



Freestanding Retail Building for Sublease

3108 1st Street W
Bradenton, FL 34208

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KEY FEATURES/HIGHLIGHTS

This appealing restaurant building with drive-thru is located just north of DeSoto Square Mall, providing a good customer draw by the property. It has exceptional access and high traffic volume and could be another restaurant or other retail or office use.

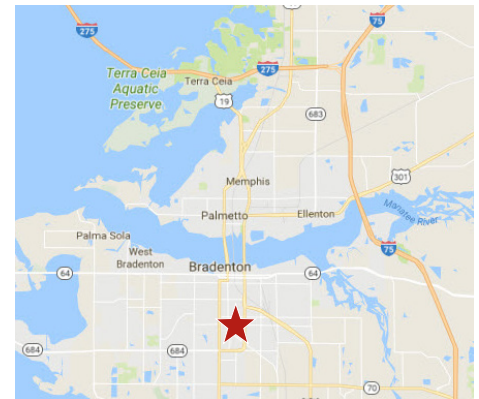
This location has all the necessary ingredients: high traffic volume, dense population, sizable daytime population - to house another highly successful retail/restaurant concept.

- › Building Size: 1,254± square feet
- › Year Built: 2010
- › Land Size: 21,780± square feet (0.50± acres)
- › Parking: Approximately 16 spaces
- › Traffic Counts (FDOT 2016): 40,500 cars per day on 1st St W
- › Zoning: GC (General Commercial)
- › 2016 Real Estate Taxes: \$6,228.68
- › Sublease Rate: \$36,417.15 per year (\$29.04 per SF NNN), \$3,034.76 per month
- › Master lease expires August 1, 2028

FOR SALE OR FOR LEASE

Location & Surrounding Retail

3108 1st Street W, Bradenton, FL 34208



Demographics By Mile*			
	1-Mile	2-Mile	3-Mile
Total Population	26,977	126,196	229,730
Daytime Population	17,603	64,968	111,726
Ave. HH Income	\$40,802	\$43,806	\$50,074
Median Age	36.0	39.6	40.5
Total Households	5,508	55,076	106,585

*Source: ESRI

Demographics By Drive Time*			
	5 Minutes	10 Minutes	15 Minutes
Total Population	26,977	126,196	229,730
Daytime Population	33,161	134,579	236,326
Ave. HH Income	\$42,131	\$51,159	\$59,232
Median Age	39.6	39.9	45.4
Total Households	10,880	50,947	96,507

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