



WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210
Phone: 941-727-2800 Fax 941-727-2900

Crossroads Plaza

Bradenton, Florida

Approx 10,534 sq. ft. Former Retail Space



David Fletcher

Wagner Realty

3639 Cortez Rd. W. Suite 200

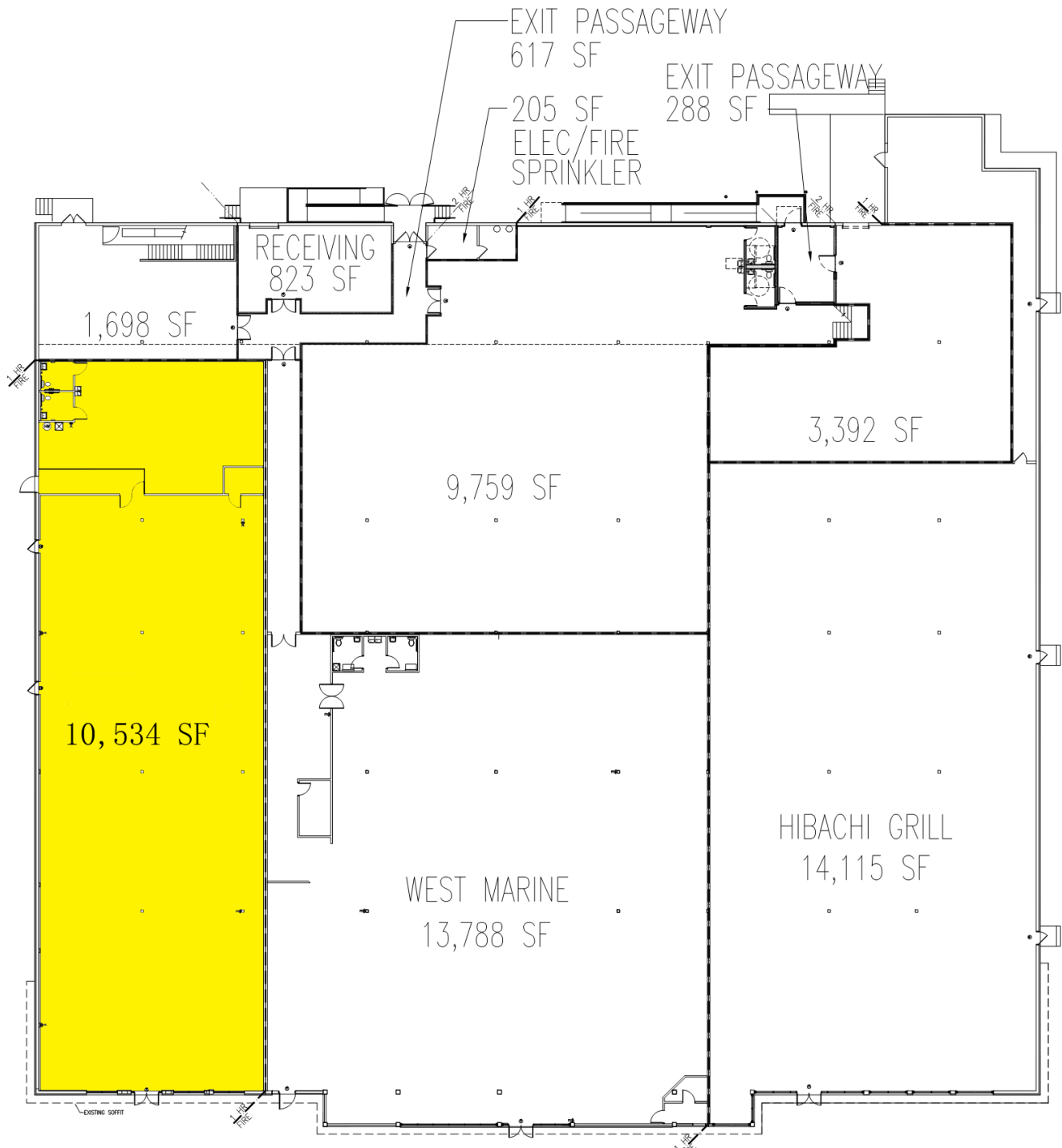
Bradenton, FL 34210

941-727-2800

Property Information

- ◇ **Address: 3626 1st Street West, Bradenton, FL 34208**
- ◇ **10,534 sq. ft. +/-**
- ◇ **Former Retail Store**
