

Bradenton Plaza South
 5149 & 5165 US 41/14th Street West
 Bradenton, FL 34207



**Retail/Office Space
 For Lease**
**2,813 SF ENDCAP
 or 1,911 SF Inline**
 \$17 PSF + \$6.55 PSF CAM



- Located at 5149/5153 and 5161/5165 14th Street West/US 41 in Bradenton, two miles west of US 301.
- Plaza has great visibility from US 41 with dedicated signage.
- Nearby retailers include Dairy Queen, Dunkin', Wawa, Starbucks, Zaxby's, Winghouse, Wendy's, and Carmax.
- Size: 20,084 SF Shopping Center.
- Traffic Counts:
 US 41 - 49,500 VPD
 53rd Ave. - 31,000 VPD



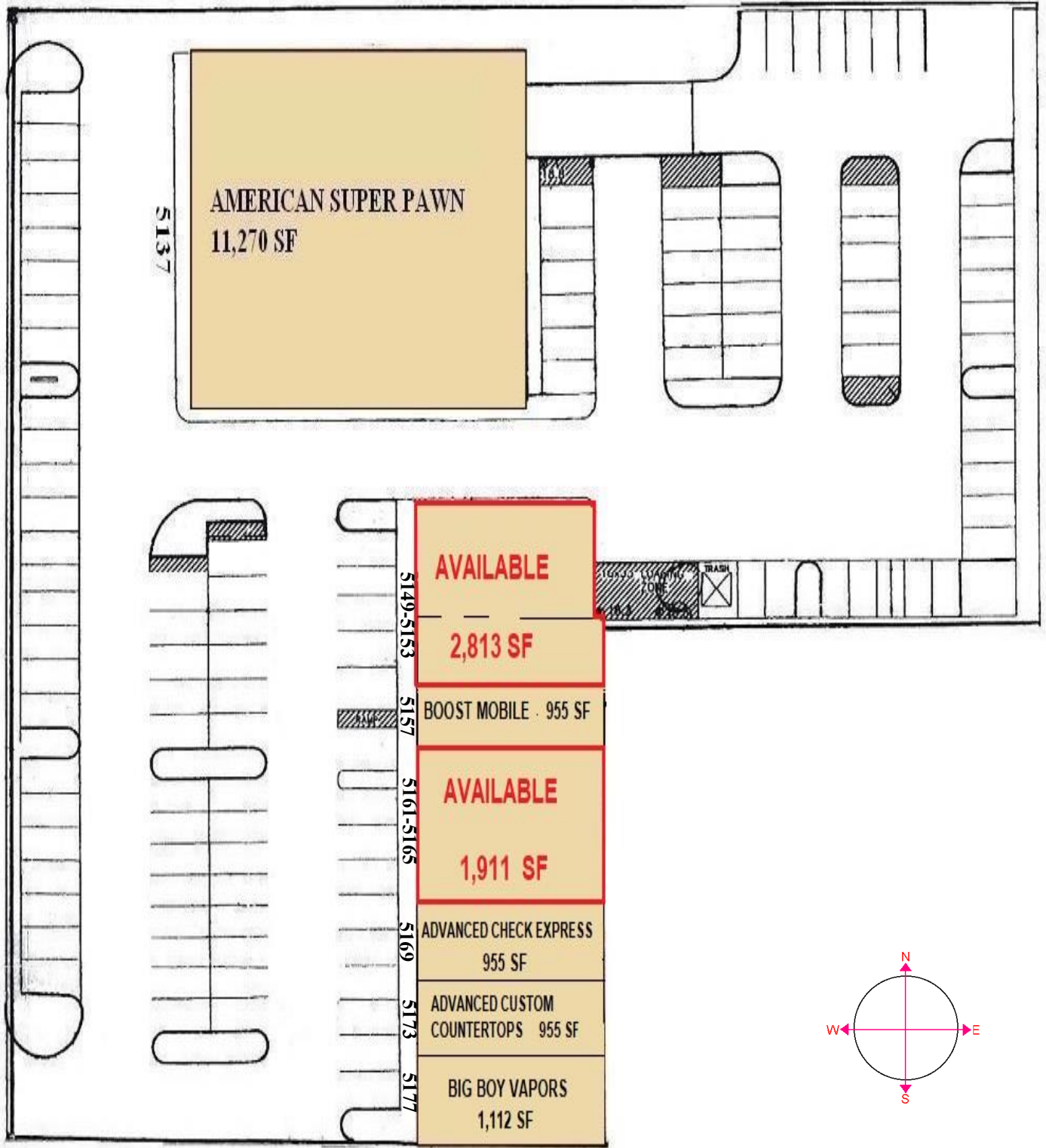
332 South Plant Ave.
 Tampa, FL 33606
 Phone: 813-835-7747
 www.propertypro.com

