



**HC ZONED  
BUILDING W/  
AMPLE PARKING**

4524 14TH ST. W  
BRADENTON, FLORIDA 34207

**PROPERTY HIGHLIGHTS**

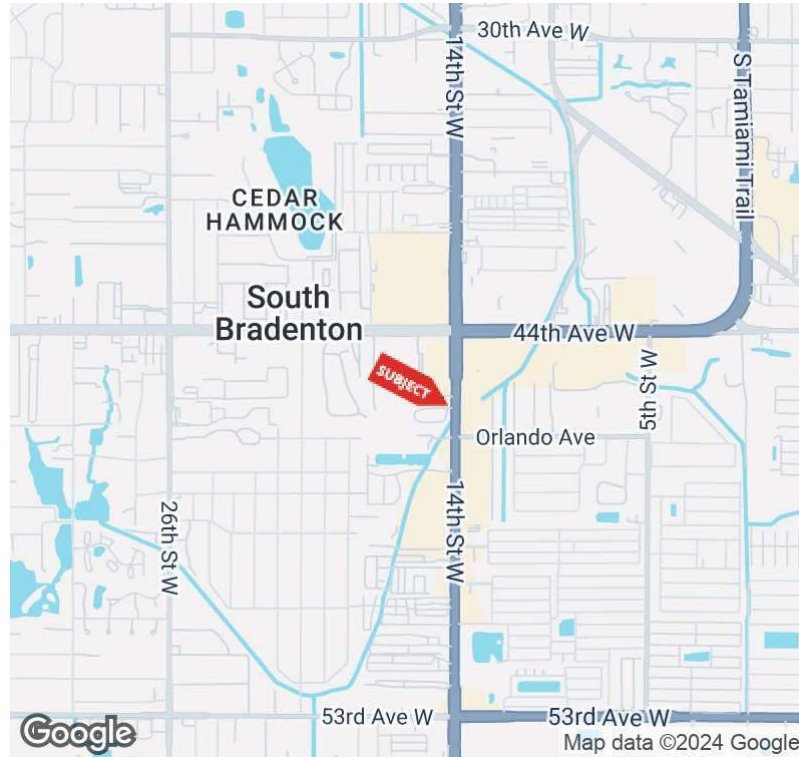
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,438	24,801	41,427
Total Population	16,495	59,530	102,153
Average HH Income	\$36,638	\$41,171	\$46,190



For More Information

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# STAND ALONE BUILDING WITH OUTSIDE SPACE



## OFFERING SUMMARY

Lease Rate:	\$20.50 SF/yr (NNN)
Building Size:	3,104 SF
Available SF:	3,104 SF
Lot Size:	0.6 Acres
Number of Units:	1
Zoning:	HC

## PROPERTY OVERVIEW

American Property Group presents 4524 14th St W. Bradenton FL.

Property consists of a stand alone building located on one of the busiest roadways on US 41. The daily traffic count is approx. 47,000 vehicles. Surrounded by companies like Longhorn Steakhouse, Mission BBQ, Olive Garden, Verizon, and other credit tenants. As priced the site has a stand alone building with approx. 3,104 sf with .6 acres for ample parking. For signage a large pylon sign is located directly on US 41 with extreme visibility. Building has a mostly open interior with 2 restrooms. Double back doors are located in the back of the building for loading and unloading.

If a tenant seeks much more outside space the site directly behind this property (to the west) located at 4518 14th St W. can be available for additional rent. This would give you an additional 1 acres +/- See the overview photos as this back area is outlined in blue.

Site has diverse zoning code of HC (Heavy Commercial). This would include but not limited to: QSR/Restaurant, RV & Mobile Home sales, Medical Marijuana, Retail, Medical, Dental, Vehicle Sales, Equipment Sales/Leasing, Outside Storage, and more...

- \* All zoning and use questions/approvals should be verified by the local building and zoning department.
- \* Asking rate only includes the front portion with building. Back portion can also be included but the rate will fluctuate.

\*CAM including property taxes, insurance comes to \$7.00 psf.

