



# A+ VISIBILITY 4524 14TH ST. W

BRADENTON, FLORIDA 34207

## PROPERTY HIGHLIGHTS

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 7,438    | 24,801   | 41,427   |
| Total Population  | 16,495   | 59,530   | 102,153  |
| Average HH Income | \$36,638 | \$41,171 | \$46,190 |



For More Information

**ADAM DOAK**

Commercial Realtor

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# HUGE TRAFFIC COUNT NEXT TO LONGHORN STEAKHOUSE



## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Lease Rate:      | Negotiable |
| Building Size:   | 3,104 SF   |
| Available SF:    | 3,104 SF   |
| Number of Units: | 1          |

## PROPERTY OVERVIEW

Property consists of a stand along building that previously had a long standing pawn shop. Property has two parcels but can be leased with one parcel or two. Additional parcel has around 1.45 acres. Depending on tenants needs lease rate is negotiable.

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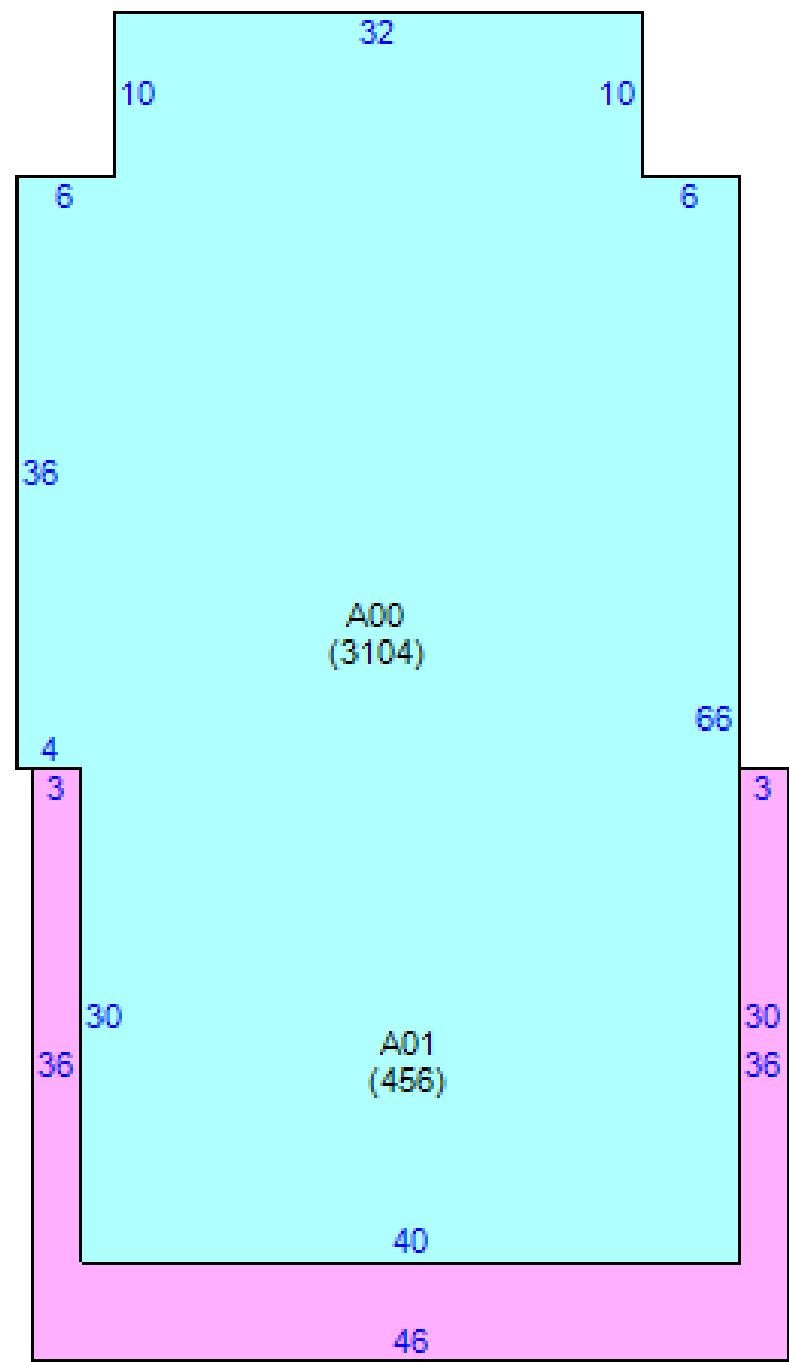


