

Highly Visible Restaurant Sublease



FOR SUBLEASE

4304 W. 14th Street
Bradenton, FL

TOM CHAMBLEE
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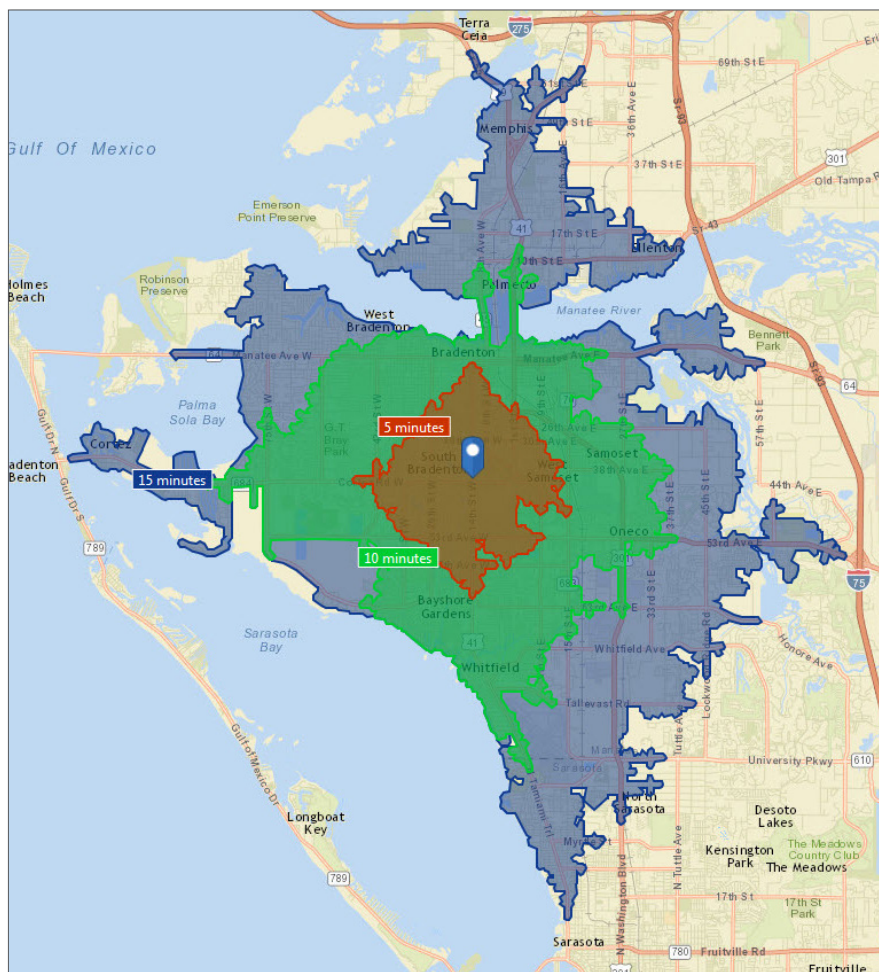


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Key Features/Highlights

- Excellent visibility on one of the main intersections in Manatee County
- 100,000± cars daily at the intersection
- Restaurant includes 1,500± SF patio, multiple walk-ins, large hood, grease trap, and furniture. Other uses possible.



Demographics & Property Information

- › Building Size: 2,516 SF
- › Land Size: .34 Acres
- › 2015 Real Estate Taxes: \$5,187.35
- › Parking: Cross parking with Rooms to Go
- › Zoning: PD-C
- › Land Use: ROR
- › New roof and ceiling repairs completed
- › Located off lighted intersection at Cortez Rd. & 14th St. W.
- › Located in Best Buy/Dick's/Lowe's shopping center near numerous retail, restaurants, and hotels. Half mile from the Bradenton Square Mall.
- › 8 miles to Bradenton Beach, 11 miles to Anna Maria Island, and 13 miles to Long Boat Key make this location ideal for taking advantage of the thousands of beach visitors each year

Sublease Rate: Reduced!

\$60,000 per year (\$23.85 per SF, NNN)
\$5,000 per month

Demographics

	1 Mile	2 Miles	3 Miles
Total Population:	17,170	59,874	110,137
Total Households:	8,220	26,005	46,414
Average Household Income:	\$37,933	\$44,536	\$49,647
Median Age:	44.2	42.3	41.5
Total Businesses:	859	2,357	4,482
Total Employees:	7,759	20,409	48,395

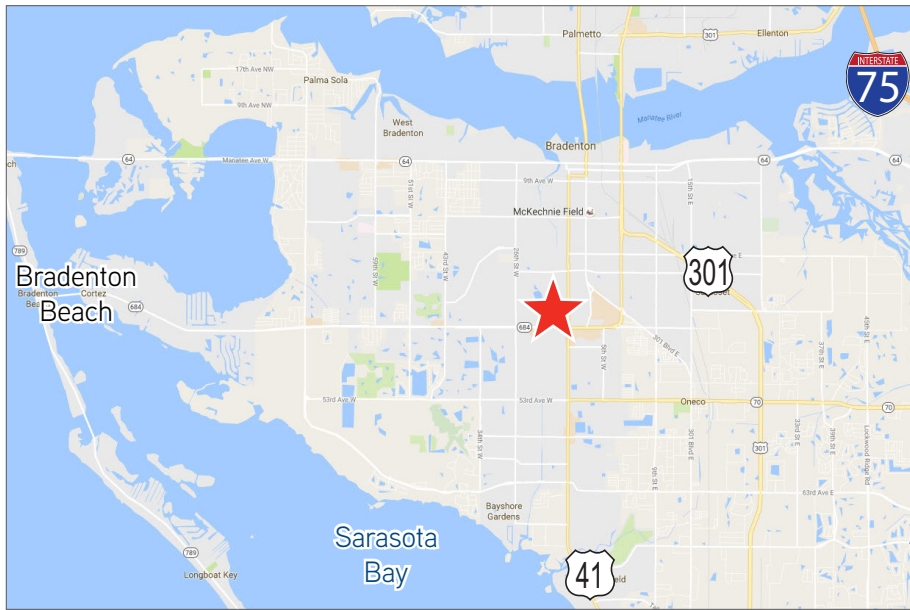
	5 Min	10 Min	15 Min
Total Population:	42,837	135,484	221,383
Total Employees:	\$16,315	\$68,409	\$103,580
Average Household Income:	\$39,074	\$48,569	\$54,118

Traffic Count Map



Retail Map





Contact Us

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