

Free-Standing Restaurant

6844 14TH ST. W. BRADENTON, FL 34207



PROPERTY DESCRIPTION

The property features several dining rooms, an event space for private groups up to 70 people, and a total seating capacity of 160. Fully built out commercial kitchen featuring 2 walk-in coolers, a walk-in freezer, hood/exhaust system, and more. There is an abundance of parking for guests and staff, along with easy access for deliveries at the rear of the building.

The building has a new roof installed earlier in 2023. The restaurant is located on an outparcel of a shopping center that is currently in the process of making capital improvements to the exterior.

PROPERTY HIGHLIGHTS

- Freestanding Restaurant
- Amazing Visibility & Signage
- New Roof

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	6,110 SF
Lot Size:	33,167 SF
Building Size:	6,110 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,392	24,511	60,208
Total Population	8,042	57,546	145,947
Average HH Income	\$53,678	\$45,333	\$55,176

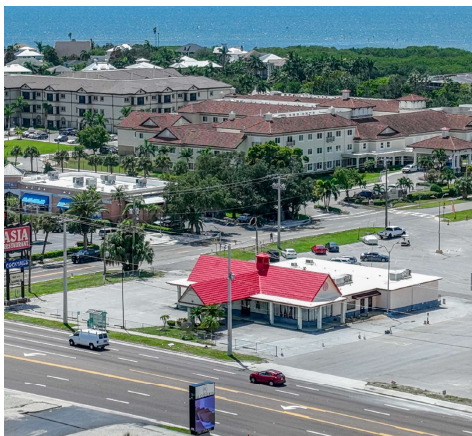


DEREK ROBBINS

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Fantastic Opportunity

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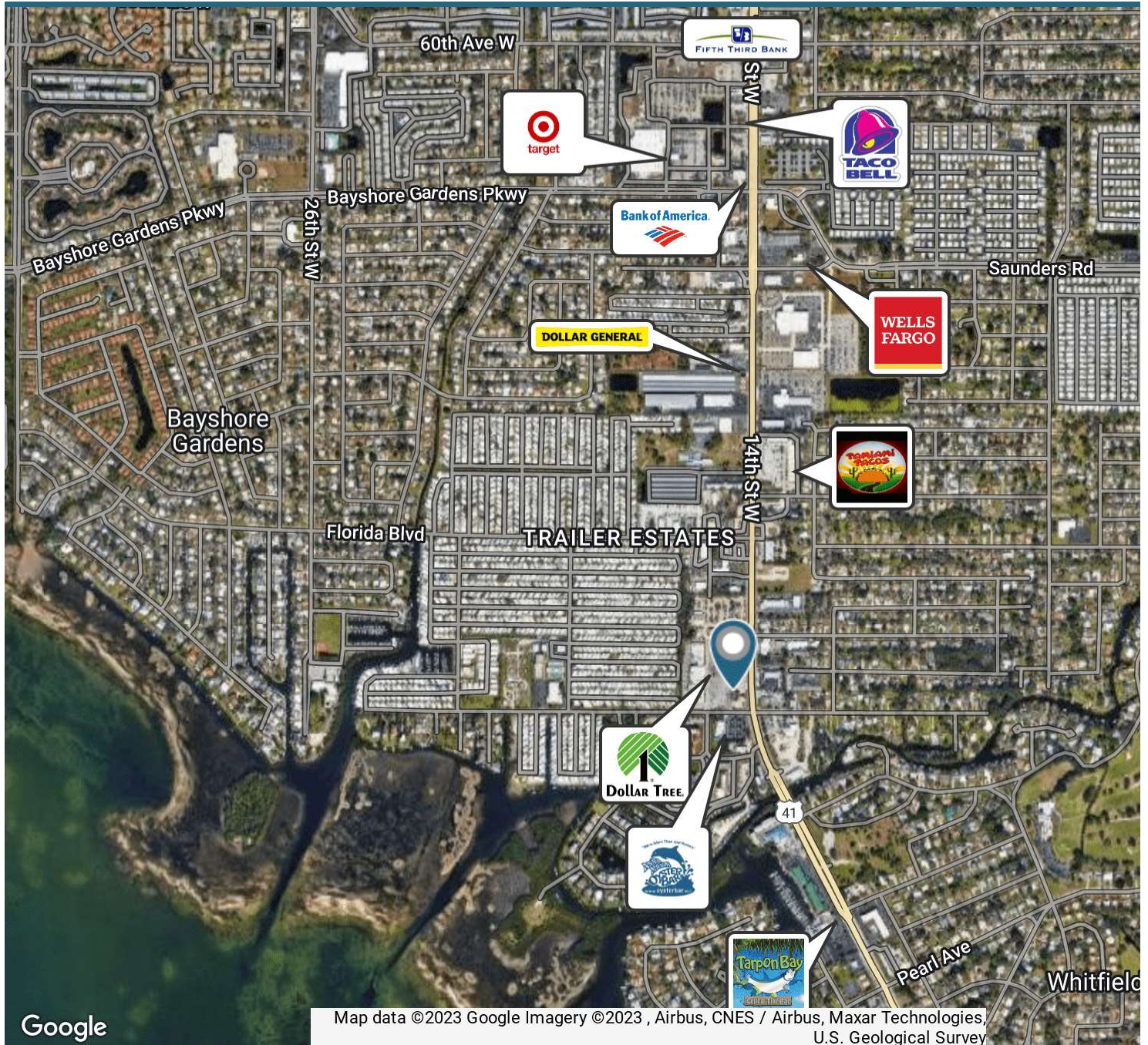
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Prime Location

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