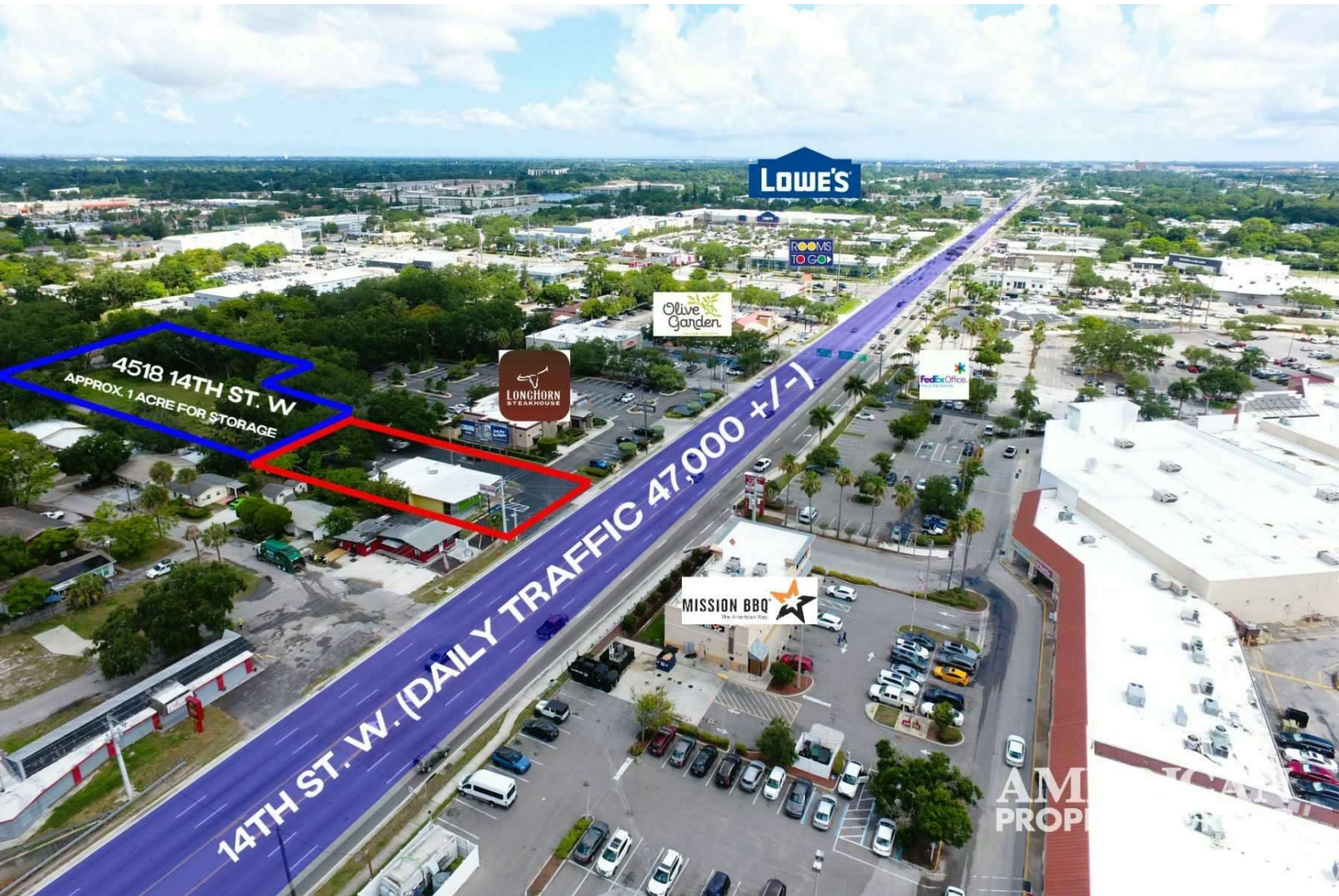
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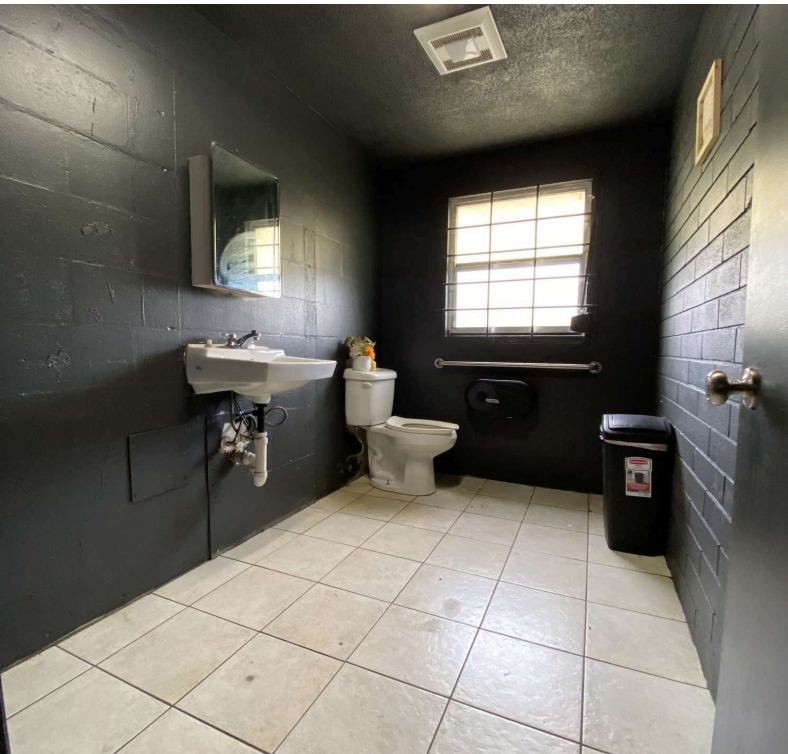
