

WATERFRONT LAND •
FOR SALE

FOR SALE

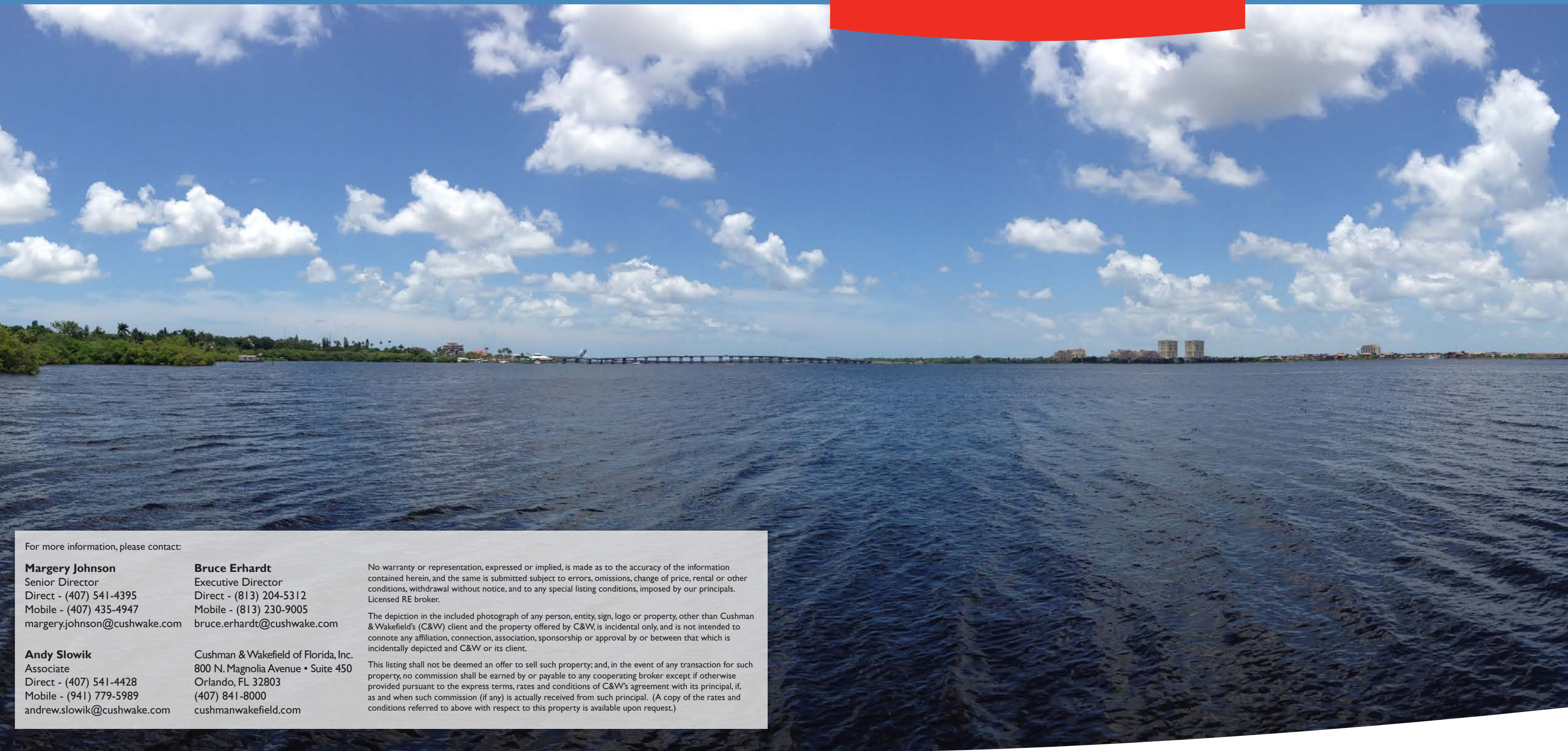
LENDER OWNED

Bradenton, FL

± 19.95 Riverfront Acres



LAND FOR DEVELOPMENT



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INTRODUCTION

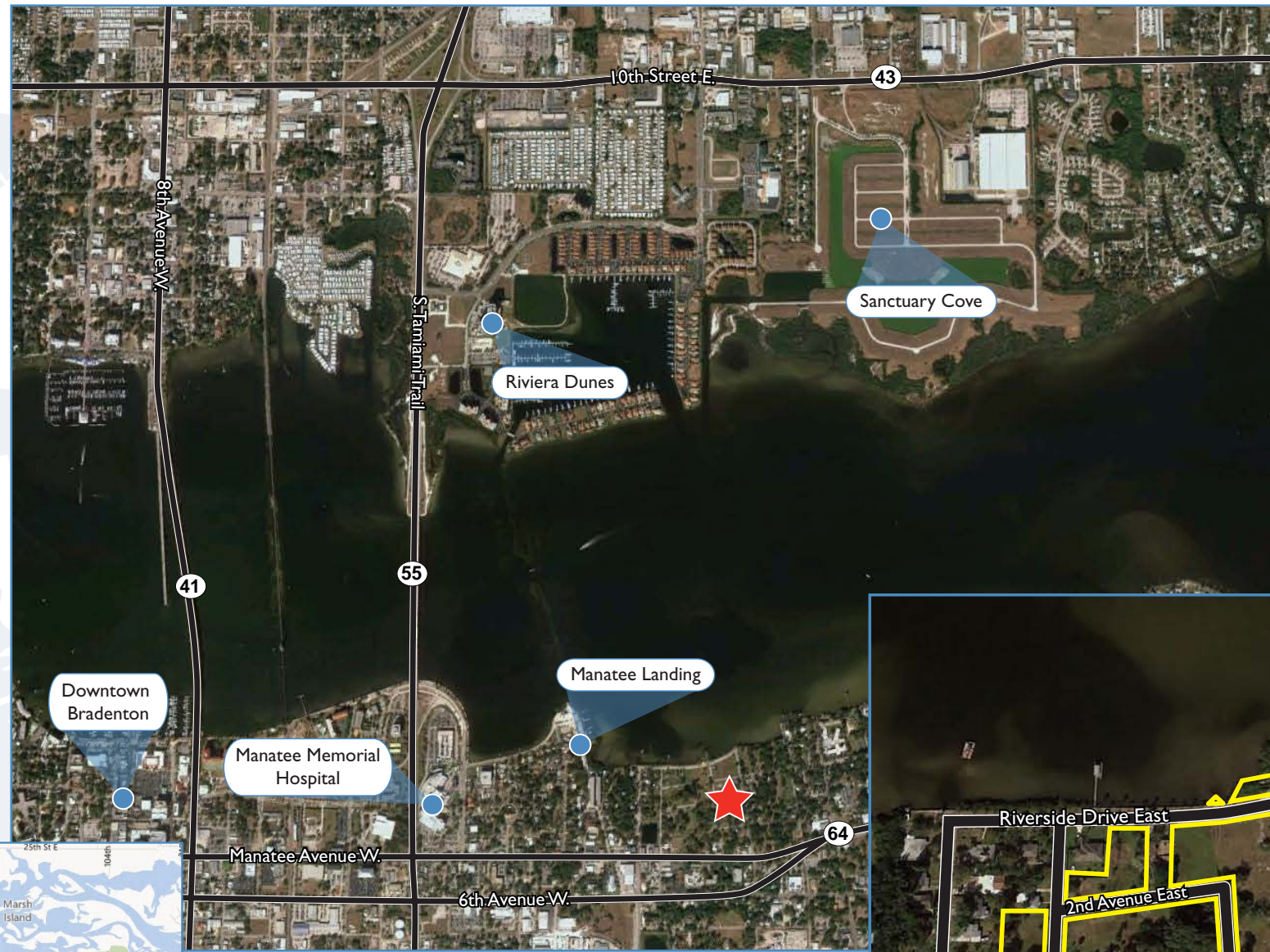
Cushman & Wakefield, as the Exclusive Sales Agent, is pleased to present the former Riviera Southshore development site, which consists of an assemblage of 62 parcels amassing +/- 1,050 feet of frontage on the Manatee River.

SITE SPECIFICS

- SIZE** ± 19.95 Acres
- ZONING** PDP
- ENTITLEMENTS** **691 Residential Units**
(Contained in PDP)
620 Condominiums
44 Single-Family Homes
