

5131 14TH ST. W, BRADENTON, FL
FOR SALE

RE-PURPOSING OF BUILDING OR RE-DEVELOPMENT OPPORTUNITY

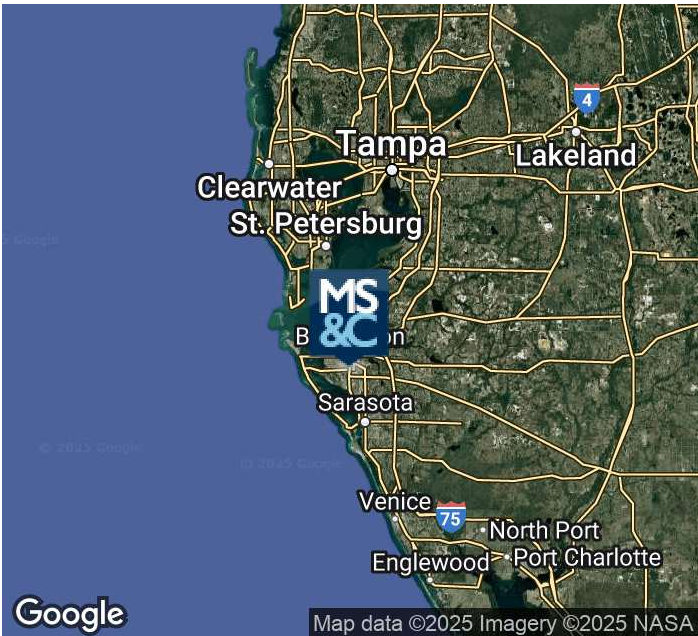


ADDRESS

5131 14th Street W.
Bradenton, FL 34207

PROPERTY FEATURES

- 5.99 Acre site with +-1 Acre of Uplands; 7,468 SF Building
- Second-Generation Restaurant & Bar, with existing Hood System and Walk-In Cooler
- Daily Traffic Count: 46,500 VPD
- Zoned General Commercial, allowing for a wide range of commercial uses
- Ideal for re-development, expansion, or adaptive reuse
- Located in a high-growth corridor near new commercial developments, including a recently opened Chick-fil-A



PRESENTED BY:

G. RIVER WEST

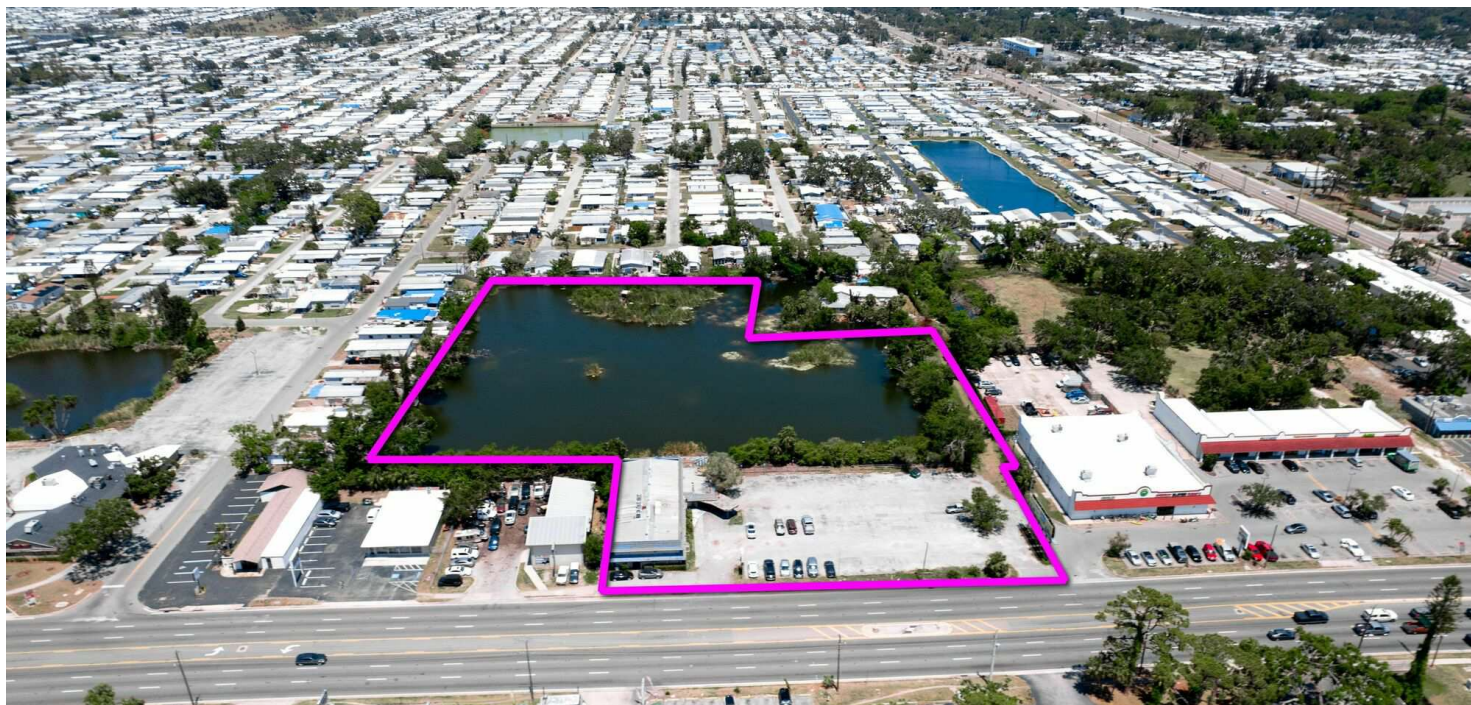
Senior Commercial Advisor
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	1 Mile	3 Miles	5 Miles
Total Households:	8,970	50,845	85,968
Total Population:	19,622	121,070	201,714
Average HH Income:	\$53,230	\$67,552	\$75,520

