,410
Two or More Races	11,083	48,913	100,277
Hispanic Origin	12,576	53,144	101,463

Income			
Metric	2 Miles	5 Miles	10 Miles
Avg Household Income	\$81,998	\$85,626	\$104,733
Median Household Income	\$62,125	\$63,261	\$77,711
< \$25,000	2,296	15,538	32,591
\$25,000-\$50,000	3,585	20,229	43,022
\$50,000-\$75,000	2,163	15,748	37,488
\$75,000-\$100,000	1,885	12,226	31,206
\$100,000-\$125,000	1,618	9,648	25,958
\$125,000-\$150,000	943	5,011	15,109
\$150,000-\$200,000	602	4,874	18,205
\$200,000+	821	6,646	29,391

Housing			
Metric	2 Miles	5 Miles	10 Miles
Median Home Value	\$304,238	\$324,234	\$421,942
Median Year Built	1,987	1,985	1,989

Location Map



VIEW LOCATION

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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. This information is subject to errors, omissions, prior sale or lease, or withdrawal without notice.