



For Sale

American Momentum Bank Building

9121 Town Center Parkway
Lakewood Ranch, FL 33771

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PROPERTY INFORMATION

The offering is a 4,504 SF American Momentum Bank building with three teller lanes that was built in 2007. The building is constructed on a concrete slab foundation, concrete block with painted stucco walls and a pitched tile roof. The property is in a superior location in the San Marco Plaza, off Interstate 75, at the entrance to the Lakewood Ranch master planned community. This bank building is in a high retail trade area and is suitable for a dental, medical, banking, legal, retail and/or general office use.

PROPERTY SUMMARY

Gross Building Area:	4,504 SF.
Land Area:	0.70± Acres.
Parking Ratio:	19 spaces; 6.0 spaces per 1,000 SF.
Zoning:	The property is zoned PD-MU, "Planned Development Mixed-Use" The property has a MU, "Mixed-Use" future land use.

ASKING PRICE: \$2,500,000



- Zoned MU, "Mixed-Use"
- Flood Zone X
- Utilities provided by Manatee County

Not actual interior

KEY FACTS

3,101

Population



Average
Household Size

51.1

Median Age

\$83,879

Median Household
Income

BUSINESS



587

Total Businesses



8,088

Total Employees

INCOME



\$83,879

Median Household
Income



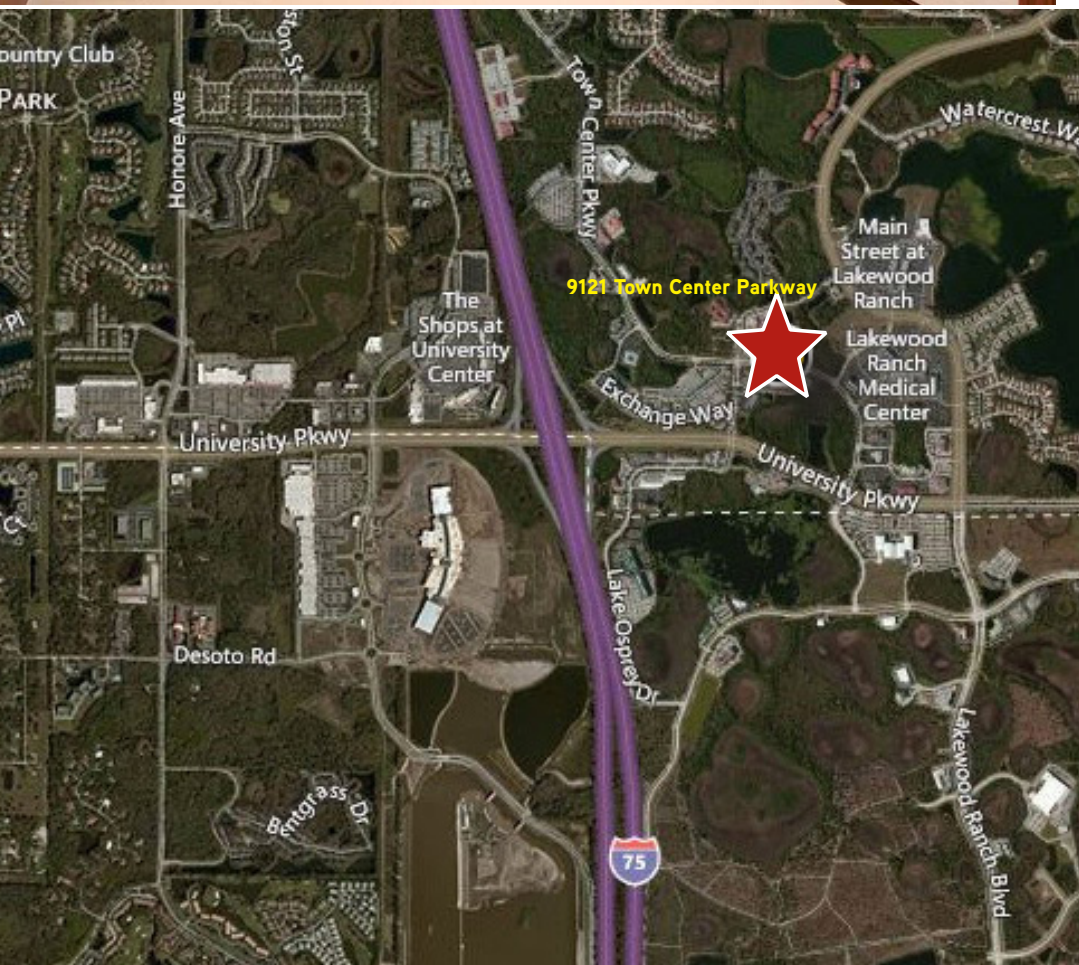
\$54,942

Per Capita Income

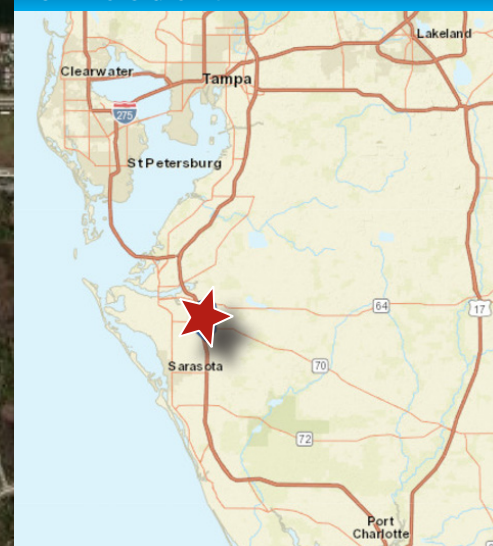


\$218,996

Median Net Worth



Lakewood Ranch is an upscale master-planned community just east of Interstate 75



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