EXECUTIVE SUMMARY

5131 14TH STREET W, BRADENTON, FL 34207



Sale Price **\$1,200,000**

EXECUTIVE SUMMARY

Building Size: 7,468 SF

Lot Size: 5.99 Acres/+1 Acre of Uplands

Year Built: 1981

Renovated: 1995

Zoning: GC (General Commercial)

Market: Southwest Florida

Submarket: South Bradenton

Traffic Count: 46,500 VPD

PROPERTY OVERVIEW

Now available for purchase, 5131 14th Street W presents a rare opportunity to acquire a high-exposure commercial property in the heart of one of Bradenton's most active commercial corridors. Situated on 5.99 Acres with approximately 1 Acre of Uplands, the site offers flexible potential for re-development, expansion, or re-purposing for occupancy.

The property features +272 feet of frontage along Tamiami Trail (US-41), with a daily traffic count of 46,500 vehicles, and includes two points of ingress/egress for seamless access and circulation. The existing 7,468 SF building is configured as a Second-Generation Restaurant & Bar, complete with a Hood System and Walk-In Cooler—providing a valuable buildout for a range of future uses.

Given its General Commercial Zoning, the property allows for a wide array of commercial uses, while also offering exceptional frontage and exposure. It stands within a growth corridor near ongoing commercial development, including the recently opened Chick-fil-A nearby, making it a strong candidate for owner-users, investors, and developers seeking long-term value in a strategic location.

LOCATION & SITE DESCRIPTION

5131 14TH STREET W, BRADENTON, FL 34207



THE LOCATION

Located along the bustling 14th Street W. (Tamiami Trail) corridor and 0.2 Miles North of FL-70, this property benefits from high visibility and traffic in one of Bradenton's primary commercial thoroughfares. Bradenton is experiencing significant growth, with notable developments such as the SeaFlower mixed-use community, which plans to introduce over 4,000 homes, apartments, and commercial spaces on 1,175 acres in West Bradenton. In the immediate vicinity on 14th St. W, recently completed developments include a new Chick-fil-A and 18,000+ SF of Flex Space.

Additionally, the city has approved a transformative downtown redevelopment project called The Vias at Bradenton, including a 20-story condominium, 130-key hotel, apartments, and public green areas along the Manatee River. Efforts to enhance community amenities are also underway, with the planned City Park aiming to connect downtown Bradenton to the Village of the Arts and the 9th Street West entertainment district.

Bradenton offers a blend of cultural attractions, including the Bradenton Riverwalk, a 1.5-mile public green space along the Manatee River, and the Village of the Arts, a vibrant community of artists and galleries. The city's strategic location provides easy access to major transportation routes, beaches, and neighboring cities like Sarasota and Tampa.

