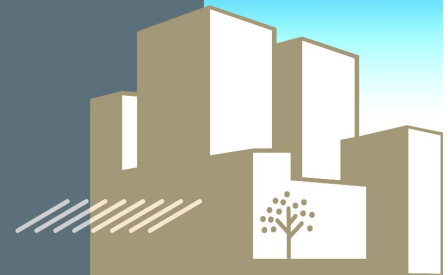


# Stan Rutstein

RE/MAX ALLIANCE GROUP



## Retail Development Opportunity with assemblage potential!



46,500 cars drive by  
this location every day!

Across street from new “Publix Plaza”  
Lockwood Ridge & SR 70 East  
Bradenton-Florida



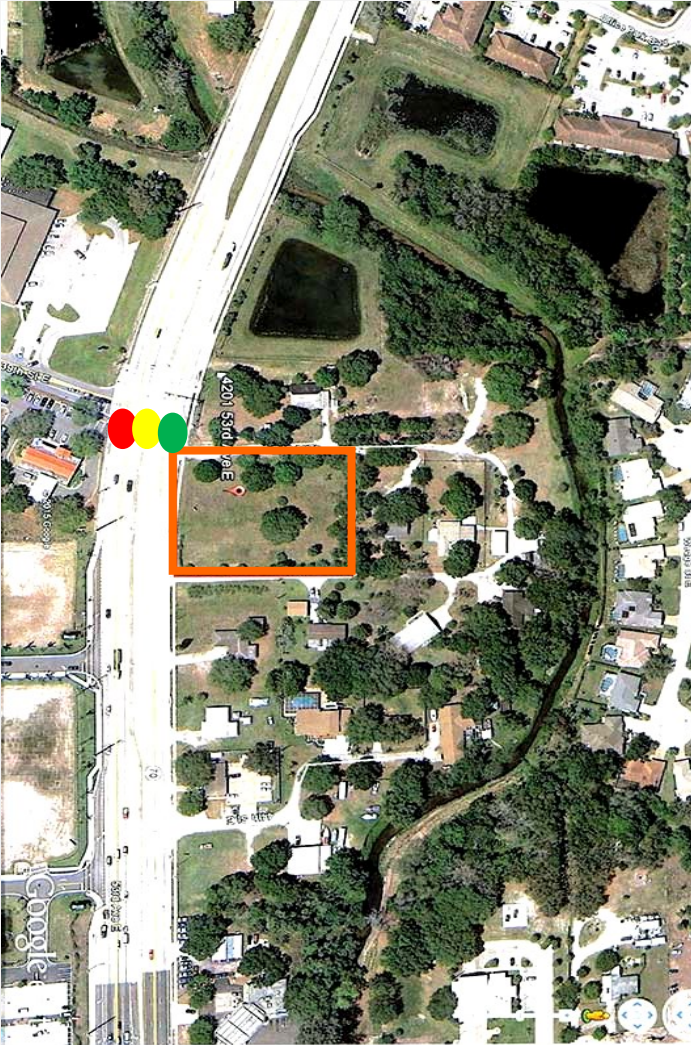
Stan Rutstein  
RE/MAX ALLIANCE GROUP

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CELL: (941) 539-8313 EMAIL: STAN@STANRUTSTEIN.COM  
WEBSITE: WWW.STANRUTSTEIN.COM



# Stan Rutstein

RE/MAX ALLIANCE GROUP



## 1.2 Acres Only \$799,000

4201 53rd Ave. E., Bradenton, FL 34203

**Future Land Use: ROR (Retail-Office-Residential)**

1.12 +/- Acre parcel located at a **SIGNALIZED** intersection and across street from the new Publix anchored shopping plaza! This is a great site with easy access and excellent visibility in a very densely populated area.

This parcel will be an easy site to develop! Curb-cut already approved and installed! 100 Yr. overflow possible in place and opportunity to buy additional lots surrounding the parcel for a total of 3.1 Acres!

**46,500 cars drive by  
this location every day!!!**



Demographics	3 Miles	5 Miles	7 Miles
Population	46,507	145,621	260,460
Households	19,364	62,982	114,395
Avg. HH Income	\$65,820	\$57,249	\$60,049
5 Year Growth	17.1%	17.0%	16.8%

**Let's Talk!™**



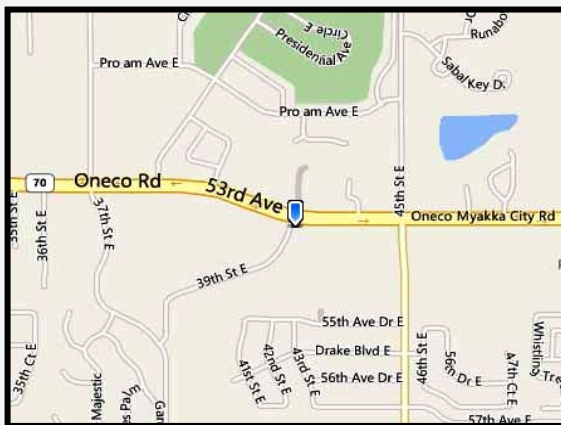
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## Excellent Location!



*Located at the NEC or SR 70 and 42nd Ave, between Peridia Office Park and Lockwood Ridge and directly across the street from Benderson's Plaza Lockwood Commons.*

