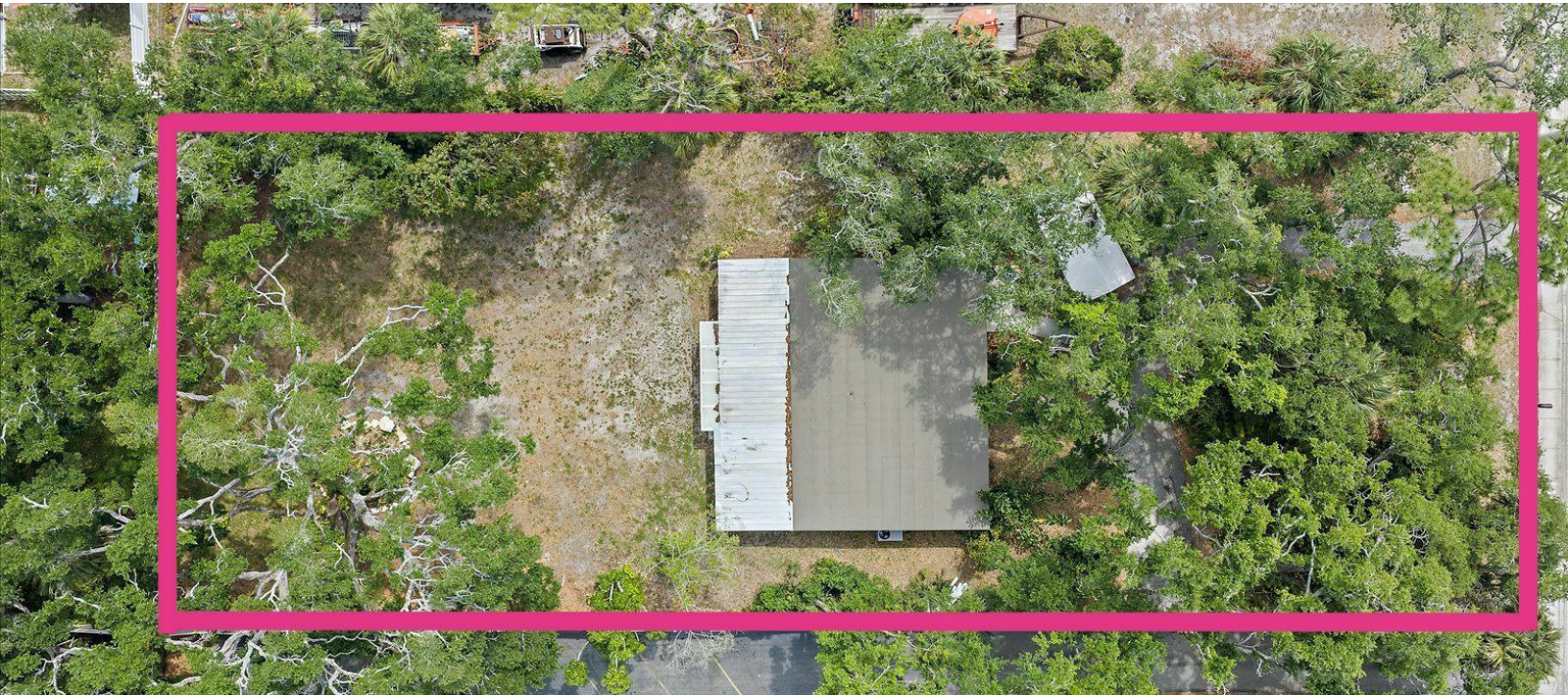


# Retail Development Opportunity

2503 53rd Ave W, Bradenton, FL 34207

Retail  
Property  
For Sale



## Property Description

Potential opportunity to rezone almost half an acre for commercial usage. Adjoining property is a planned commercial district so with a particular use and site plan, you can file for the PD-C district for rezoning.

Site currently has a 1,200 SF residence on it and is surrounded by commercial/retail usages.

Located only half a mile from State College of Florida and 1.5 miles from the world famous IMG Academy.