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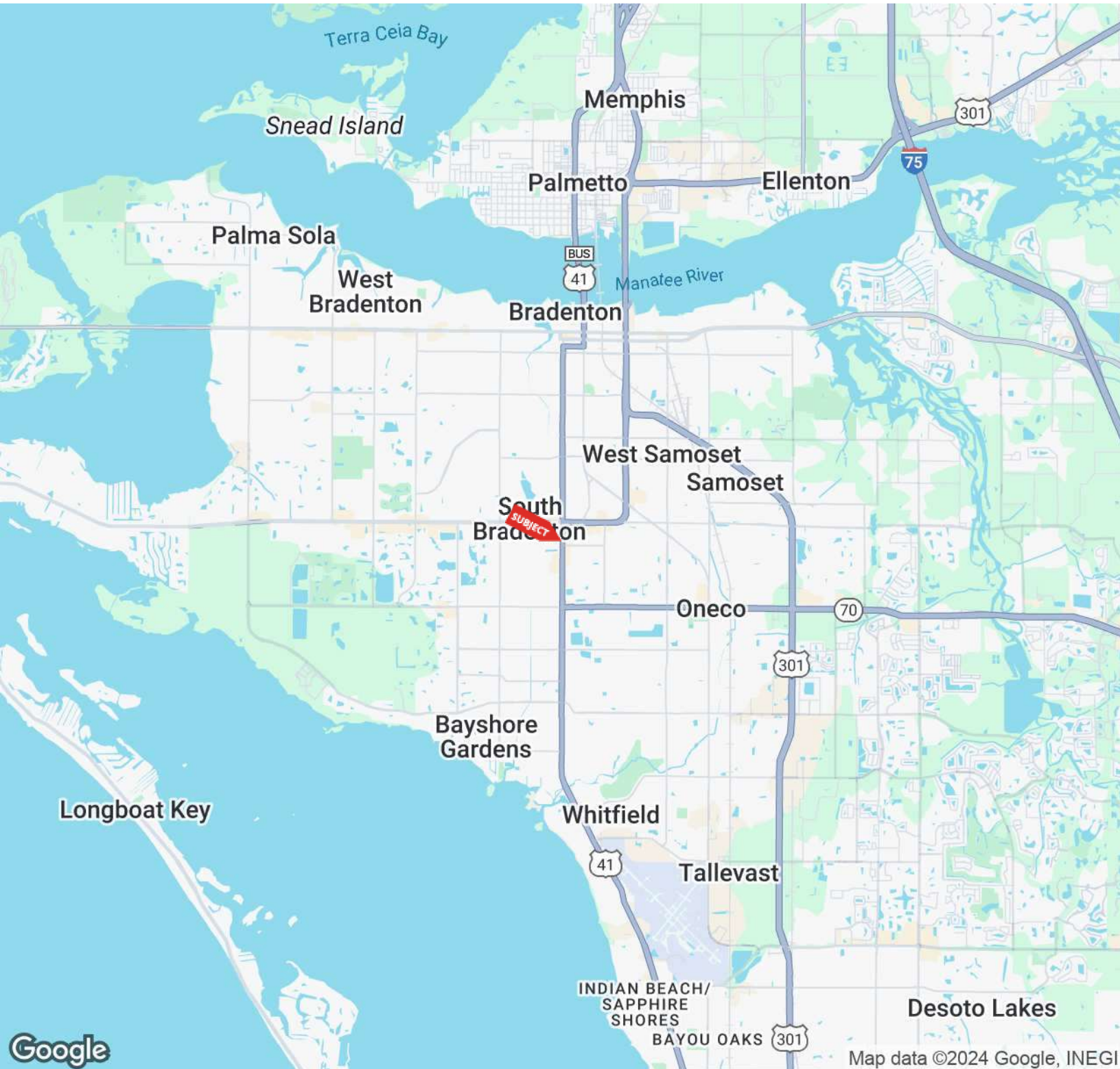


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