

Corner Parcel - Available

Bradenton, FL

REAL PROPERTY SPECIALISTS, INC.
Appraisers • Brokers • Consultants



118 301 Boulevard West Bradenton, FL 34205

Property Highlights

- Signalized corner property located across from DeSoto Square Regional Mall on US 41, a major highway through Bradenton
- Perfect redevelopment site for Drive-thru QSR, bank, or freestanding retail
- Surrounded by national retailers, restaurants, fast food, & high profile shopping centers
- Approximately 300 ft. of frontage on S Tamiami Trail & 250 ft. of frontage on 310 Blvd West

Land Area: 1.60 acres±

Traffic Count: 56,000 CPD ±

Demographics	1mile	3mile	5mile
Population (2020)	17,311	123,678	217,921
Population (2025)	19,313	137,747	242,953
Average HH Income	\$44,127	\$54,623	\$64,113



