



Land For Lease

Palmetto Industrial Open Storage Land

2305 20th St E, Palmetto, FL 34221

For More Information:

813-254-6756 | EXT 27

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF: 65,815 SF

Lease Rate: \$3,250.00 per month (MG)

Lot Size: 65,815 SF

Zoning: LM

PROPERTY OVERVIEW

Available for lease. Fully graded, barbed wire fenced and graveled LM zoned lot available for open storage in Manatee County in a platted Industrial Park.

Owner will also consider a build to suit warehouse option for a credit worthy tenant. Perfect central location with quick access to Tamiami Trail (US 41), US Hwy 301 and Interstate 75, enabling your company to service the rapidly expanding areas of Sarasota / Bradenton, Pinellas County and Southern Hillsborough county all within a 20 minute drive.

Note: No fuel storage or fuel transport vehicles permitted

2305 20th St E (Unit 20) is 65,815 SF (1.51 acres) - Initial estimated monthly rent: \$3,461 (includes base rate + sales tax)

LOCATION OVERVIEW

Located in Palmetto in Manatee County close to the I-75 and US-301 interchange, offering easy access to surrounding areas.



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Lease Space



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	65,815 SF	Lease Rate:	\$3,250.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 20	Available	65,815 SF	Modified Gross	\$3,250 per month	Initial estimated monthly rent: \$3,461 (includes base rate + sales tax)



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Additional Photos



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Property Webpage: www.properties.baystreetcommercial.com/845001-lease

