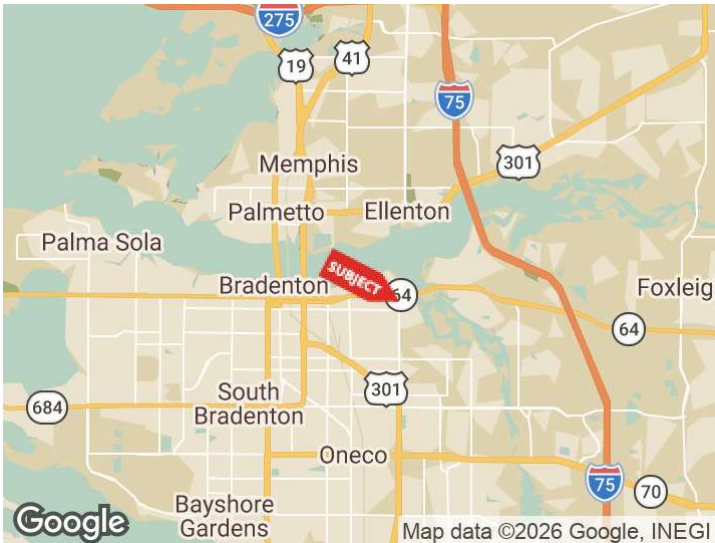


**HARD CORNER SITE
WITH +/-65K TRAFFIC
COUNT**

2710 MANATEE AVE E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- Hard corner location with exceptional visibility
- Over 65,000 vehicles passing daily at the intersection
- Ideal for QSR or high-traffic retail redevelopment
- Existing tunnel car wash improved in 2017
- Sold AS IS (real estate and assets only; business not included)
- Phase II Environmental completed – No Further Action
- All Offers due by February 16, 2026.



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	465	1,308	4,197

For More Information

ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

HARD CORNER SITE WITH +/-65K TRAFFIC COUNT



OFFERING SUMMARY

Sale Price:	\$1,775,000
Building Size:	2,700 SF
Lot Size:	0.643 Acres
Number of Units:	1
Year Built:	2017
Zoning:	UCC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2710 Manatee Ave E, Bradenton, FL

Property Type: Commercial / Redevelopment Site

Offered AS IS, this high-exposure commercial site is located on a hard corner along one of Bradenton's busiest corridors. Currently operating as a tunnel car wash, the property presents a compelling opportunity for redevelopment into a QSR or other high-traffic retail use. The sale includes the real estate and assets only; the business and income are not included.

With strong daily traffic counts, excellent visibility, and a recent Phase II Environmental Report completed with No Further Action, this site is well positioned for investors and developers seeking a prime commercial real estate opportunity.

Traffic Counts (AADT):
+/- 53,500 on Manatee Ave W
+/- 11,900 on 27th St E.

Demographics:
1 Mile - 10,238
3 Miles - 66,065
5 Miles - 197,822

DEMOGRAPHIC HIGHLIGHTS

Hard corner location with exceptional visibility.

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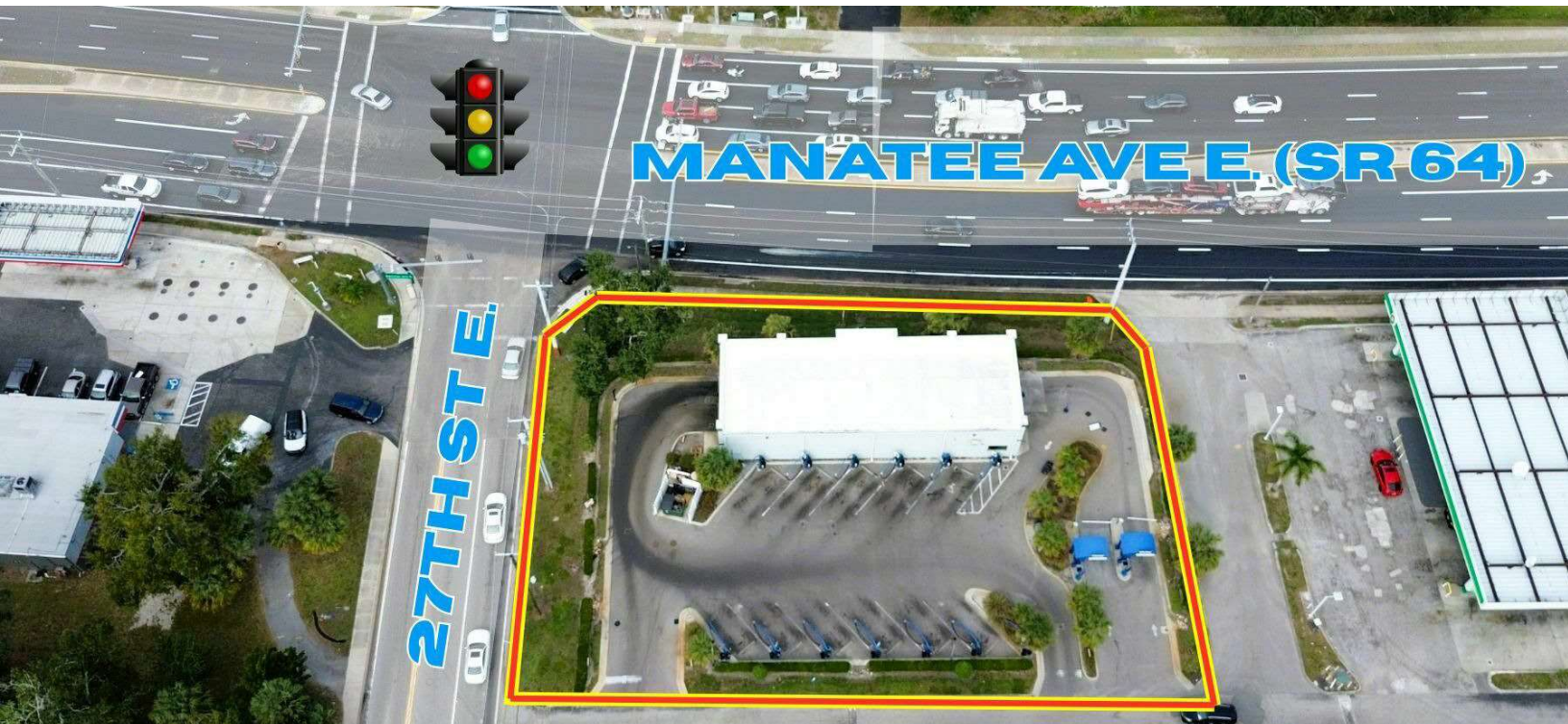


