



IANBLACK
REAL ESTATE
THE PLACE FOR SPACE

FOUNTAINS SHOPPING CENTER

4808-4848 14th St W, Bradenton, FL 34207



PROPERTY OVERVIEW

Join Grand Buffet, Crunch Gym, Hooters & Fuzzy's Tacos. Extensive renovation program completed at The Fountains. Area retailers include Panera Bread, Chipotle, Starbucks & many more. Excellent signage on US 41 - 47,000 average cars daily.

Located on US 41 in Bradenton, FL.

Unit 4818 1,729 SF NNN \$16.95 SF/Yr Prior Retail Showroom
Unit 4812 1,844 SF NNN \$16.95 SF/Yr Prior Tae Kwon Do

PROPERTY SUMMARY

Lease Rate:	\$16.95 SF/Yr
Operating Expenses:	\$3.68 PSF
Available SF:	
Zoning:	PDC
Market:	Bradenton-Sarasota-Venice
Submarket:	US 41
Building Size:	72,795



Presented By:

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BRIE TULP, RPA®
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

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Join retailers such as Hooters, Crunch Fitness, Grand Buffet and Good Liquid Brewery!



Fountains shopping center is located at a lighted intersection on US 41 in Bradenton, FL

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	101,770	173,137	375,251
Average age	40.7	42.1	45.3
Average age (Male)	39.5	40.6	44.2
Average age (Female)	41.9	43.6	46.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	41,438	70,469	159,235
# of persons per HH	2.5	2.5	2.4
Average HH income	\$45,851	\$51,560	\$63,228
Average house value	\$178,221	\$217,092	\$281,977

* Demographic data derived from 2020 ACS - US Census

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