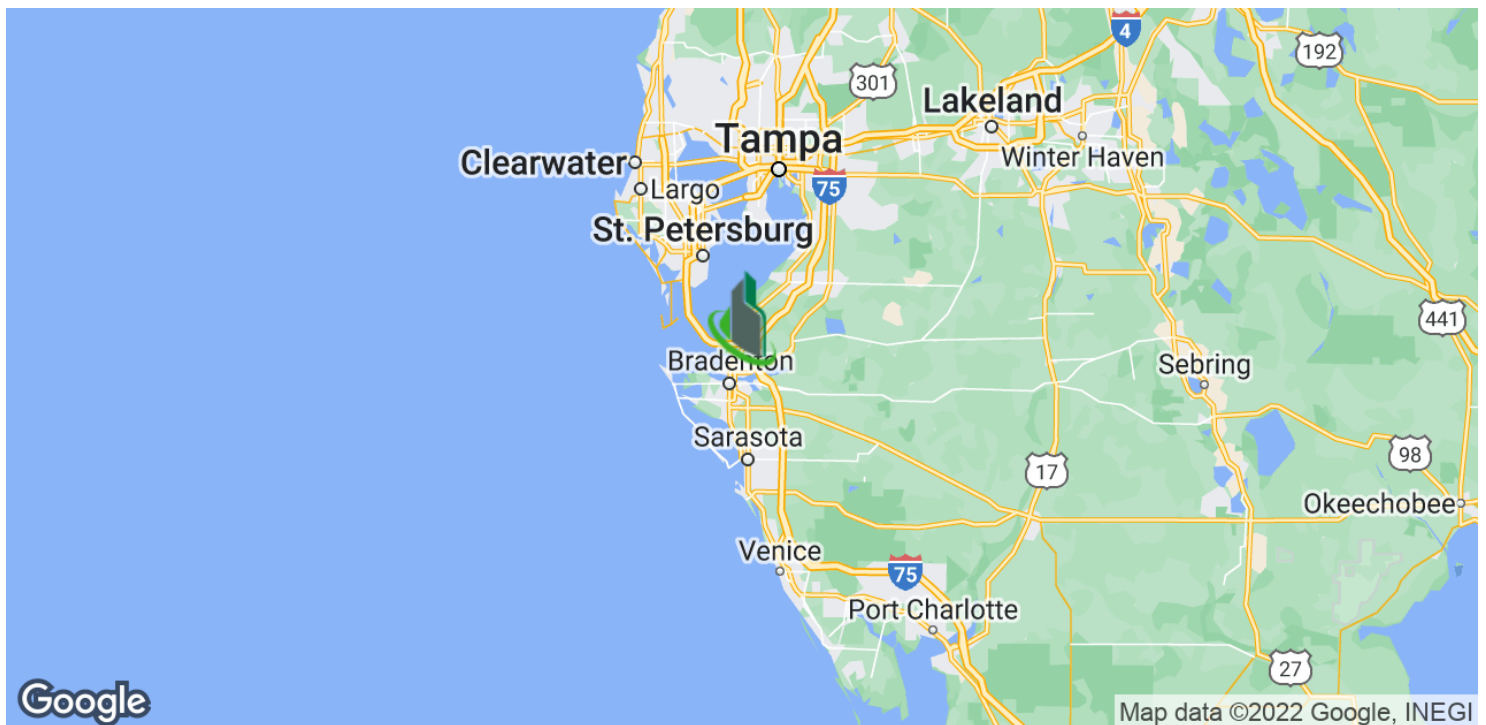
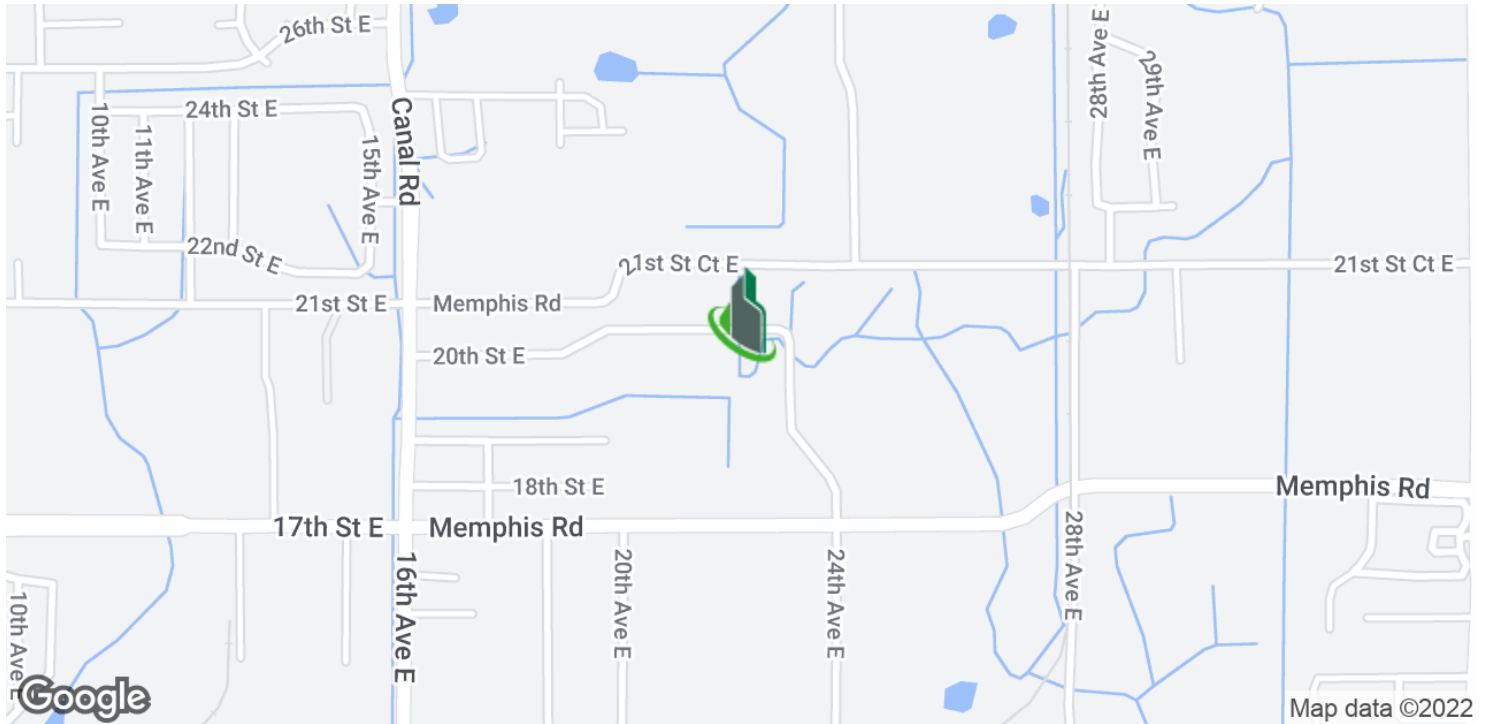
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Location Map