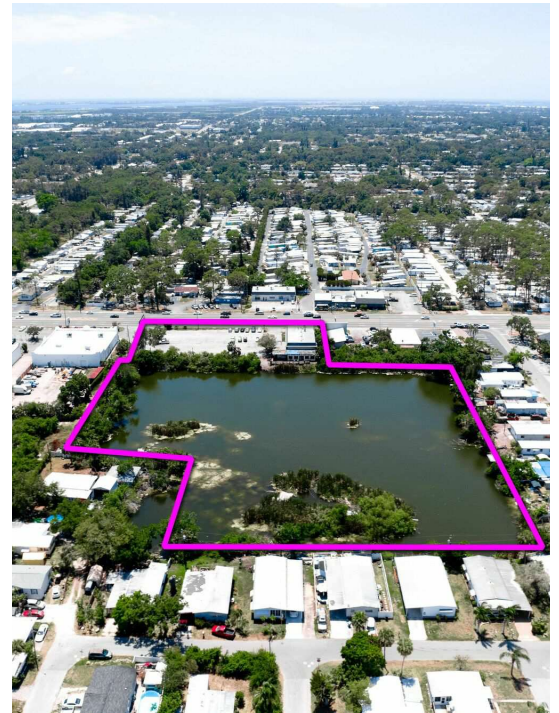
THE SITE

This property offers approximately 272 feet of frontage and exposure to 46,500 vehicles per day, making it a high-visibility site along one of Bradenton's primary commercial corridors. The parcel totals 5.99 acres, including +/- 1 acre of Uplands, and features two points of ingress and egress for convenient site access and circulation.

The building on site is 7,468 SF (5,600 SF business area), with its prior use being a Restaurant and Bar with the Hood System and Walk-In Cooler still in place, offering functional value for a range of future uses. The property's size, layout, and commercial corridor location make it well-positioned for various redevelopment or adaptive reuse opportunities.

THE SITE

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Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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THE BUILDING

