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REAL ESTATE INC.

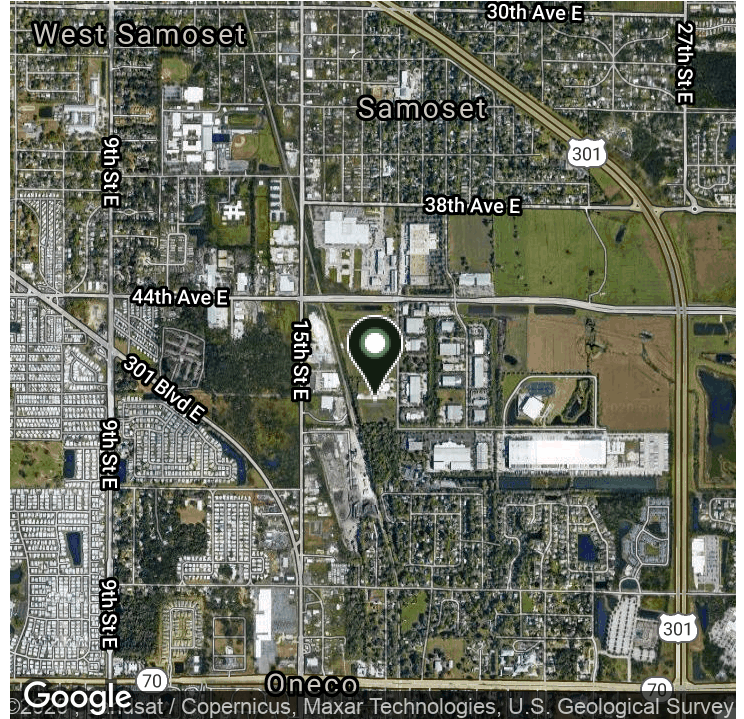
Since 1908

FOR SALE

LAND

HM LOT IN MANASOTA INDUSTRIAL PARK

4650 18TH AVE. E., BRADENTON, FL 34203



OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 4.5 Acres

Zoning: HM

Price / SF: \$3.32

PROPERTY OVERVIEW

4.5 acres zoned HM within Manasota Industrial Park. The deed restricted park is well maintained and includes owners such as Beall's, Fed/Ex and xByte Technologies among others.

The 44th Avenue extension has now been completed bringing the 4 lane roadway through the park greatly increasing visibility and access.

PROPERTY HIGHLIGHTS

- Last available vacant lot within Manasota Industrial Park
- Rare Heavy Manufacturing Zoning (within park)

FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

941.748.9776

wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

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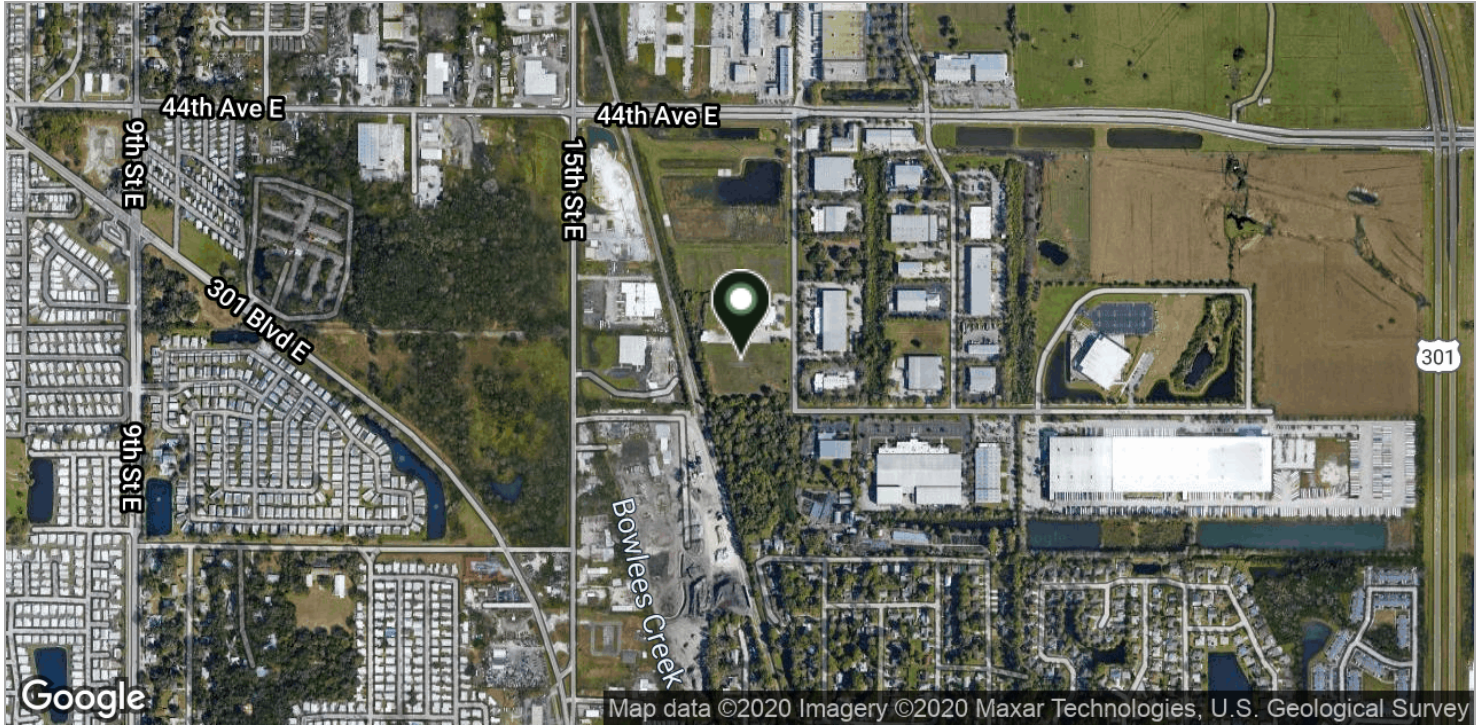
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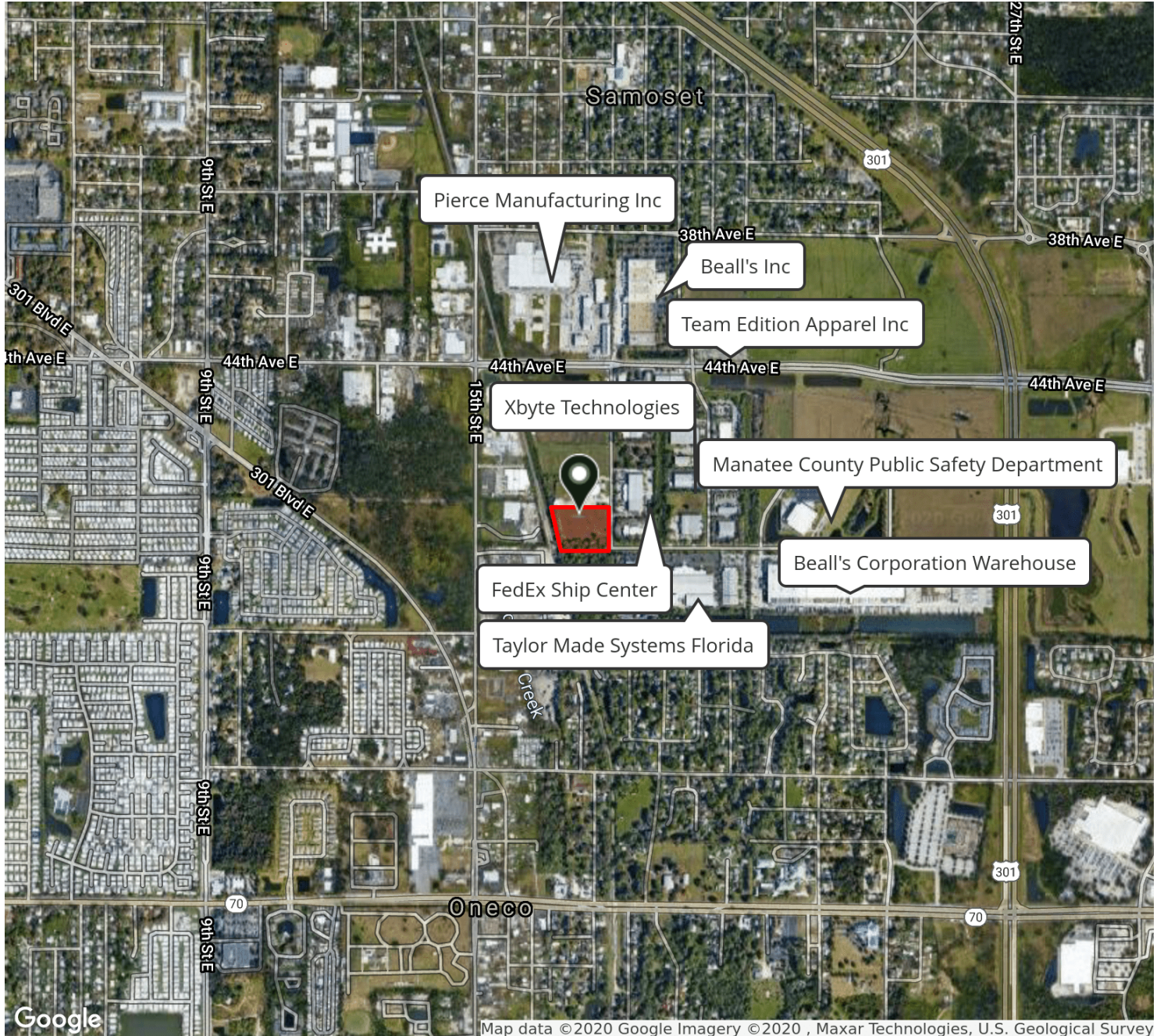
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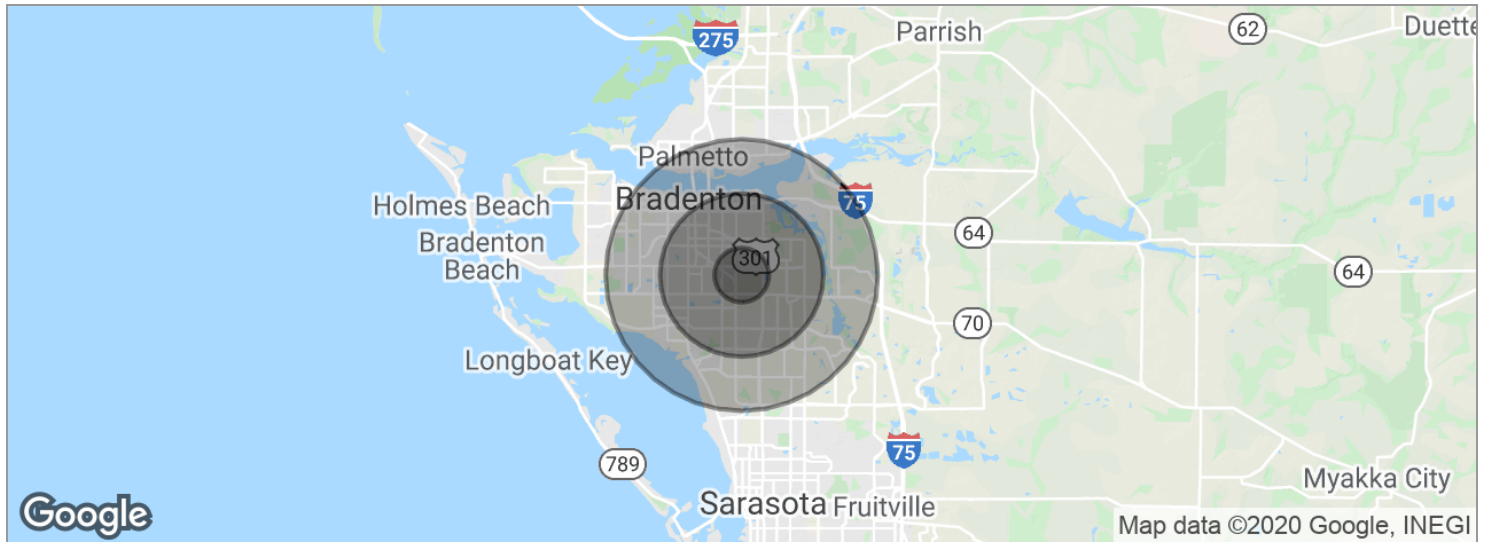
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	8,894	81,129	177,294
Median age	42.5	37.1	41.3
Median age (Male)	41.4	35.9	40.4
Median age (Female)	44.6	38.9	42.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,167	30,327	71,405
# of persons per HH	2.8	2.7	2.5
Average HH income	\$43,640	\$41,867	\$52,044
Average house value	\$247,800	\$218,218	\$225,170

* Demographic data derived from 2010 US Census

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