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Aerial Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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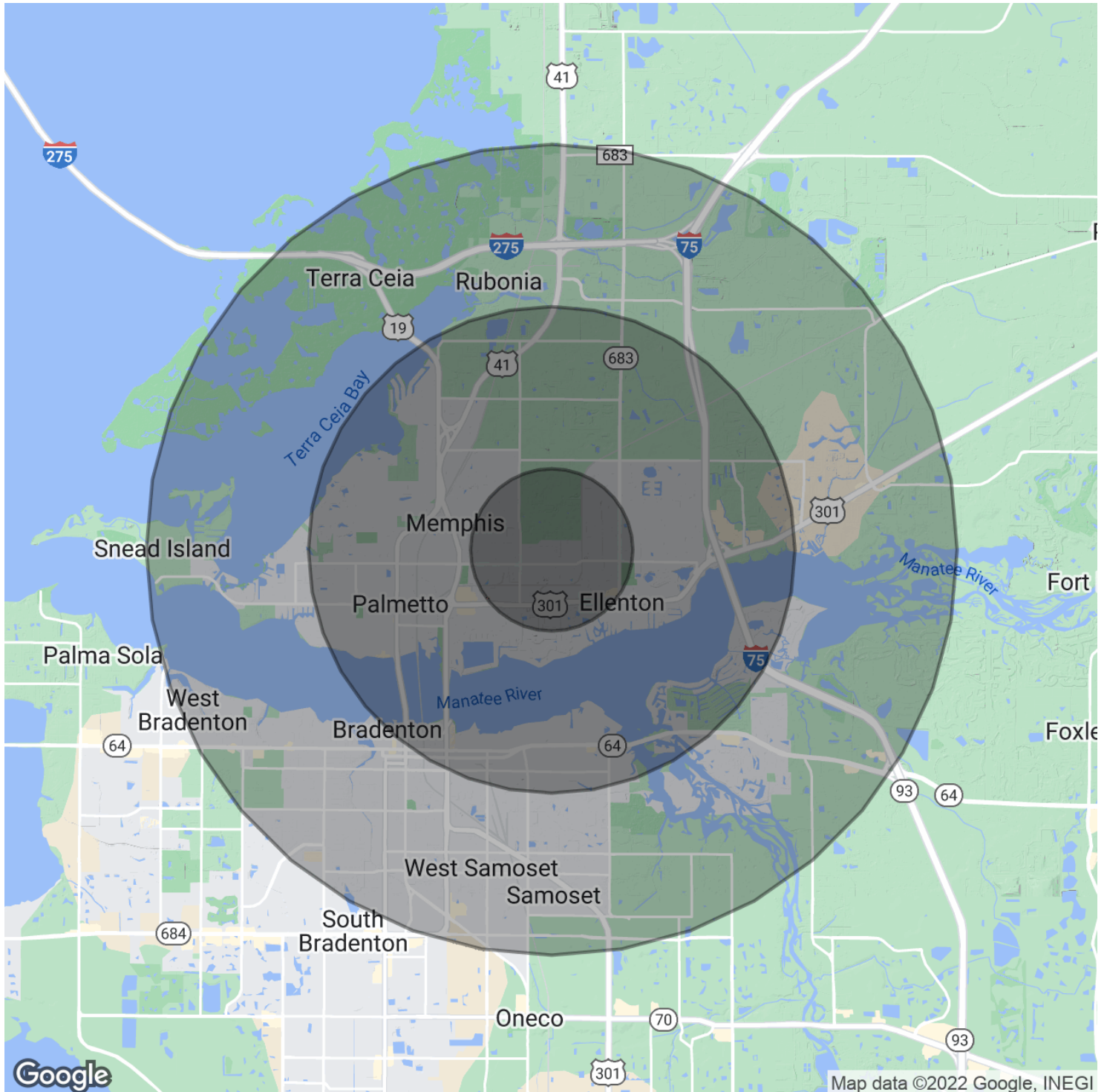




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,447	36,980	111,708
Average age	35.8	40.7	41.1
Average age (Male)	34.0	39.6	39.9
Average age (Female)	38.3	42.2	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,460	14,206	43,002
# of persons per HH	3.0	2.6	2.6
Average HH income	\$44,994	\$49,788	\$52,811
Average house value		\$237,291	\$212,372

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	34.1%	23.0%	20.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,474	25,002	82,994
% White	55.6%	67.6%	74.3%
Total Population - Black	1,530	8,354	17,458
% Black	34.4%	22.6%	15.6%
Total Population - Asian	6	191	1,353
% Asian	0.1%	0.5%	1.2%
Total Population - Hawaiian	0	6	124
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	4	15	269
% American Indian	0.1%	0.0%	0.2%
Total Population - Other	298	2,836	8,196
% Other	6.7%	7.7%	7.3%

** Demographic data derived from 2020 ACS - US Census*

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