- ◇ **Base Rent \$12.50 sq. ft. NNN**
- ◇ **NNN costs \$2.90 sq. ft.**
- ◇ **Plenty of parking**
- ◇ **Pylon signage on 1st Street and on US 301**
- ◇ **Present tenants generate large volume of customers to the center:**
 - ◇ **West Marine**
 - ◇ **Hibachi Restaurant 400 seat +/-**
 - ◇ **Baseball Training School**

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.



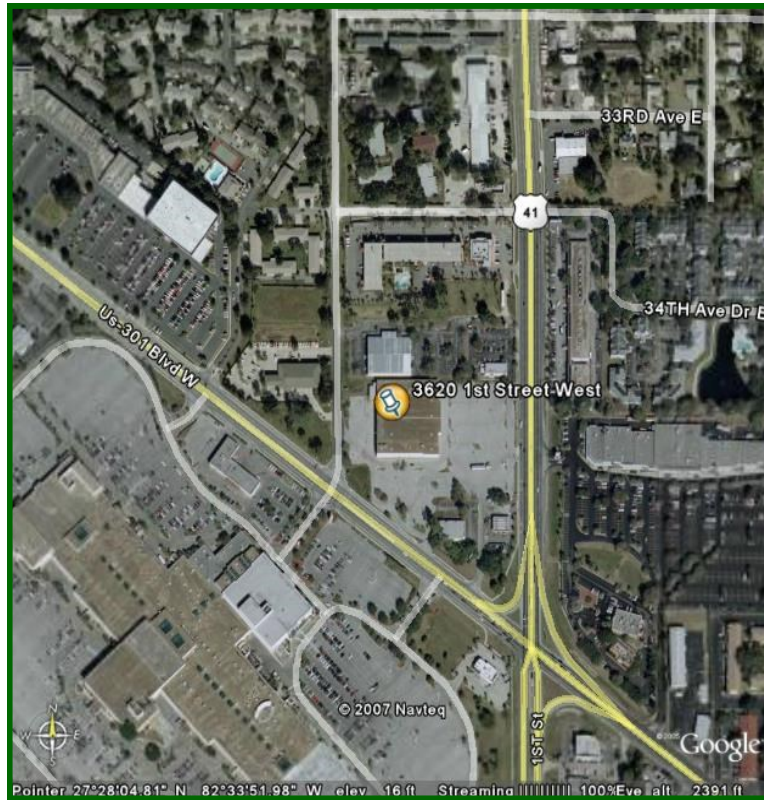
GROUND LEVEL PLAN
 SCALE: 1/16" = 1'-0"