2024 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	22,369	115,731	190,706
Avg. HH Income	\$51,662	\$63,092	\$69,671
Households	10,900	50,057	81,305
Employment	4,759	40,128	87,285

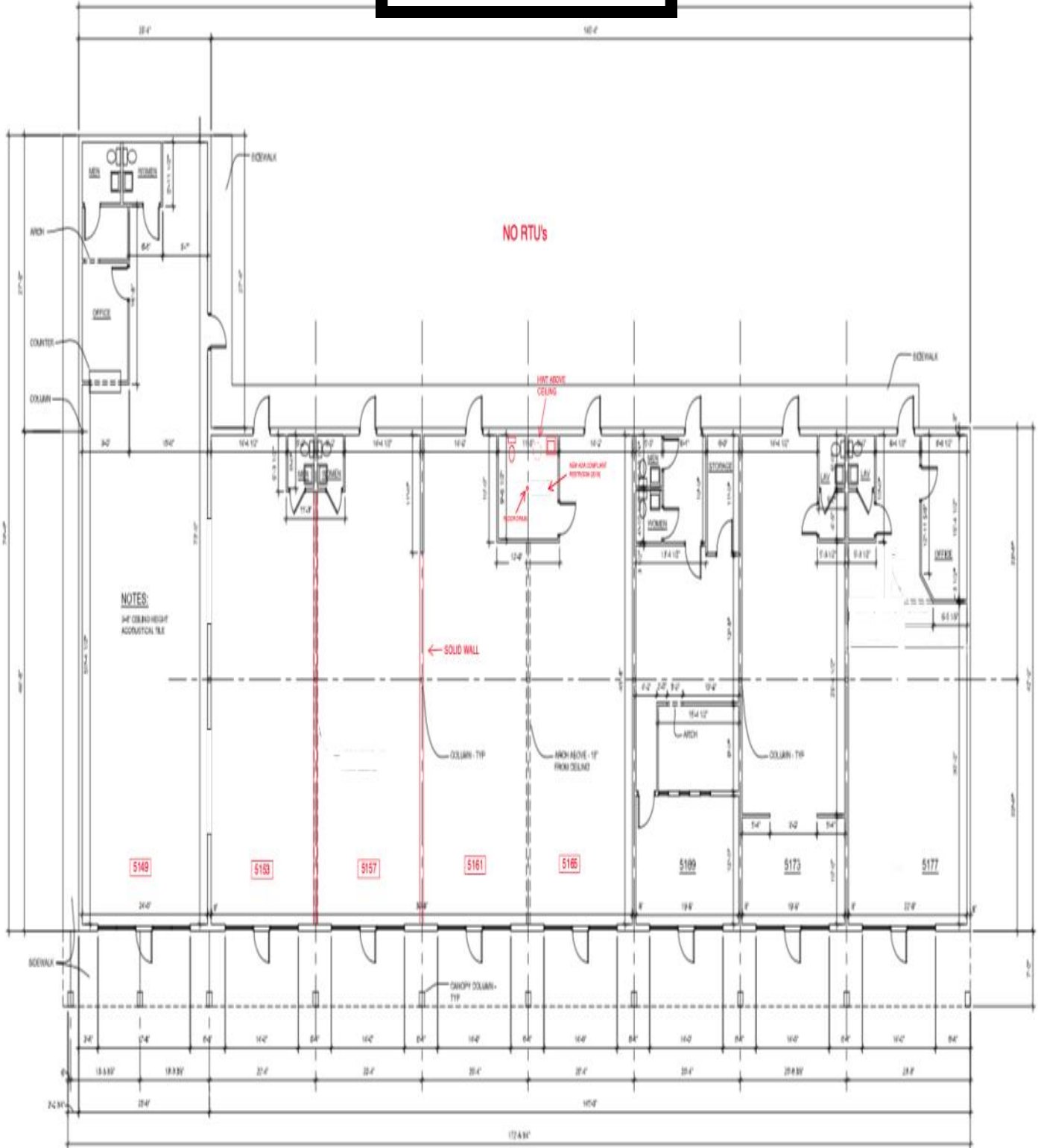
Site Plan

14th Street West



**5149 14th Street West
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Floor Plan



**5149 14th Street West
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Map



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