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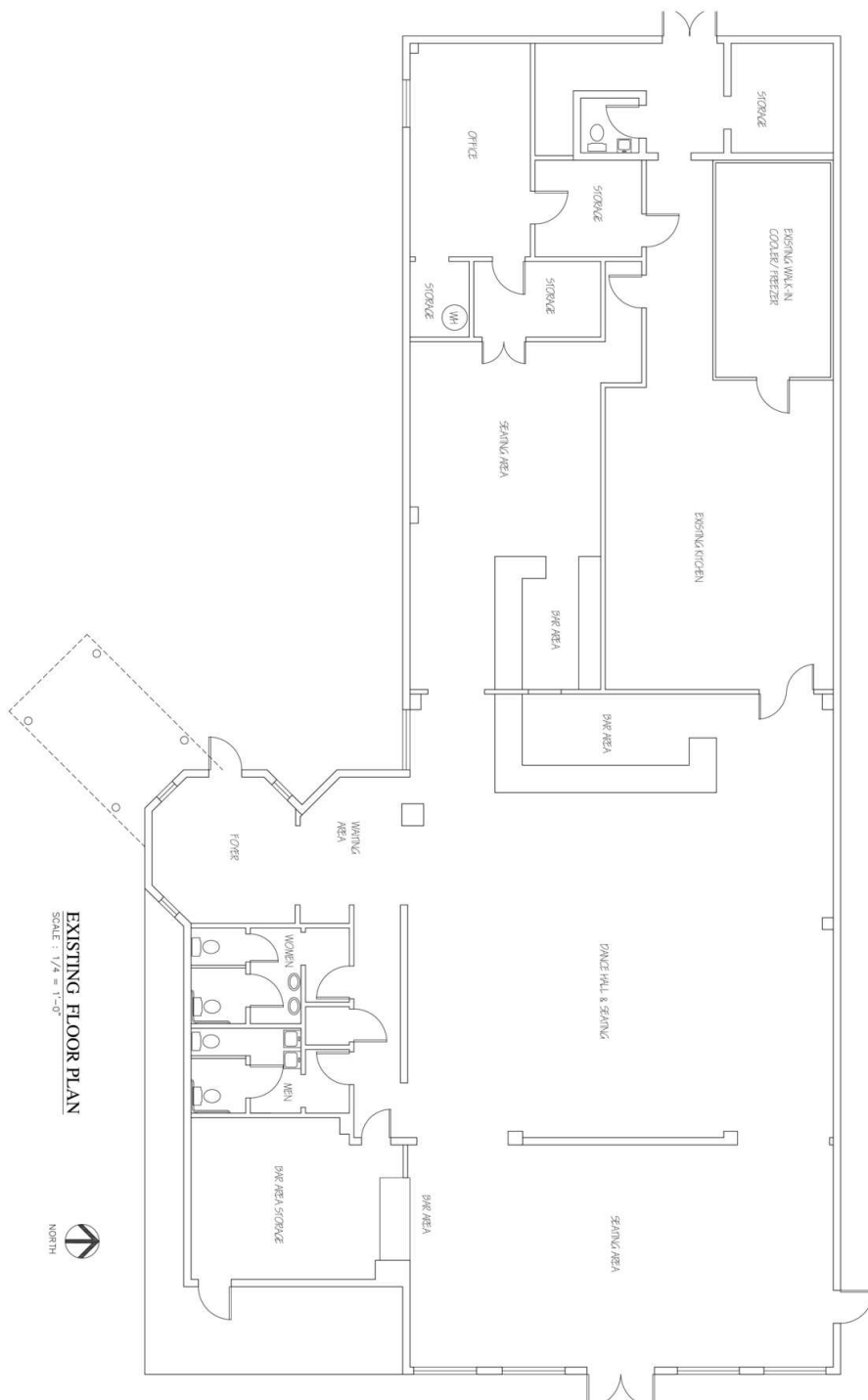
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