



FOUNTAINS SHOPPING CENTER
4836 14TH ST W, BRADENTON, FL 34207

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



PROPERTY SUMMARY

Available SF:

Lease Rate: N/A

Building Size: 72,795 SF

Zoning: PDC

Market: Bradenton-Sarasota-Venice

Sub Market: US 41

Cross Streets: Located between

PROPERTY OVERVIEW

Fountains Shopping Center is located in a heavy retail corridor in Bradenton, FL offering excellent visibility and easy ingress/egress on US 41. A popular destination for locals and tourists visiting the area. Coming Available - retail space next to Good Liquid Brewing with pylon and building signage.

PROPERTY HIGHLIGHTS

- Lease Rate: \$14.00 PSF NNN ; CAM Expense: \$3.25 PSF
- Join Grand Buffet, Crunch Gym, Hooters & Fuzzy's Tacos, Good Liquid Brewery, MobilFX and more
- 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
- Property is accessible via signalized intersection or direct ingress/egress onto Southbound US 41

Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207

LEASE TYPE	-
TOTAL SPACE	-
LEASE TERM	Negotiable
LEASE RATE	N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4828	-	9,620 SF	NNN	Call For Pricing	
4818	-	1,729 SF	NNN	\$16.95 SF/yr	
4812	-	1,844 SF	NNN	\$16.95 SF/yr	
4816	-	1,645 SF	NNN	\$16.95 SF/yr	
4808	-	4,243 SF	NNN	\$20.00 SF/yr	

Please Contact:

NICK DEVITO II, SIOR
 941.928.1243
 nick@ian-black.com

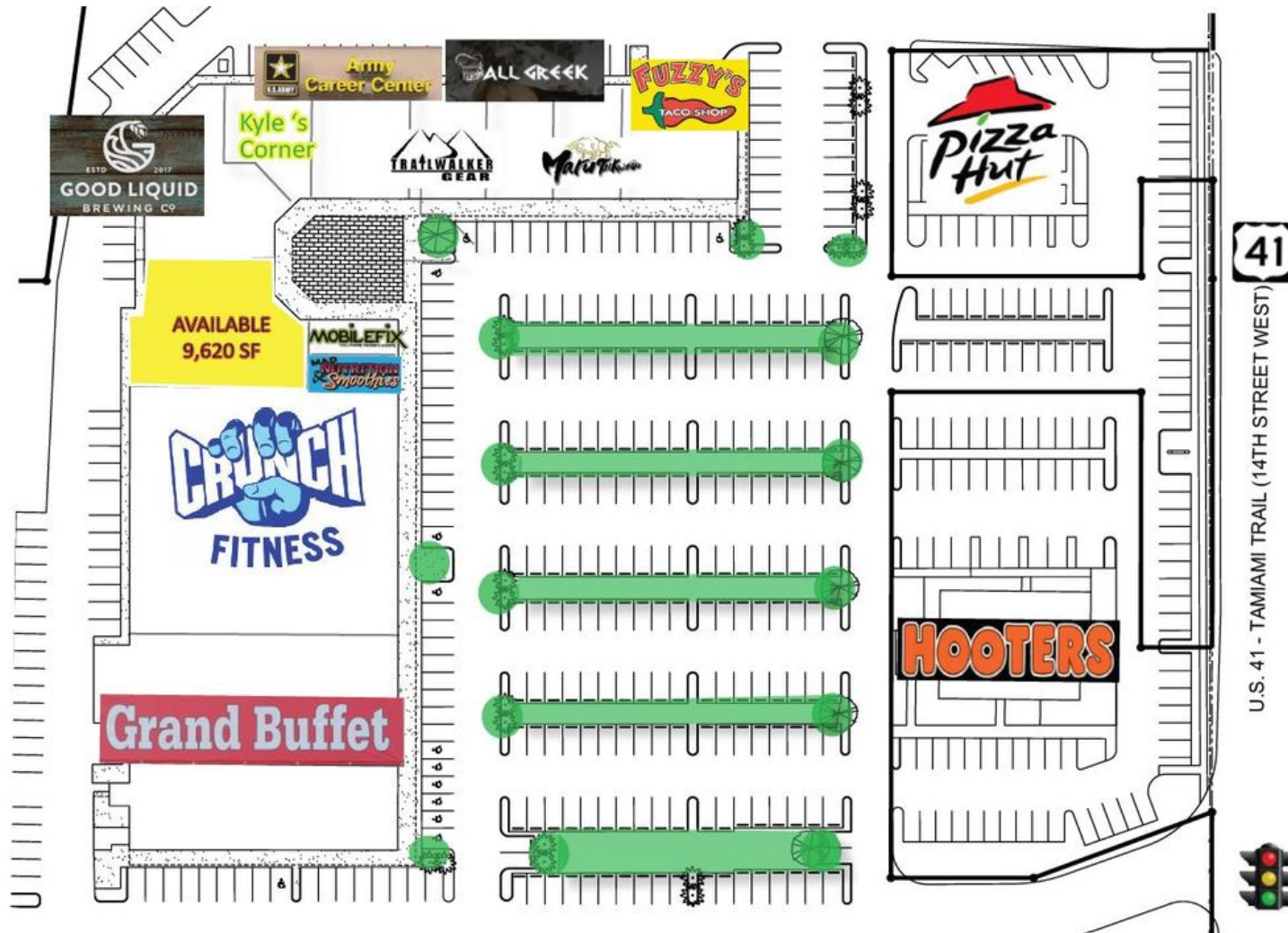
BRIE TULP, RPA®
 551.206.4390
 brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