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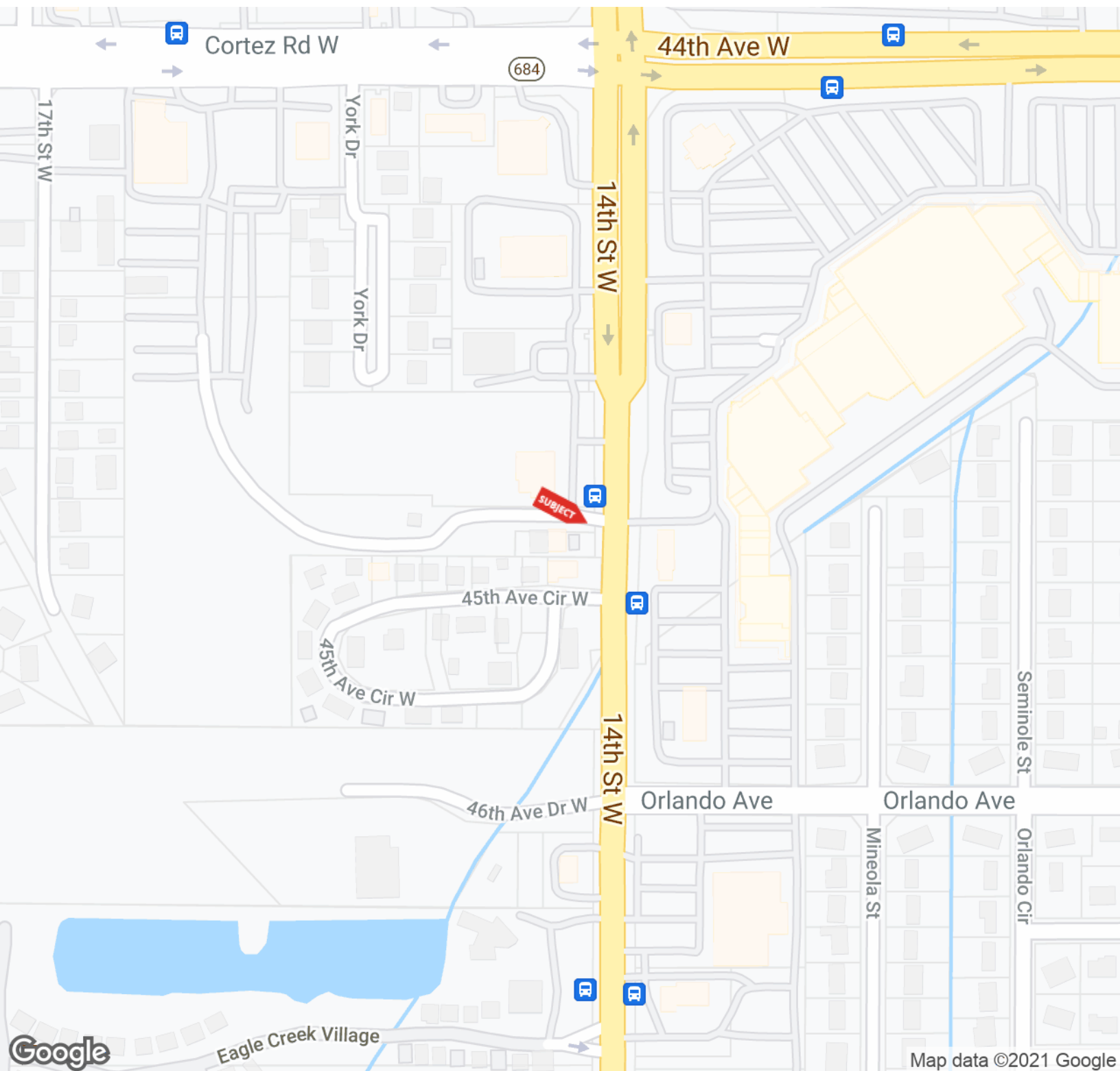