Exterior of Crossroads Plaza



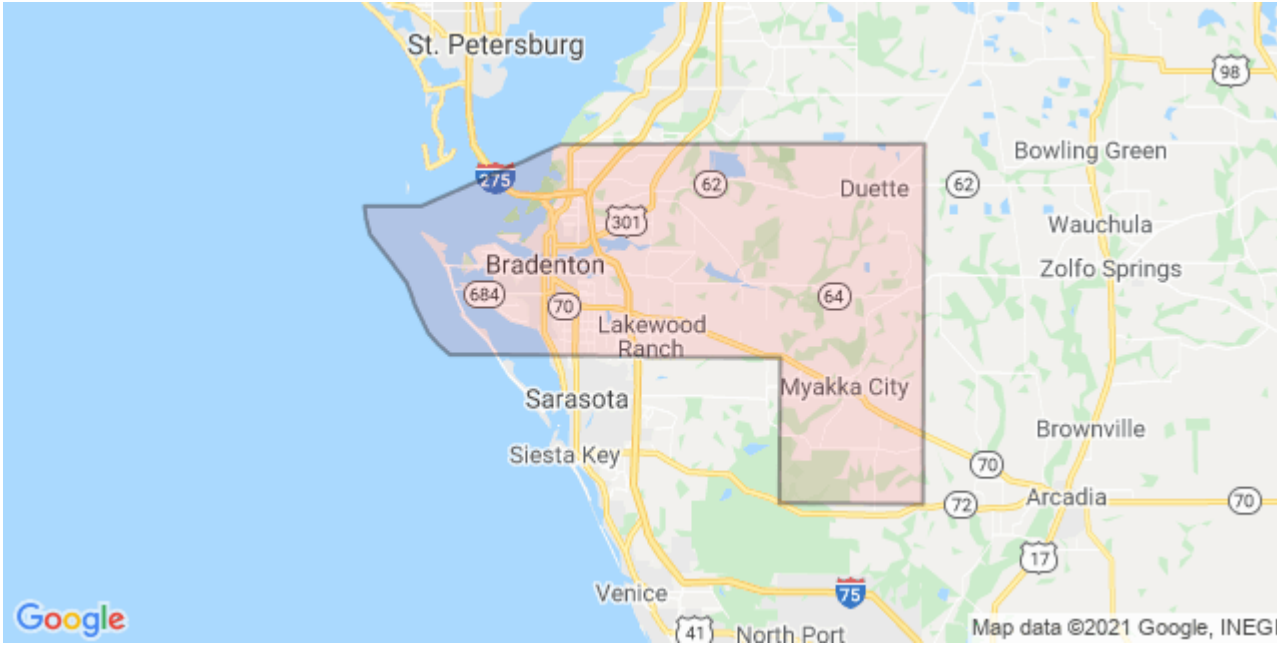
Aerial & Map



Demographics

Demographics, Labor/Workforce, and Consumer Expenditures

Manatee County, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

378,611	6.56%	52.8	\$56,403
Population	Projected Growth	Median Age	Household Income

Population

2023 Projection	403,435
2018 Estimate	378,611
2015 Estimate	360,955
2010 Census	322,833
2000 Census	264,002
Growth 2018-2023	6.56%
Growth 2015-2018	4.89%
Growth 2010-2015	11.81%
Growth 2000-2010	22.28%

Population (Male)

2023 Projection	192,611
2018 Estimate	180,380
2015 Estimate	171,872
2010 Census	156,115
Growth 2018-2023	6.78%
Growth 2015-2018	4.95%
Growth 2010-2015	10.09%

Population (Female)

2023 Projection	210,824
2018 Estimate	198,231
2015 Estimate	189,083
2010 Census	166,718
Growth 2018-2023	6.35%
Growth 2015-2018	4.84%
Growth 2010-2015	13.41%

Population by Age (2018 Estimate)

Age 0 to 5	28,255	Age 0 to 5	7%
Age 5 to 10	24,317	Age 5 to 10	6%
Age 10 to 15	22,946	Age 10 to 15	6%
Age 15 to 20	21,684	Age 15 to 20	6%
Age 20 to 25	20,527	Age 20 to 25	5%
Age 25 to 30	19,470	Age 25 to 30	5%
Age 30 to 35	18,321	Age 30 to 35	5%
Age 35 to 40	17,590	Age 35 to 40	5%
Age 40 to 45	17,919	Age 40 to 45	5%
Age 45 to 50	19,261	Age 45 to 50	5%
Age 50 to 55	20,485	Age 50 to 55	5%
Age 55 to 60	21,242	Age 55 to 60	6%
Age 60 to 65	21,199	Age 60 to 65	6%
Age 65 and over	105,395	Age 65 and over	28%
Total Population	378,611		
Median Age	52.8		

Median Age (Male)

2010 Census	44.2
-------------	------

Median Age (Female)

