



ADDRESS

**3601 14th St W  
Bradenton, FL 34205**

**PROPERTY FEATURES**

- High Visibility
- Corner Location
- Appeal for user, developer, or investor
- Direct frontage on primary urban North/South corridor
- Large Pole Sign - Grandfathered in

	1 Mile	3 Miles	5 Miles
<b>Total Households:</b>	7,120	41,630	73,622
<b>Total Population:</b>	17,140	102,717	181,219
<b>Average HH Income:</b>	\$38,075	\$46,562	\$51,578

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

**BENJAMIN BAKKER**

Senior Commercial Advisor

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Commercial

## TURTLE BAY LOUNGE RETAIL PROPERTY

360114TH ST W, BRADENTON, FL



### OFFERING SUMMARY

Building Size:	5,106 SF
Available SF:	
Lot Size:	1.081 Acres
Price / SF:	\$141.99
Year Built:	1977
Zoning:	GC,RSF-6
Market:	Tampa Bay
Submarket:	Sarasota-Bradenton
Traffic Count:	30,000

### PROPERTY OVERVIEW

PLEASE RESPECT SELLER'S WISH FOR CONFIDENTIALITY!

This full one acre site is brimming with potential for a wide array of uses. For the savvy investor looking for a good return of capital, the parcel features a corner location hospitality business that has been in business for a substantially long amount of time, and in addition features a large duplex (approx 2,058 sq. ft.) that has a shared pool in the back.

For the developer who is looking for the next great acquisition site - this parcel features tons of visibility and open space options on a corner location and features new development happening all around it. This parcel can even appeal to the hospitality-based owner/user who would like to take over operations of the bar and have the added luxury and financial security of having residential tenants on the rear of the property offsetting your operating costs.

All in all, this property has wide appeal to an active buyer looking for a great investment! Call us today for more information on the site or to schedule a walk through tour.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Benjamin Bakker**