2710 Manatee Ave E

HARD CORNER SITE WITH +/-65K TRAFFIC COUNT



**AMERICAN
PROPERTY GROUP**



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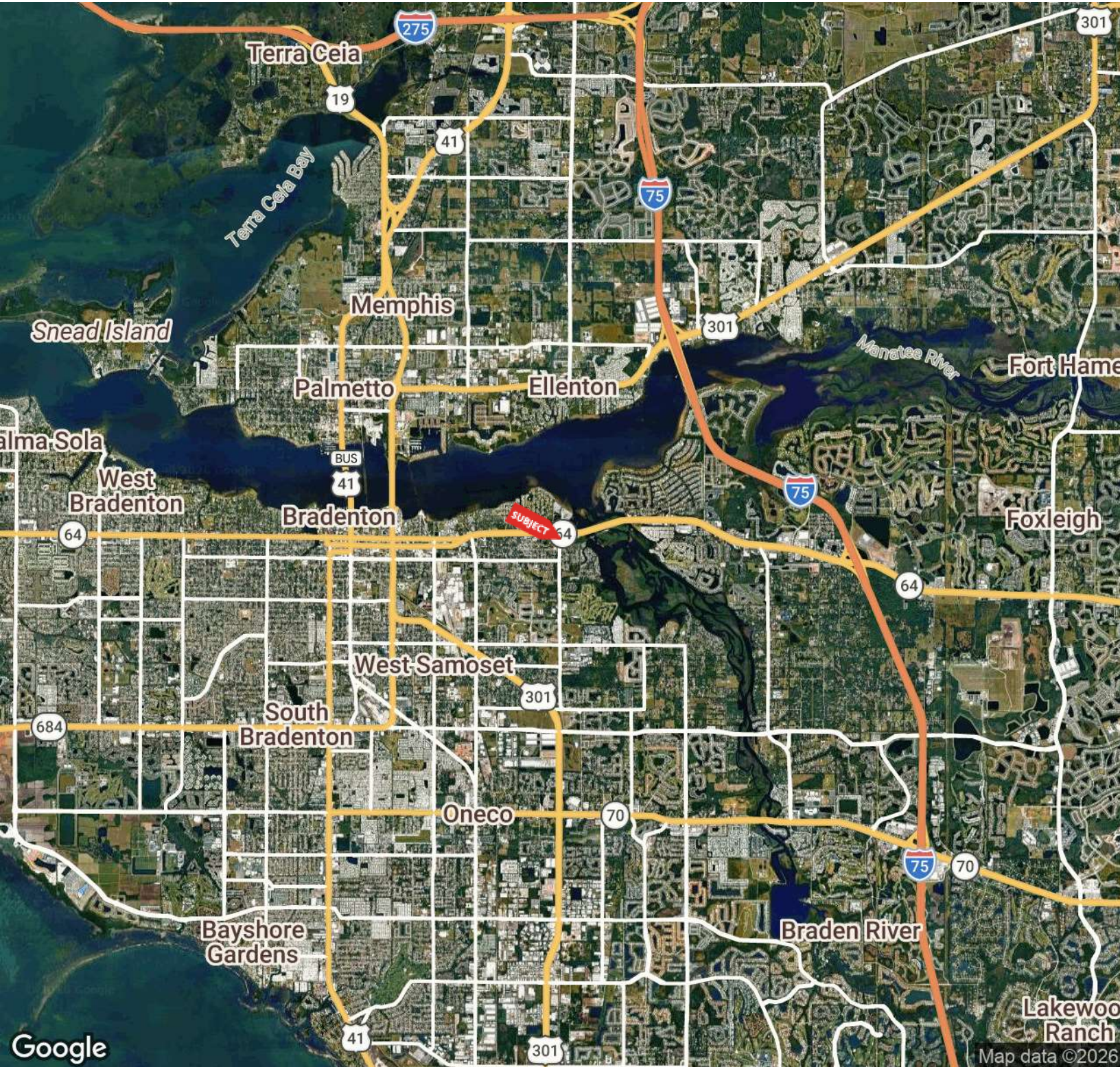


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