2010 Census	47
-------------	----

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

High School Graduate (or GED)	79,921	High School Graduate (or GED)	46%
Some College, No Degree	58,526	Some College, No Degree	33%
Associate or Bachelor's Degree	16,133	Associate or Bachelor's Degree	9%
Master's Degree	12,858	Master's Degree	7%
Professional School Degree	5,360	Professional School Degree	3%
Doctorate Degree	2,553	Doctorate Degree	1%
Total High School Graduates Age 25+	175,351		

Population Age 5+ by Language at Home (2010 Census)

Only English	251,888	Only English		84%
Spanish or Spanish Creole	33,095	Spanish or Spanish Creole		11%
Other	15,098	Other		5%
Total Population Age 5+	300,081			














Households

2023 Projection	164,813
2018 Estimate	156,393
2015 Estimate	150,243
2010 Census	135,729
Growth 2018-2023	5.38%
Growth 2015-2018	4.09%
Growth 2010-2015	10.69%









Average Household Size

2023 Projection	2.41
2018 Estimate	2.39
2015 Estimate	2.37
2010 Census	2.34
Growth 2018-2023	0.84%
Growth 2015-2018	0.84%
Growth 2010-2015	1.28%









Households by Household Type and Size and Presence of Children (2018 Estimate)

Family Households	102,982	Family Households		66%
Married-couple family	78,636	Married-couple family		50%
With own children under 18 years	23,918	With own children under 18 years		15%
No own children under 18 years	54,718	No own children under 18 years		35%
Male Householder: no wife present	6,755	Male Householder: no wife present		4%
With own children under 18 years	3,439	With own children under 18 years		2%
No own children under 18 years	3,316	No own children under 18 years		2%
Female Householder: no husband present	17,591	Female Householder: no husband present		11%
With own children under 18 years	9,832	With own children under 18 years		6%
No own children under 18 years	7,759	No own children under 18 years		5%
Nonfamily Households	53,411	Nonfamily Households		34%
1 Person households	43,118	1 Person households		28%
2+ Unrelated people	10,293	2+ Unrelated people		7%
Total Households	156,393			

Households by Household Income (2018 Estimate)

Less than \$25,000	37,229	Less than \$25,000		24%
\$25,000 to \$49,999	43,140	\$25,000 to \$49,999		28%
\$50,000 to \$74,999	29,220	\$50,000 to \$74,999		19%
\$75,000 to \$99,999	18,441	\$75,000 to \$99,999		12%
\$100,000 to \$124,999	11,069	\$100,000 to \$124,999		7%
\$125,000 to \$149,999	6,235	\$125,000 to \$149,999		4%
\$150,000 to \$199,999	5,607	\$150,000 to \$199,999		4%
\$200,000 or more	5,452	\$200,000 or more		3%
Total Households	156,393			
Average Household Income	\$63,890			
Median Household Income	\$56,403			

Households by Household Income (2023 Projection)

Less than \$25,000	39,375	Less than \$25,000		24%
\$25,000 to \$49,999	45,575	\$25,000 to \$49,999		28%
\$50,000 to \$74,999	30,725	\$50,000 to \$74,999		19%
\$75,000 to \$99,999	19,465	\$75,000 to \$99,999		12%
\$100,000 to \$124,999	11,617	\$100,000 to \$124,999		7%
\$125,000 to \$149,999	6,559	\$125,000 to \$149,999		4%
\$150,000 to \$199,999	5,876	\$150,000 to \$199,999		4%
\$200,000 or more	5,621	\$200,000 or more		3%
Total Households	164,813			
Average Household Income	\$63,650			
Median Household Income	\$57,345			





Per Capita Income

2018 Estimate	\$26,391
2015 Estimate	\$26,806
Growth 2015-2018	-1.55%

Unemployment Rate

2010 Census	8.9%
-------------	------

Population Age 16+ By Employment Status (2010 Census)

Labor Force	148,710	Labor Force		57%
Civilian, Employed	135,533	Civilian, Employed		52%
Civilian, Unemployed	13,177	Civilian, Unemployed		5%
Not in Labor Force	110,986	Not in Labor Force		43%
Total Population Age 16+	259,696			