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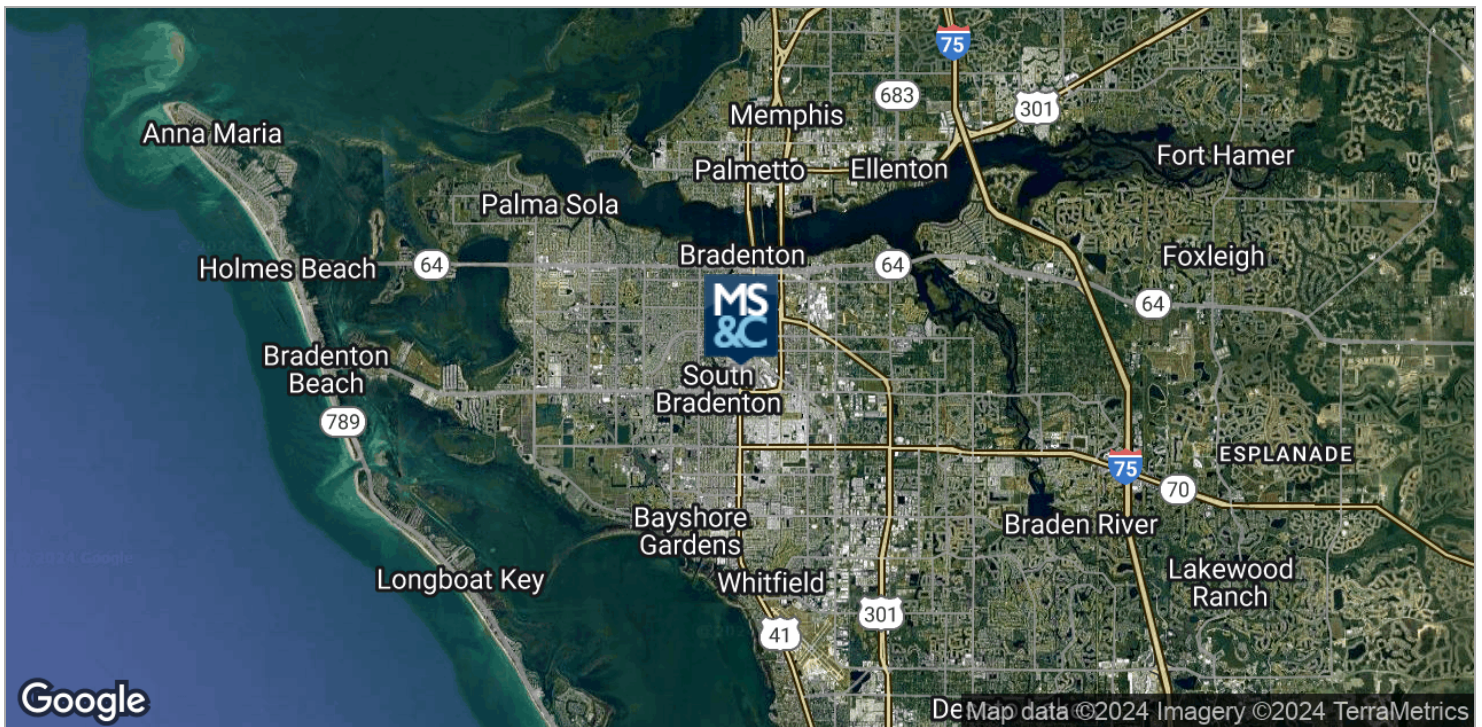
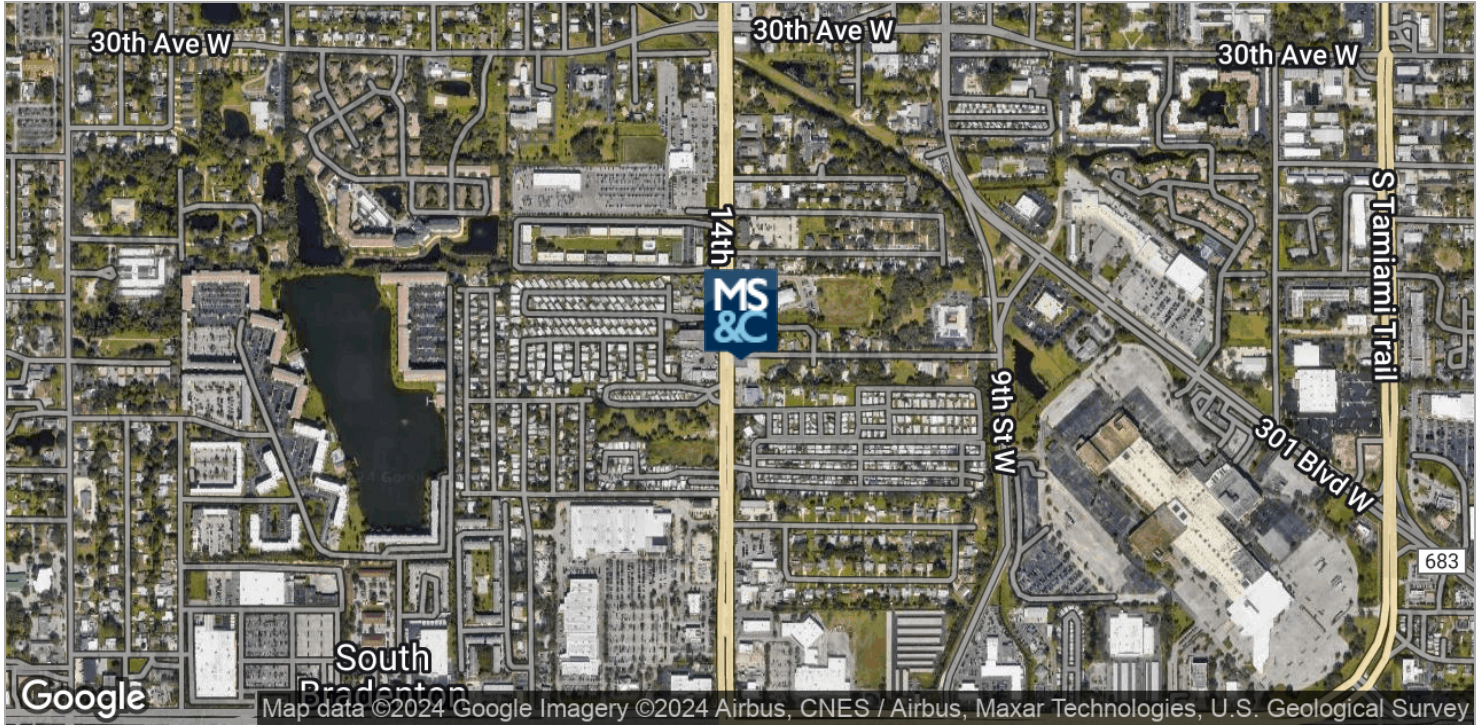