## OFFERING SUMMARY

Sale Price:	\$460,000
Number of Units:	1
Lot Size:	20,852 SF
Building Size:	1,218 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,347	42,902	71,771
Total Population	18,086	101,183	174,296
Average HH Income	\$59,862	\$73,013	\$83,545



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# Surrounded By Retail & Commercial Usages

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Retail  
Property  
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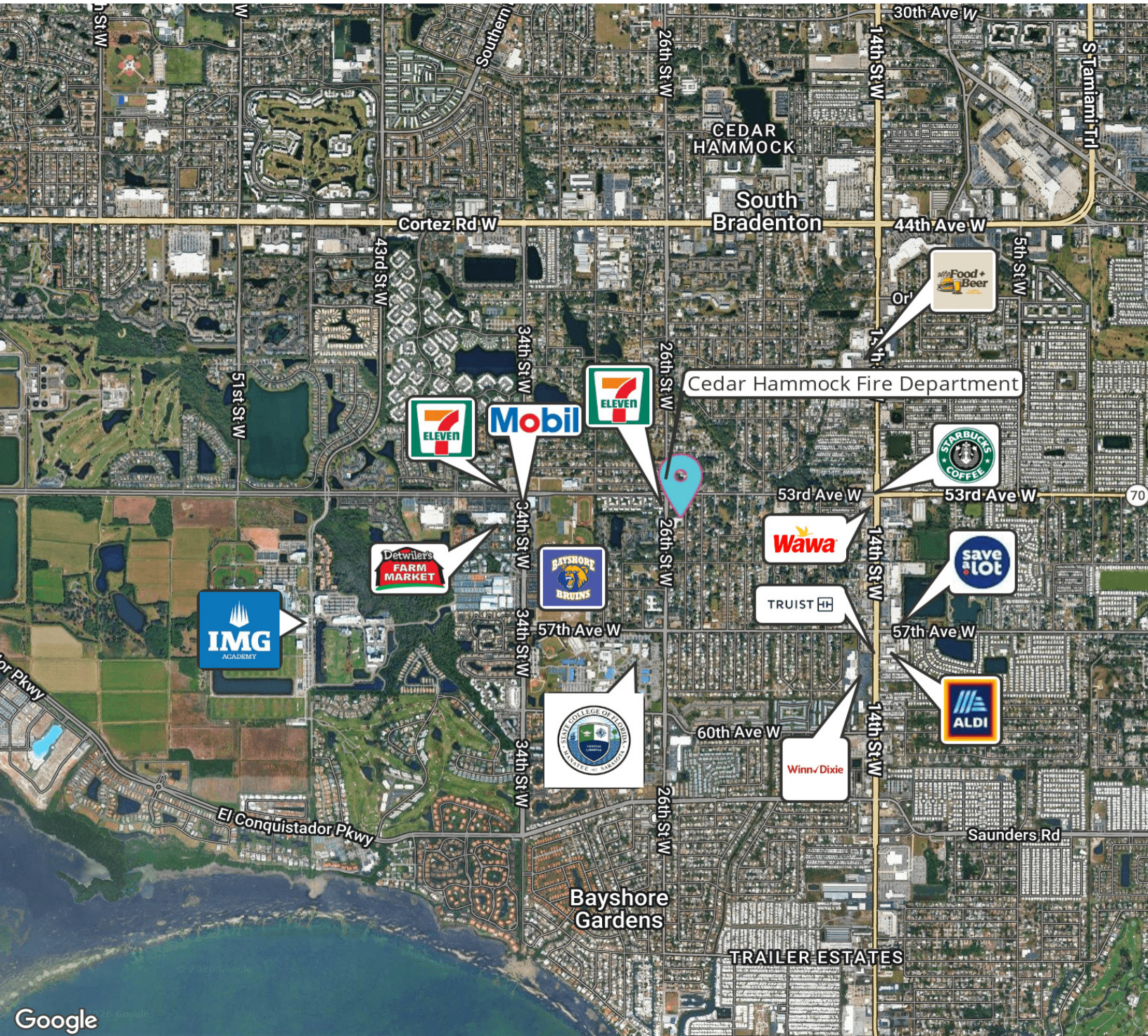