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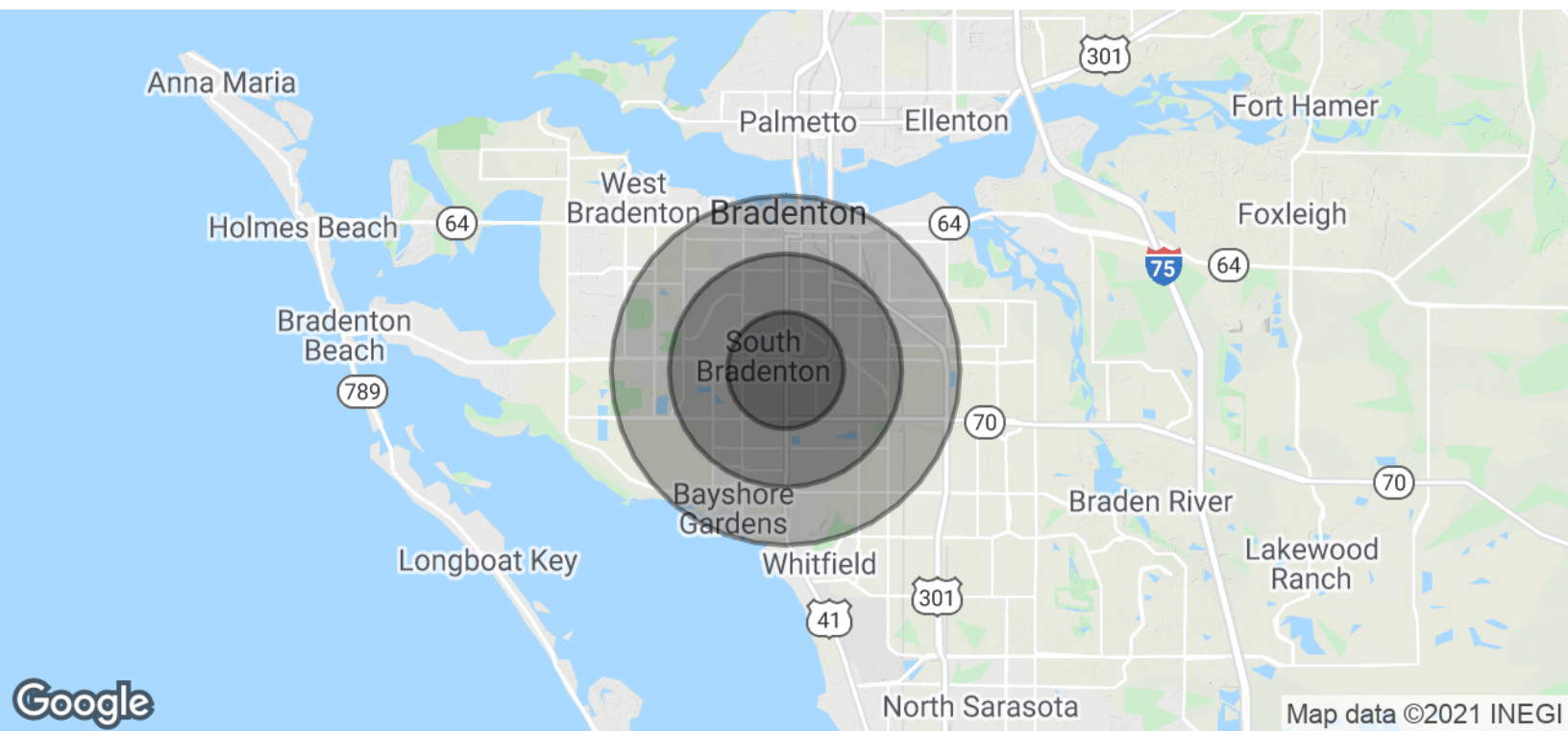


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| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 16,495    | 59,530    | 102,153   |
| Average age          | 39.8      | 40.2      | 40.6      |
| Average age (Male)   | 38.9      | 39.1      | 39.3      |
| Average age (Female) | 41.1      | 41.5      | 42.0      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total households     | 7,438     | 24,801    | 41,427    |
| # of persons per HH  | 2.2       | 2.4       | 2.5       |
| Average HH income    | \$36,638  | \$41,171  | \$46,190  |
| Average house value  | \$136,336 | \$141,569 | \$180,892 |

\* Demographic data derived from 2010 US Census

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