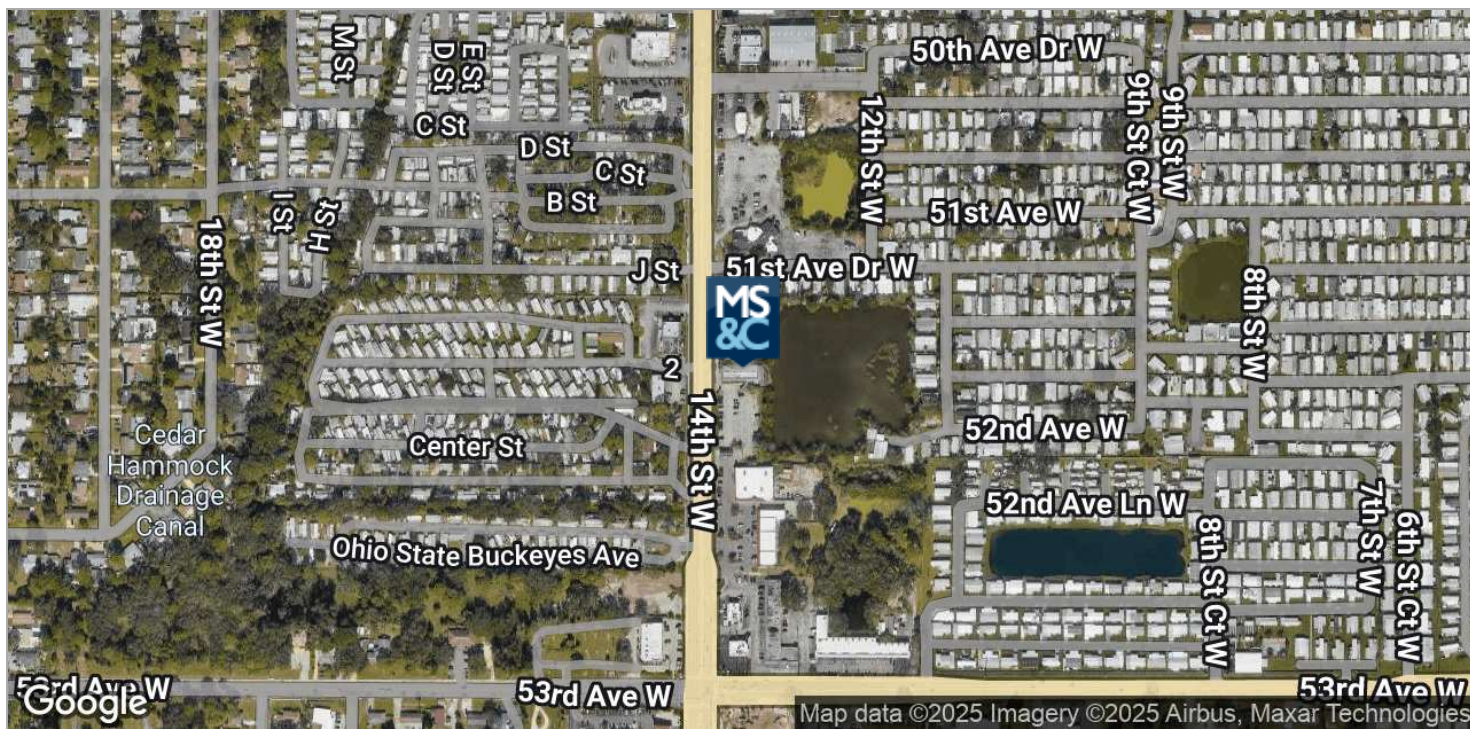
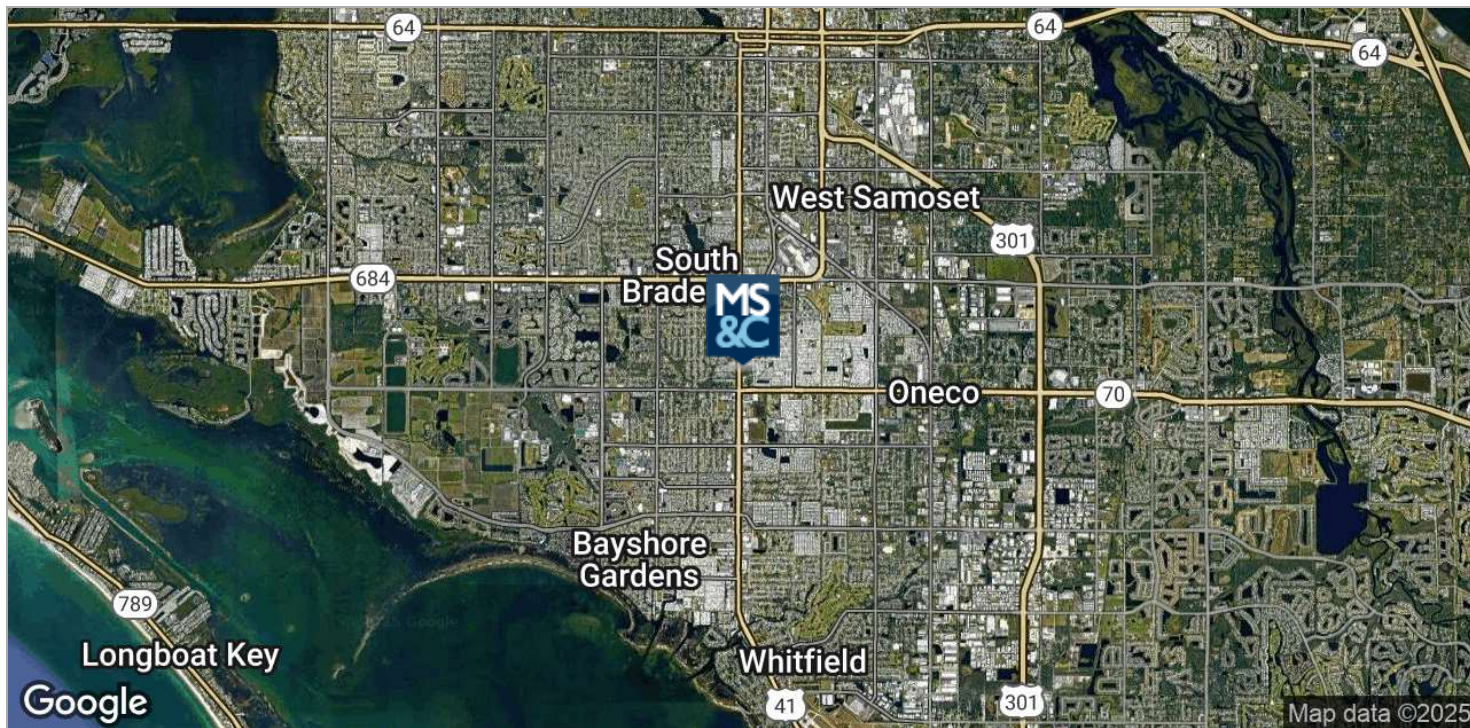
BUILDING & SITE PLANS

