

FOR SALE/BUILD TO SUIT

14 ± ACRE SITE

8350 SR 64 East Heritage Harbour Bradenton, Florida 34212



- ★ Located at a signalized intersection on heavily traveled State Road 64, approximately one mile east of exit 220 on I-75
- ★ Prime retail site with outparcels available in front of Lennar's massive Heritage Harbour community
- ★ Zone PDC (Planned Development Commercial) and DRI approved for 115,000 + square feet of commercial development with traffic concurrency
- ★ Owner is one of the area's premier commercial developers and will consider various options including partnership, build to suit, or land lease



(941) 378-1740

www.starling-group.com

5969 CattleRidge Boulevard, Suite 200
Sarasota, FL 34232

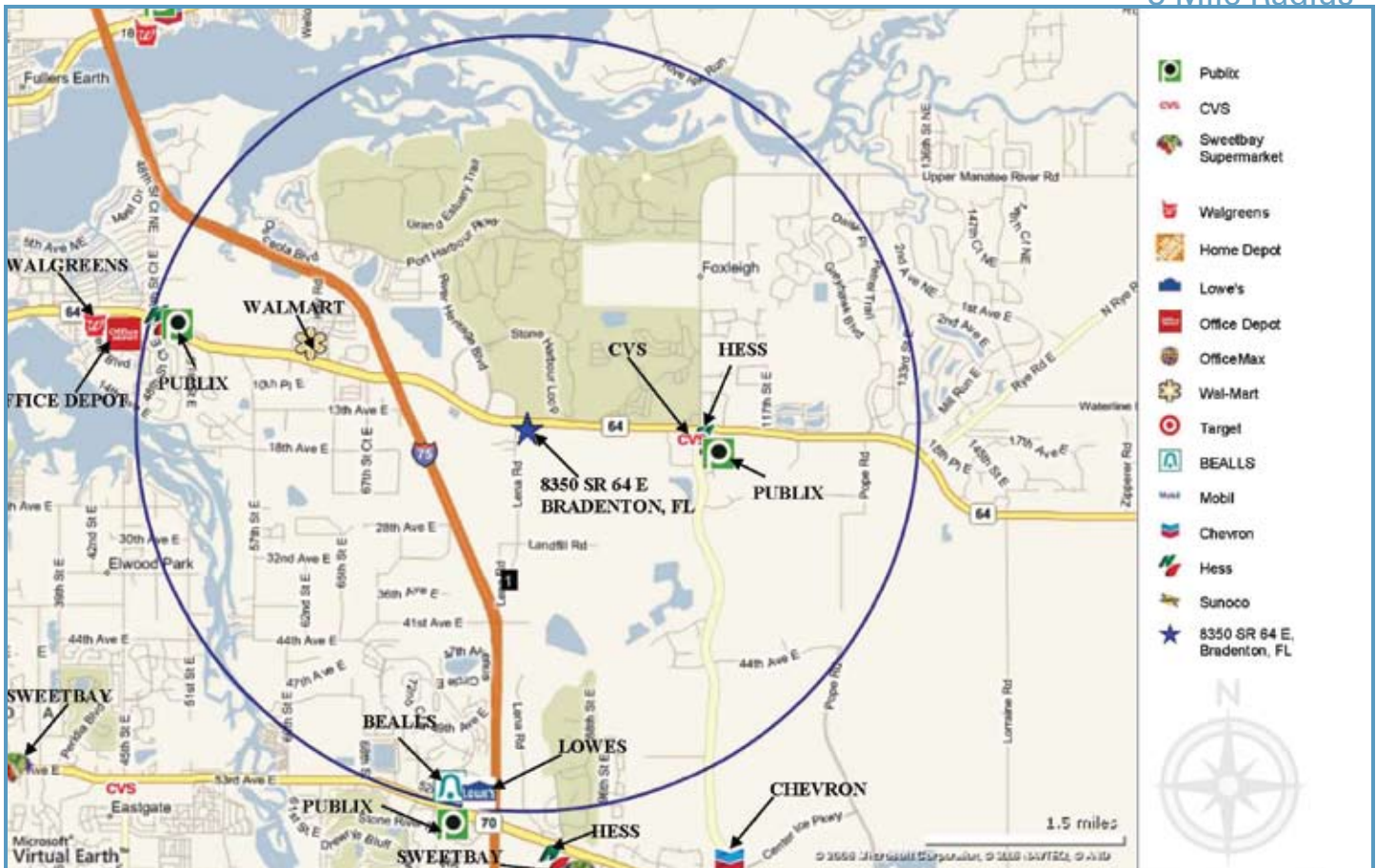
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3 Mile Radius



DEMOGRAPHIC INFORMATION

Zip Code	34212
2008 Population	15,736
2013 Project Population	20,754
# of Housing Units	7,337
Median Household Income	\$68,961

DAILY TWO WAY TRAFFIC VOLUME—ROAD SEGMENT

I-75 to Lena Road	37,000
Lena Road to Lakewood Ranch Blvd.....	29,000



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