

6844 14th St. W.

6844 14TH ST. W. BRADENTON, FL 34207



PROPERTY DESCRIPTION

Freestanding 6,110 square foot restaurant for lease. The property is ideally located at the signalized intersection of US 41 and Bay Dr. This location offers great visibility on the heavily traveled US 41 and has excellent signage.

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.

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (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

Broker Associate
941.356.4906
Derek@RobbinsCommercial.com



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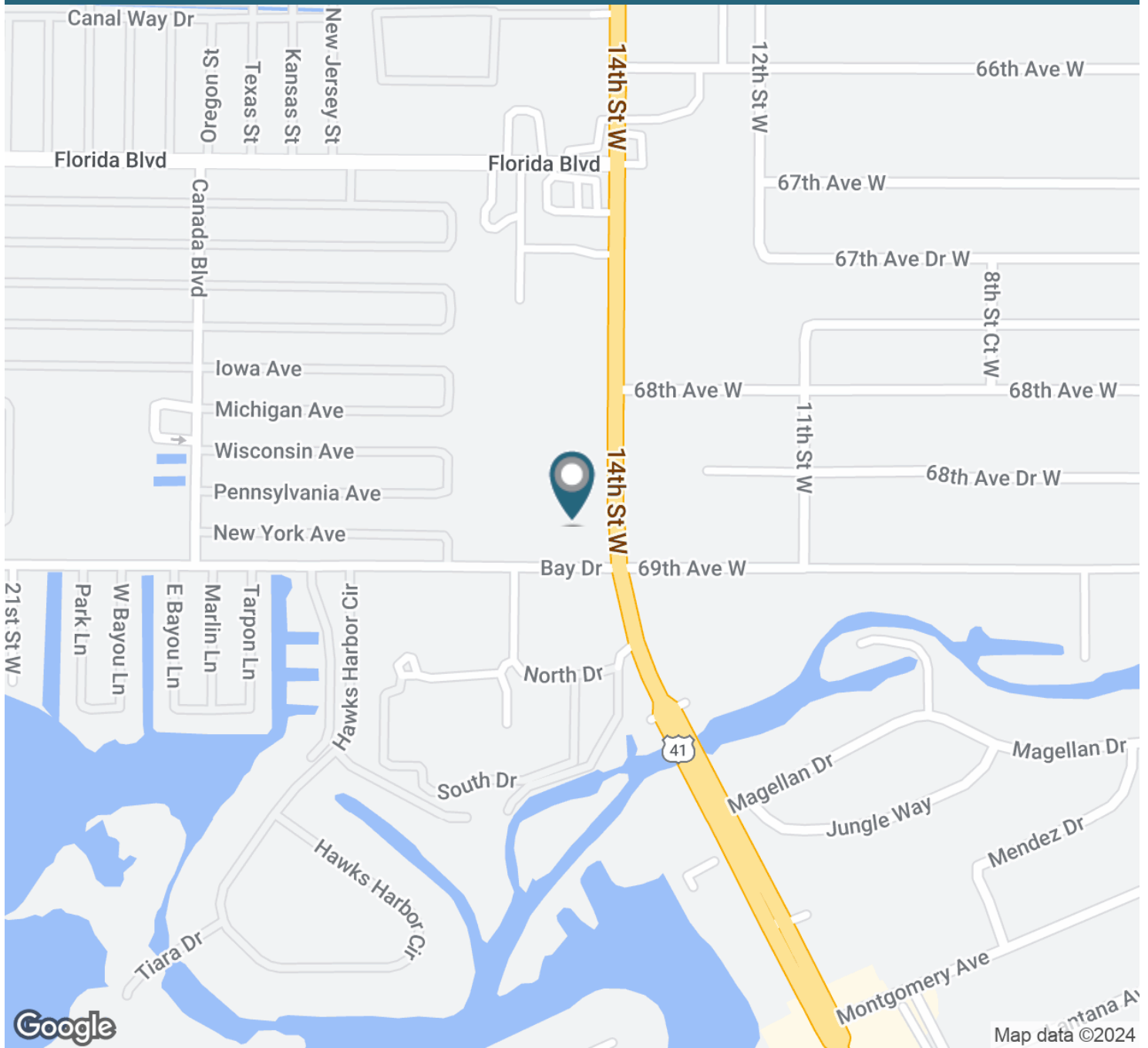