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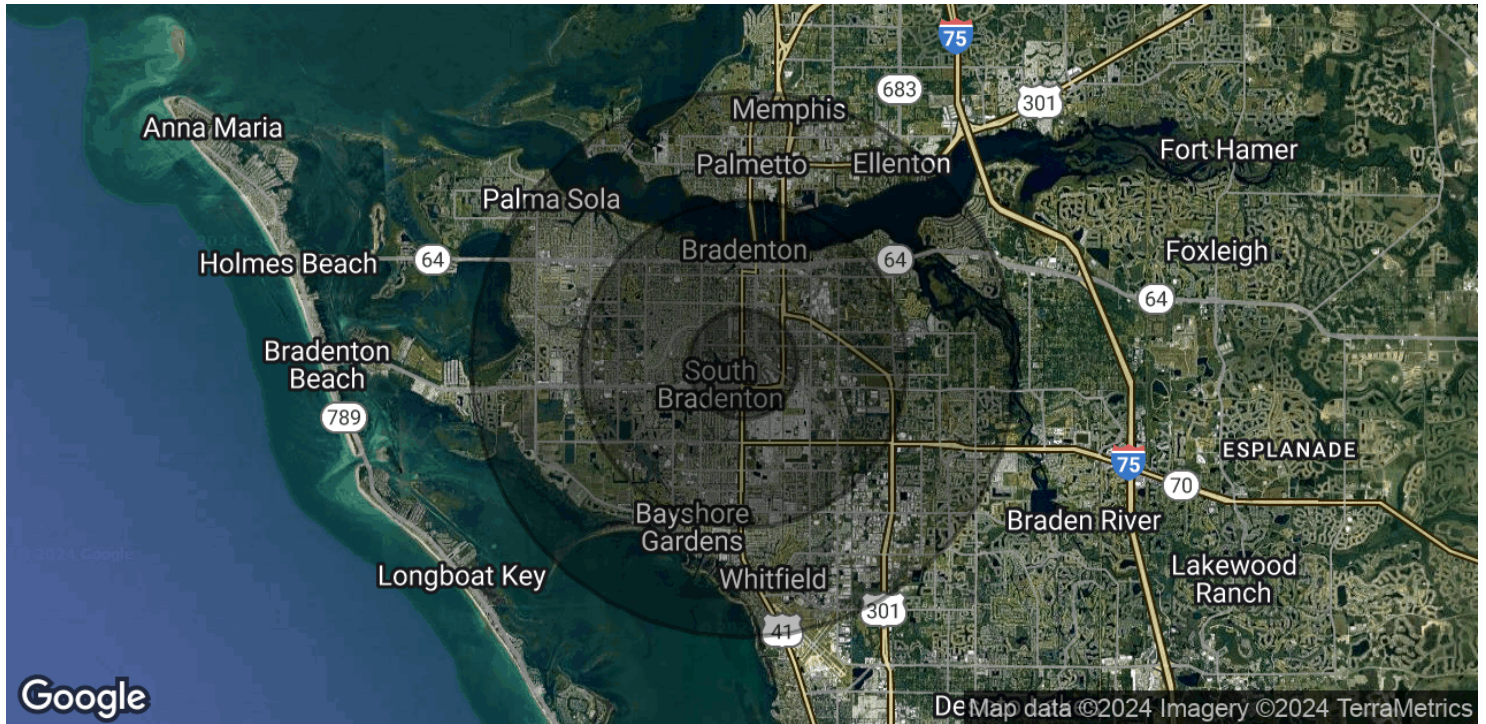




Commercial

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360114TH ST W, BRADENTON, FL



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,140	102,717	181,219
Average age	37.9	40.7	42.3
Average age (Male)	35.9	39.3	40.9
Average age (Female)	39.3	42.1	43.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,120	41,630	73,622
# of persons per HH	2.4	2.5	2.5
Average HH income	\$38,075	\$46,562	\$51,578
Average house value	\$134,881	\$190,407	\$221,676

\* Demographic data derived from 2020 ACS - US Census

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**BENJAMIN BAKKER**

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**PROFESSIONAL BACKGROUND**

As a lifelong resident of the suncoast, Ben Bakker brings a wealth of community knowledge to the Commercial division of Michael Saunders & Company. With an extensive background in sales and client relations that began with over 13 years in the sign sales industry. Extraordinary levels of community relationships built through years of networking have given him tremendous success, & make him a natural choice to serve your commercial real estate needs throughout Manatee & Pinellas Counties.

Ben previously served as Vice President of HJB Properties for over 8 years, a family-owned commercial property entity. Where he oversaw management, development, leasing & tenant relations for the multiple parcels of commercial real estate, office buildings & warehouses that he & his family hold throughout Manatee County.

A 2010 graduate of Leadership Manatee, He is deeply committed to the continued growth, revitalization & redevelopment of his hometown. Currently he holds positions with the Chamber's Downtown Redevelopment Committee (Chairman) & Manatee Co. Infill Redevelopment Taskforce, & was appointed by Mayor Wayne Poston to serve as Chairman of the Planning Commission for the City of Bradenton. A past Chairman of the Manatee Young Professionals, Leadership Manatee Alumni Association and Manatee Tiger Bay Club - he has also served on the board of directors for three additional community non-profits - including serving as a founding board member of Realize Bradenton.

Ben was named one of 2014's "People To Watch" by Biz941 Magazine & awarded a medal of honor as a "Magnetic Man of Manatee County" for distinguished citizenship. In addition to being named Michael Saunder's "Top Rookie" in 2014 and the Tampa Bay Business Journal's "40 under 40" list in 2015. He has also received the 2016, 2017, 2018, 2019 & 2020 MS&C Masters Award & Top Producing Sales award as well as the 2017 "Raving Fan" as well as the 2018 & 2020 Presidents Award for highest sales in the division overall. In 2020, Ben was also bestowed the MS&C John McMahon Award by his peers.

He loves spending his spare time playing ice hockey, or volunteering as a guitarist & vocalist for Bayside Community Church.

**MEMBERSHIPS & AFFILIATIONS**

CCIM: Graduate of Levels 101, 102, 103 and 104