Employed Civilian Population Age 16+ by Industry (2010 Census)

Agriculture, forestry, fishing and hunting, mining and construction	14,387	Agriculture, forestry, fishing and hunting, mining and construction		11%
Manufacturing	11,182	Manufacturing		9%
Wholesale & retail trade	23,389	Wholesale & retail trade		18%
Transportation and warehousing, and utilities	5,454	Transportation and warehousing, and utilities		4%
Information	2,393	Information		2%
Finance, insurance, real estate and rental and leasing	10,480	Finance, insurance, real estate and rental and leasing		8%
Professional, scientific, and technical services	7,340	Professional, scientific, and technical services		6%
Educational, health and social services	27,296	Educational, health and social services		21%
Arts, entertainment, recreation, accommodation and food services	12,877	Arts, entertainment, recreation, accommodation and food services		10%
Other services (except public administration)	6,840	Other services (except public administration)		5%
Public Administration	6,090	Public Administration		5%
Total Employed Civilian Population Age 16+	127,728			





Employed Civilian Population Age 16+ by Occupation (2010 Census)

Management, Professional, and Related occupations	43,555	Management, Professional, and Related occupations		32%
Management, Business, and Financial Operations Occupations	19,295	Management, Business, and Financial Operations Occupations		14%
Professional and Related Occupations	24,260	Professional and Related Occupations		18%
Service Occupations	24,390	Service Occupations		18%
Healthcare support occupations	3,247	Healthcare support occupations		2%
Protective service occupations	2,637	Protective service occupations		2%
Food preparation and serving related occupations	7,669	Food preparation and serving related occupations		6%
Building and grounds cleaning and maintenance occupations	7,122	Building and grounds cleaning and maintenance occupations		5%
Personal care and service occupations	3,715	Personal care and service occupations		3%
Sales and Office Occupations	38,639	Sales and Office Occupations		29%
Sales and related occupations	19,063	Sales and related occupations		14%
Office and administrative support occupations	19,576	Office and administrative support occupations		14%
Farming, fishing, and forestry occupations	1,572	Farming, fishing, and forestry occupations		1%
Construction, Extraction, and Maintenance Occupations	13,639	Construction, Extraction, and Maintenance Occupations		10%
Production, Transportation, and Material Moving Occupations	13,738	Production, Transportation, and Material Moving Occupations		10%
Total Employed Civilian Population Age 16+	135,533			












Workers Age 16+ by Transportation to Work (2010 Census)

Total Workers Age 16+ 132,191

Housing Units by Tenure (2018 Estimate)

Vacant Housing Units	45,695	Vacant Housing Units		23%
Occupied Housing Units	156,393	Occupied Housing Units		77%
Owner-Occupied	111,608	Owner-Occupied		55%
Renter-Occupied	44,785	Renter-Occupied		22%
Total Housing Units	202,088			

Owner occupied Housing Units by Housing Value (2010 Census)

Less than \$50,000	10,118	Less than \$50,000		10%
\$50,000 to \$99,999	11,365	\$50,000 to \$99,999		12%
\$100,000 to \$149,999	10,848	\$100,000 to \$149,999		11%
\$150,000 to \$199,999	12,792	\$150,000 to \$199,999		13%
\$200,000 to \$249,999	12,446	\$200,000 to \$249,999		13%
\$250,000 to \$299,999	8,774	\$250,000 to \$299,999		9%
\$300,000 to \$399,999	12,475	\$300,000 to \$399,999		13%
\$400,000 to \$499,999	6,690	\$400,000 to \$499,999		7%
\$500,000 to \$749,999	6,744	\$500,000 to \$749,999		7%
\$750,000 to \$1,000,000	2,462	\$750,000 to \$1,000,000		3%
\$1,000,000 or more	2,503	\$1,000,000 or more		3%
Total Owner occupied Housing Units	97,217			
Median Housing Value	\$214,000			