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# Strategic Location

Retail  
Property  
For Sale

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Google



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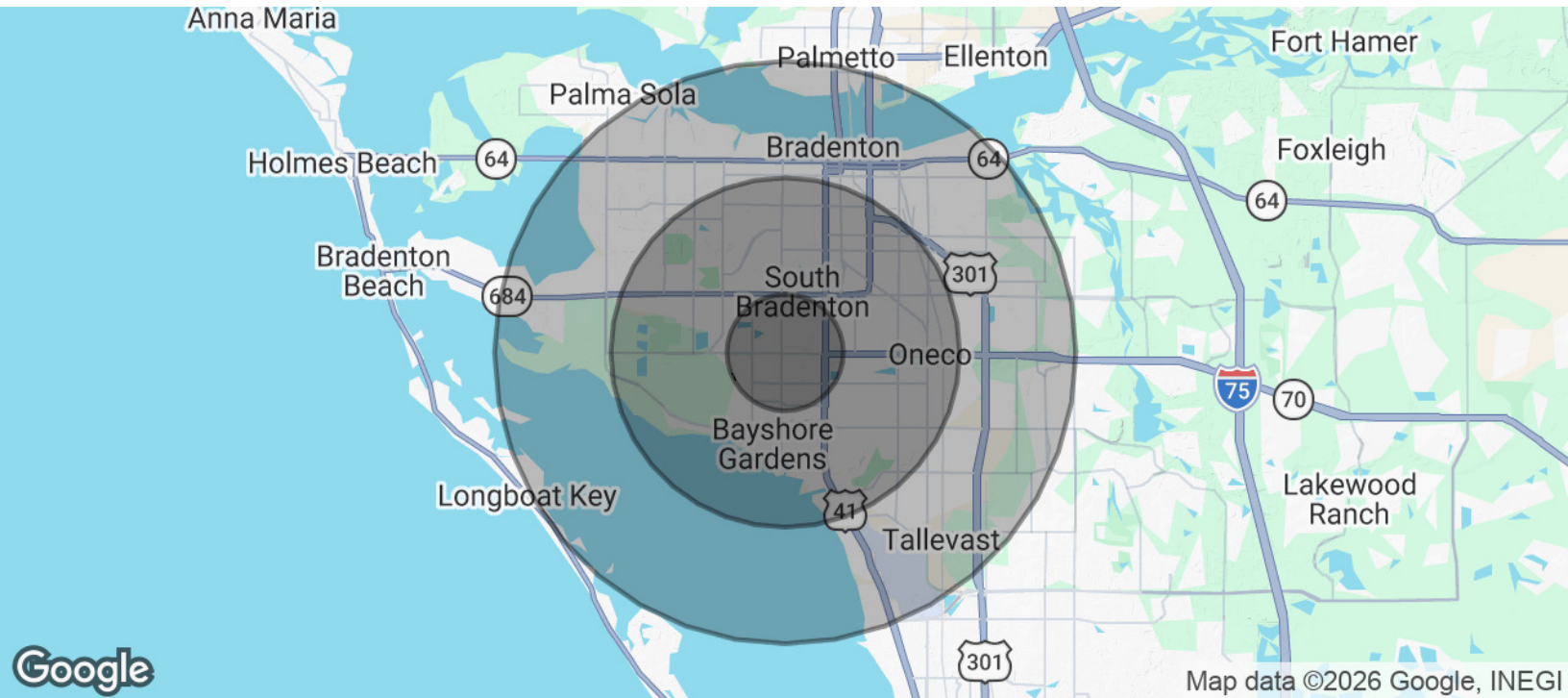


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# Rapidly Growing Market

Retail  
Property  
For Sale

2503 53rd Ave W, Bradenton, FL 34207



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,086	101,183	174,296
Average Age	41.3	45.4	46.4
Average Age (Male)	40.6	44.4	45.4
Average Age (Female)	41.1	46.6	47.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,347	42,902	71,771
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$59,862	\$73,013	\$83,545
Average House Value	\$171,735	\$198,949	\$282,258

2023 American Community Survey (ACS)



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