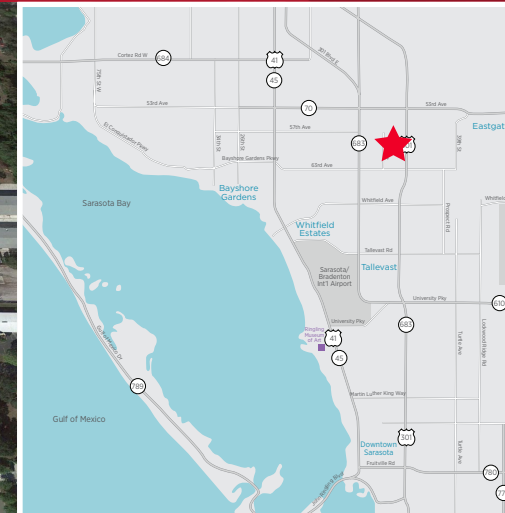


**ASKING: \$970,000**



## Contact Us

**John B. Jackson, CCIM**  
Director  
+1 813 223 6300  
john.jackson@cushwake.com

**Jeannette Jason, CCIM**  
Director  
+1 813 254 4900  
jeannette.jason@cushwake.com

One Tampa City Center, Floor 33  
Tampa, Florida  
main +1 813 223 6300  
fax +1 813 221 9166  
**cushmanwakefield.com**

## Opportunity Overview

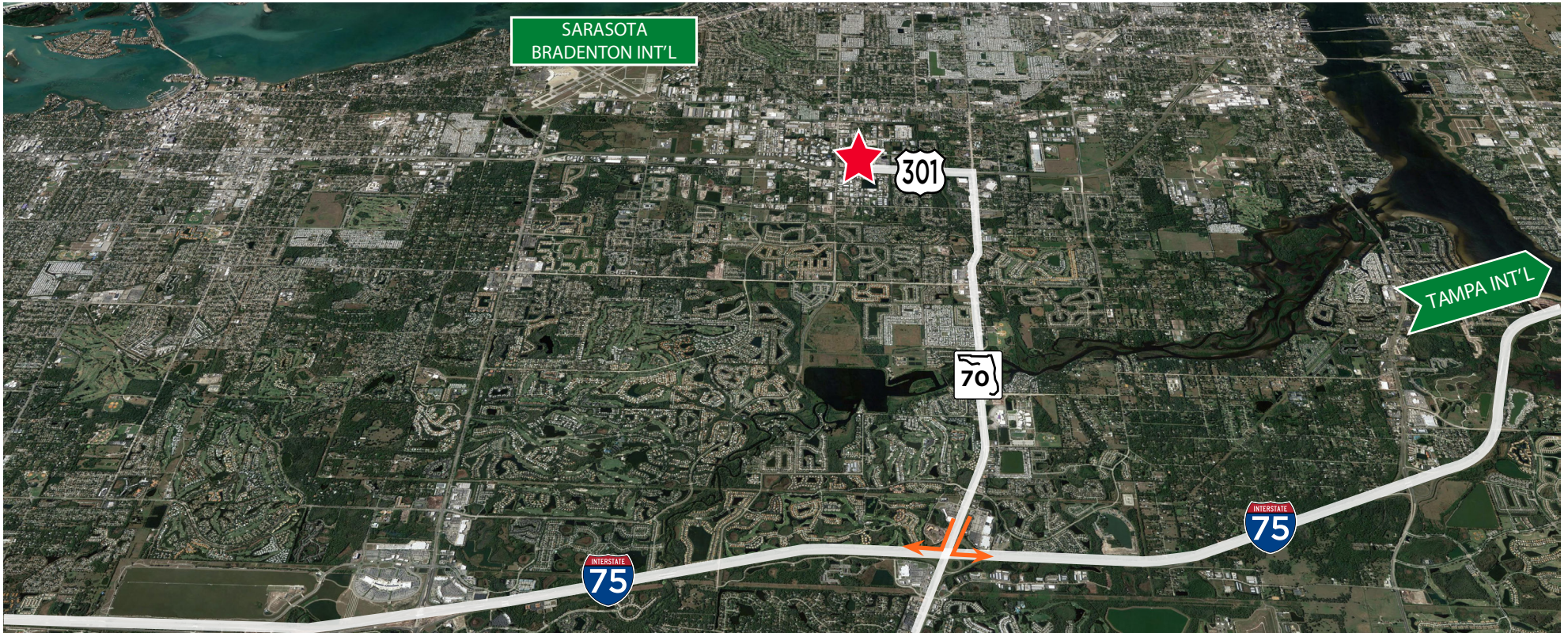
2501 63rd Avenue East is a 4.49 acre fully entitled industrial/office site strategically located in an established business park near the intersection of 63rd Avenue East and U.S. Highway 301 in Bradenton, Florida. This site has access to the exceptional employment base of Manatee County and is ready to be developed.

## Property Highlights

- 4.49± entitled site
- Excellent Access, ingress/egress
- Zoning: Light manufacturing, Heavy manufacturing/office

## Demographics

	1 Mile	2 Mile	3 Mile
Population	2,677	70,487	184,082
Median HH Income	\$51,974	\$46,272	\$43,653
% Blue Collar Workers	20.7%	23.3%	20.8%



**John B. Jackson, CCIM**  
 Director  
 +1 813 223 6300  
 john.jackson@cushwake.com

**Jeannette Jason, CCIM**  
 Director  
 +1 813 254 4900  
 jeannette.jason@cushwake.com

One Tampa City Center, Floor 33  
 Tampa, Florida  
 main +1 813 223 6300  
 fax +1 813 221 9166  
**cushmanwakefield.com**