



EXECUTIVE PROPERTY MANAGEMENT GROUP

1751 MOUND STREET, SUITE 206 SARASOTA, FL 34236
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GARYLANDSMAN@COMCAST.NET

5107 14TH STREET WEST
BRADENTON, FL 34207

FORMER RED BARN GUN SHOP FOR NOW AVAILABLE FOR RENT

THIS PROPERTY MEASURES 3,232 SQUARE FEET AND SITS ON A LOT THAT IS 9,726 SF (.22 ACRE). THE LOCATION IS RIGHT ON U.S. 41/TAMIAMI TRAIL, WITH EXTREMELY HIGH VISIBILITY AND A HIGH TRAFFIC COUNT OF 44,500 ADT. THIS IS A FREE-STANDING BUILDING THAT SITS ON THE CORNER OF RTE. 41 AND 51ST STREET. THIS LOCATION IS JUST SOUTH OF WING HOUSE; JUST NORTH OF STARBUCKS AND DUNKIN DONUTS, AND NEXT TO BENJAMIN MOORE PAINTS.

THIS PROPERTY HAS A ZONING DESIGNATION OF GC, GENERAL COMMERCIAL AND HAS PARKING FOR 12 VEHICLES.

THE PROPERTY COMES WITH FANTASTIC SIGNAGE FACING BOTH NORTH AND SOUTH ON TAMIAMI TRAIL, WITH HUGE SIGNAGE AVAILABLE ON THREE SIDES OF BUILDING, FACING 14TH STREET.

THE RENTAL SPACE INCLUDES- ALL CABINETS, GUN RACKS, GUN SAFE, SECURITY FEATURES, ETC.

THE RENT FOR THIS WELL-LOCATED PROPERTY IS \$7,950 MO., NNN (\$29.52 PSF). FLOOR PLAN AND SURVEY AVAILABLE.

NOTE- OWNER WILL REPAINT INTERIOR AND EXTERIOR AND REPAIR, SEAL AND RESTRIPE PARKING LOT

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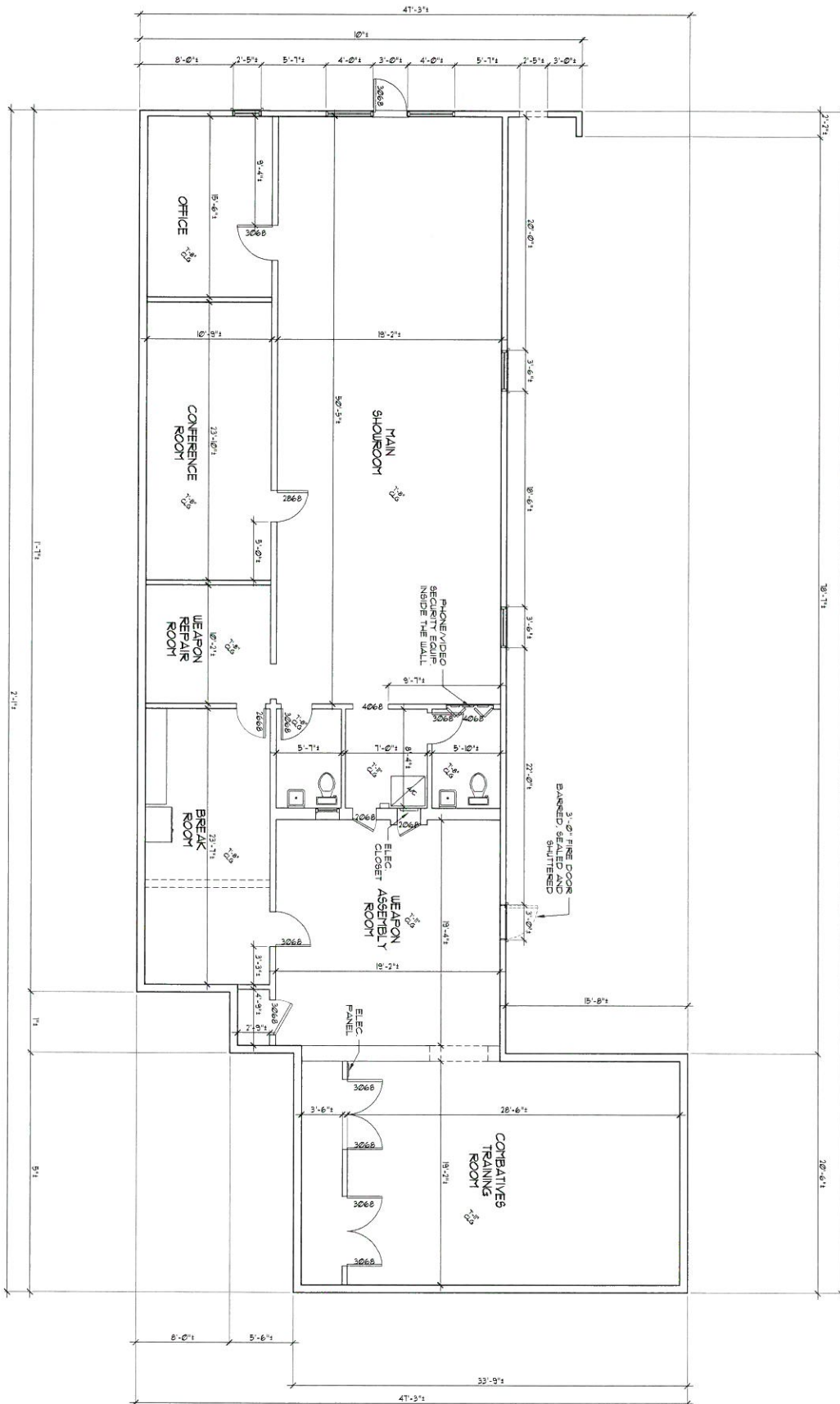


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14th STREET (US-41) NORTHBOUND.

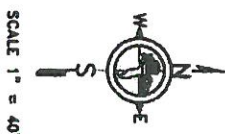


NOTE: ALL DIMENSIONS ARE APPROXIMATE BASED ON THE SKETCH PROVIDED AND THE AS-BUILT CONDITIONS MEASURED IN PLACE. EXACT MEASUREMENTS MUST BE FIELD VERIFIED.

TOTAL UNIT SQUARE FEET = 22000

SHEET # 1 OF 1	FINE IMPRESSIONS STUDIOS DRAFTING & DESIGN <i>Jeffrey M. Wilson</i> 920 59th Street West Bradenton, FL 34209 941.526.6508	TITLE: 5107 14th Street West Bradenton, Florida 34205		CLIENT: 11/01/20	
		AS-BUILT DATE:		FINAL DRAFT:	
		REVISIONS:		REVISIONS:	
		DESIGNED BY: J.M.W.		DESIGNED BY:	

NOT FOR PAVING, CONSTRUCTION OR FENCE CONSTRUCTION
SURVEY SKETCH OF
 BOUNDARY SURVEY & VISIBLE IMPROVEMENTS



ORIGINAL SURVEY DATE : 8/14/09

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL
SURREY IS VALID FOR 90 DAYS. PLEASE REFER TO REVERSE SIDE OF SHEET 1 OF 2 FOR

SEE SHEET 1 OF 2 FOR SYMBOLS, LEGENDS
AND REPORT OF SURVEY

UNLESS VERIFIED AND APPROVED BY THE SUPERVISOR SIGNED HEREON
APPROVED FOR _____

DRAFT DATE: 8/17/08	CHECKED BY:	SCALE: 1"=40'	PROJECT #: 09-281
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