

# FORMER BUDDY'S HOME FURNISHINGS

2514 9th St. W, Brandon, FL 34205



9th Street W







# PROPERTY & AREA HIGHLIGHTS

## Property Features

- **Sale Price \$1,100,000**
- Freestanding showroom
- Large parking field (14 Spaces)
- Pylon Signage
- Full access from US-41 (9th St. W)
- Grade level door
- The subject property has high visibility on US-41 and close to downtown

Bradenton, with easy access to the cultural fabric of the community.

## Demographics:

|  | 1 MILE   | 3 MILES  | 5 MILES  |
|--|----------|----------|----------|
| <b>Population</b><br>               | 19,033   | 115,870  | 218,830  |
| <b>Average Household Income</b><br> | \$51,717 | \$60,990 | \$69,965 |
| <b>Daytime Employment</b><br>       | 6,904    | 50,570   | 89,971   |
| <b>Households</b><br>               | 7,310    | 47,695   | 90,960   |

## Property Summary

|                |                                       |
|----------------|---------------------------------------|
| Address:       | 2514 9th St. W<br>Bradenton, FL 34205 |
| Building Size: | 8,409 SF                              |
| Lot Size:      | 0.46 AC (20,312 SF)                   |
| APN:           | 4491500007                            |
| Year Built:    | 1964                                  |
| Zoning:        | CCG-2                                 |

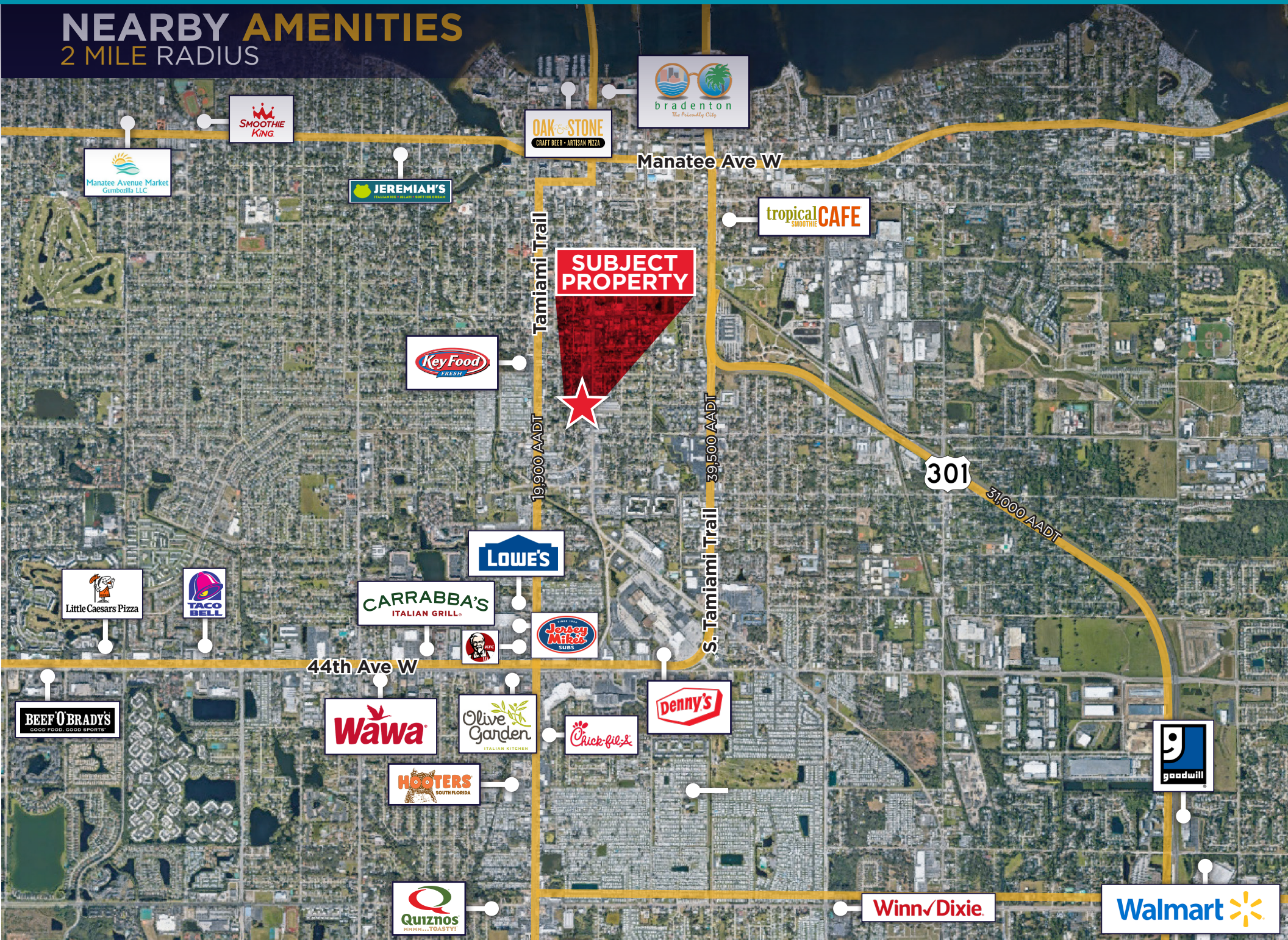
## Traffic Count:

|                 |              |
|-----------------|--------------|
| 9th St. W       | ±4,300 AADT  |
| Tamiami Trail   | ±19,900 AADT |
| S Tamiami Trail | ±39,500 AADT |



# NEARBY AMENITIES

2 MILE RADIUS







**CUSHMAN &  
WAKEFIELD**

ALEC MCNAMARA  
Senior Director  
Direct +1 407 541 4385  
[alec.mcnamara@cushwake.com](mailto:alec.mcnamara@cushwake.com)

SHANE CARTER  
Director  
Direct +1 602 224 4442  
[shane.carter@cushwake.com](mailto:shane.carter@cushwake.com)

REED FETTER  
Senior Associate  
Direct +1 407 754 5610  
[reed.fetter@cushwake.com](mailto:reed.fetter@cushwake.com)

CHRIS HOLLENBECK  
Vice Chair  
Direct +1 602 224 4475  
[chris.hollenbeck@cushwake.com](mailto:chris.hollenbeck@cushwake.com)

20 N Orange Ave. Suite 300  
Orlando, FL 32801  
ph: +1 407 841 8000  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.