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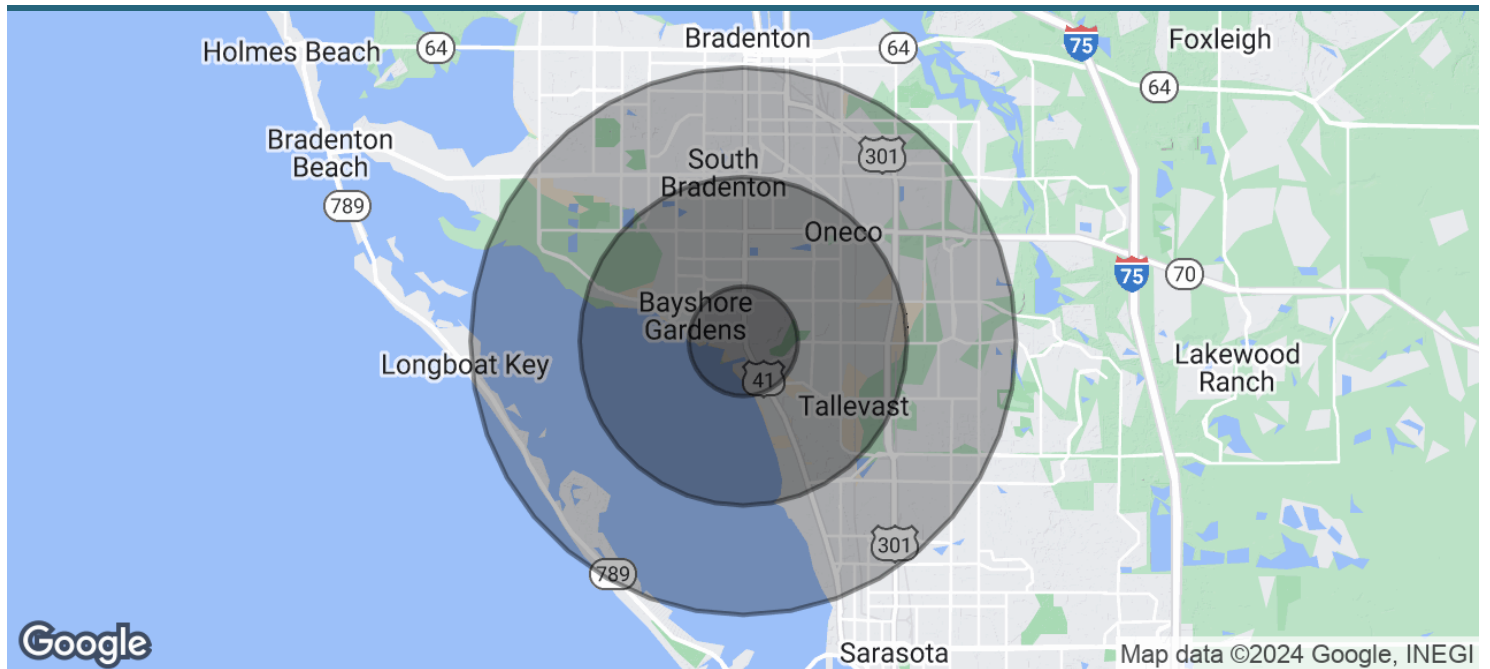


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,042	57,546	145,947
Average Age	45.8	41.9	42.0
Average Age (Male)	47.3	41.6	40.7
Average Age (Female)	44.4	42.2	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,392	24,511	60,208
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$53,678	\$45,333	\$55,176
Average House Value	\$190,638	\$180,636	\$242,847

2020 American Community Survey (ACS)



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