5131 14TH STREET W, BRADENTON, FL 34207



LOCATION MAPS

5131 14TH STREET W, BRADENTON, FL 34207



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RETAILER MAP

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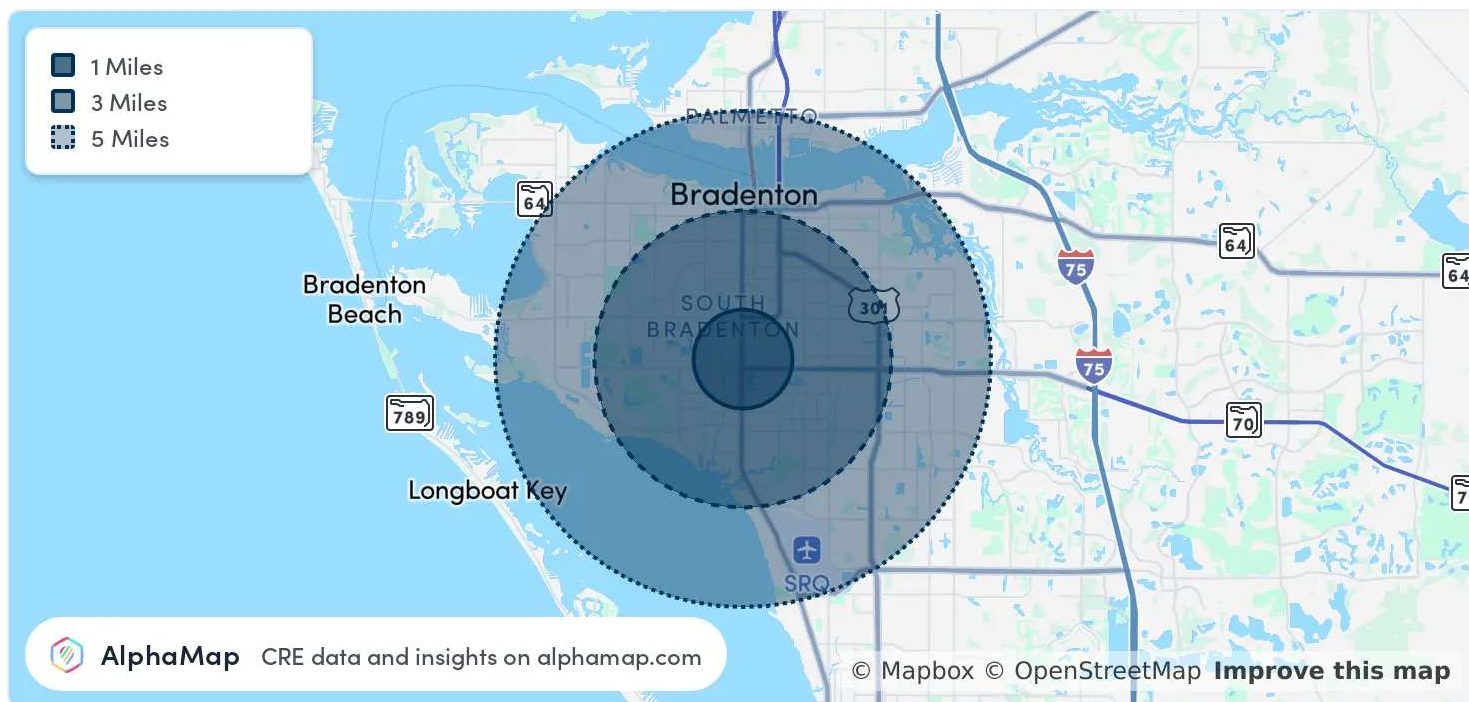
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DEMOGRAPHIC SUMMARY

5131 14TH STREET W, BRADENTON, FL 34207



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,622	121,070	201,714
Average Age	44	44	46
Average Age (Male)	44	43	45
Average Age (Female)	45	45	47

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,970	50,845	85,968
Persons per HH	2.2	2.4	2.3
Average HH Income	\$53,230	\$67,552	\$75,520
Average House Value	\$169,541	\$229,545	\$289,910
Per Capita Income	\$24,195	\$28,146	\$32,834

Map and demographics data derived from AlphaMap

MEET YOUR ADVISOR BIOGRAPHY



G. RIVER WEST

Senior Commercial Advisor

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FL #3619267 // TN #347765

PROFESSIONAL BACKGROUND

River West is a dedicated commercial real estate agent with an academic background that provides a strong analytical foundation—insights he leverages to deliver value-driven results for his clients. Licensed in both Florida and Tennessee, River brings multistate experience and professionalism to every transaction. He has successfully completed numerous complex 1031 Exchange transactions, representing both buyers and sellers—including clients exchanging out-of-state assets into Florida investments.

Currently, he represents various developers and brands to assist with the successful site acquisition and execution of commercial developments via ground leasing and build-to-suits throughout the United States. He also manages the leasing of a variety of retail and office centers throughout Southwest Florida, along with providing exclusive tenant representation to select brands.

River is committed to ensuring every client's goals are met with precision, diligence, and a high level of service.

EDUCATION

University of Florida

- Bachelor's Degree in Business Administration, specialized in Business and Economic Geography
- Minor in Real Estate

MEMBERSHIPS

- Past University of Florida Finance Group Member
- Past University of Florida Real Estate Society Member

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.