27 Townhomes
± 54,000 SF Retail/Commercial
- TRAFFIC COUNT** 34,500 (AADT) SR 64 at 15th Street E. (Two-Way)
18,500 (AADT) SR 64 at 9th Street E. (One-Way)

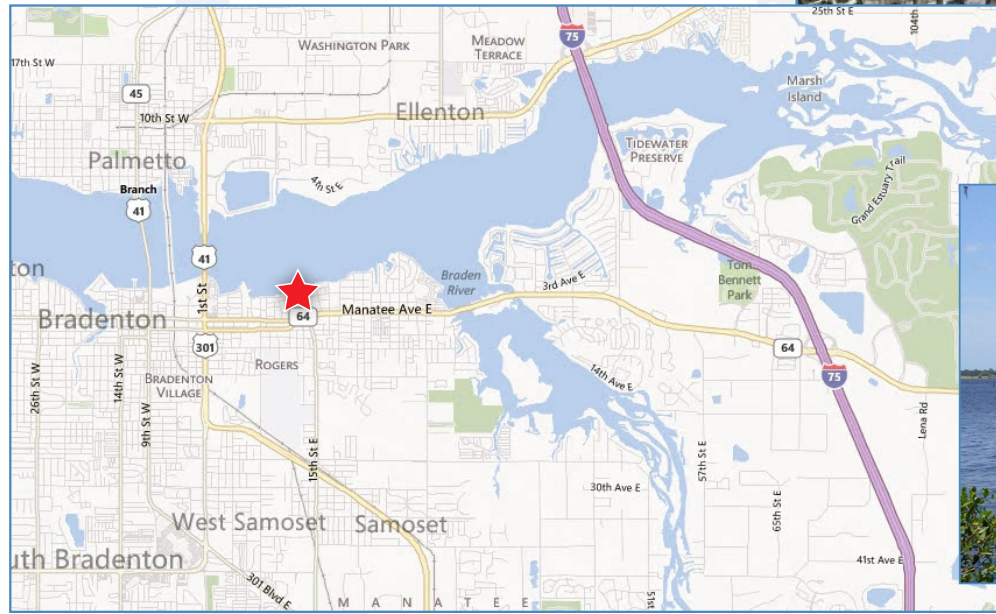
In order to develop multi-family rental and/or assisted living, the PDP will need to be altered. This alteration will result in the site being subject to the city of Bradenton's Form Based Code.

PRICE: \$6,000,000



SENIOR HOUSING DEMOGRAPHICS (7 MILE RADIUS)

Age	Population	Population with Income > \$35,000	Percent of Population
55-64	32,495	11,581	13.17%
65-74	31,108	10,129	12.61%
75-84	20,565	5,170	8.34%
85+	8,657	1,674	3.51%



185' dock included onsite