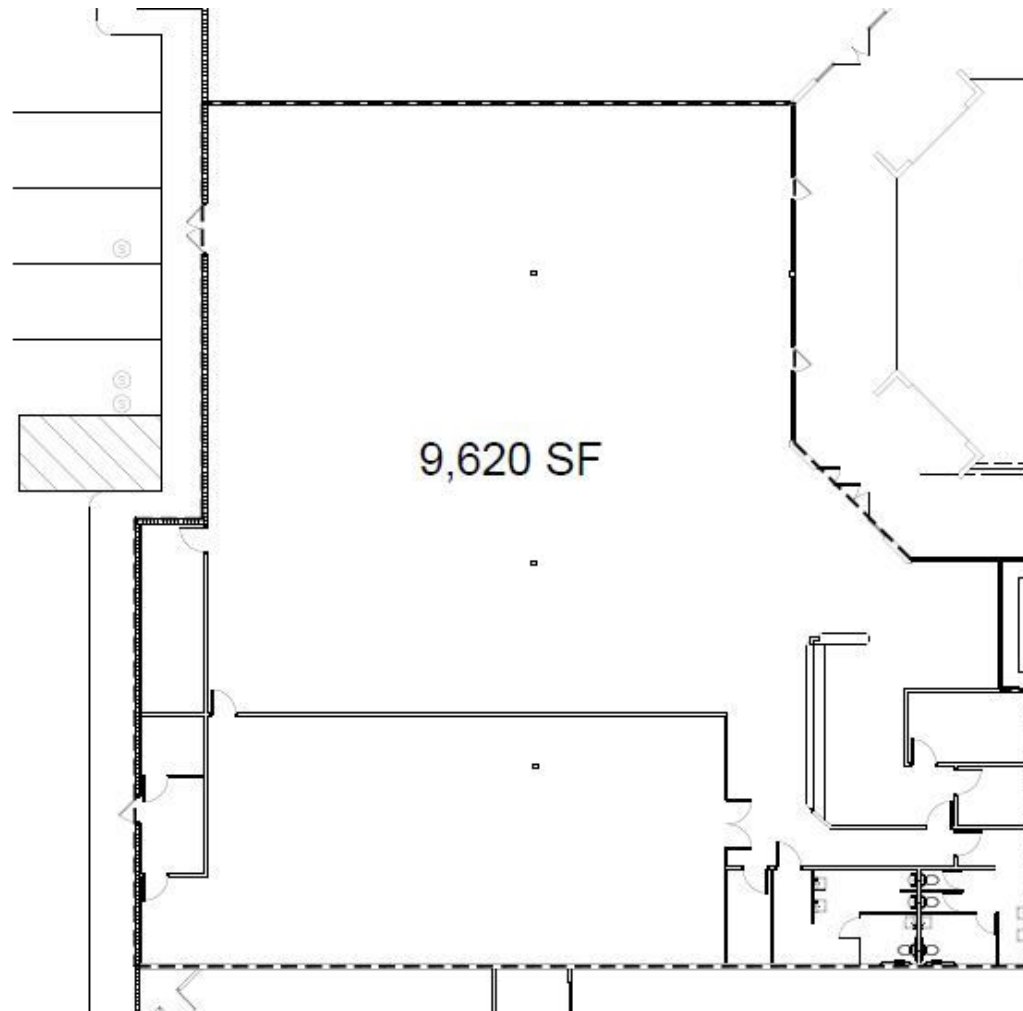
BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



1

FORMER LIVINGSTON'S BILLIARDS

All measurements must be verified on site

Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.
1 South School Avenue Suite 600 | Sarasota, FL 34237 | ian-black.com

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

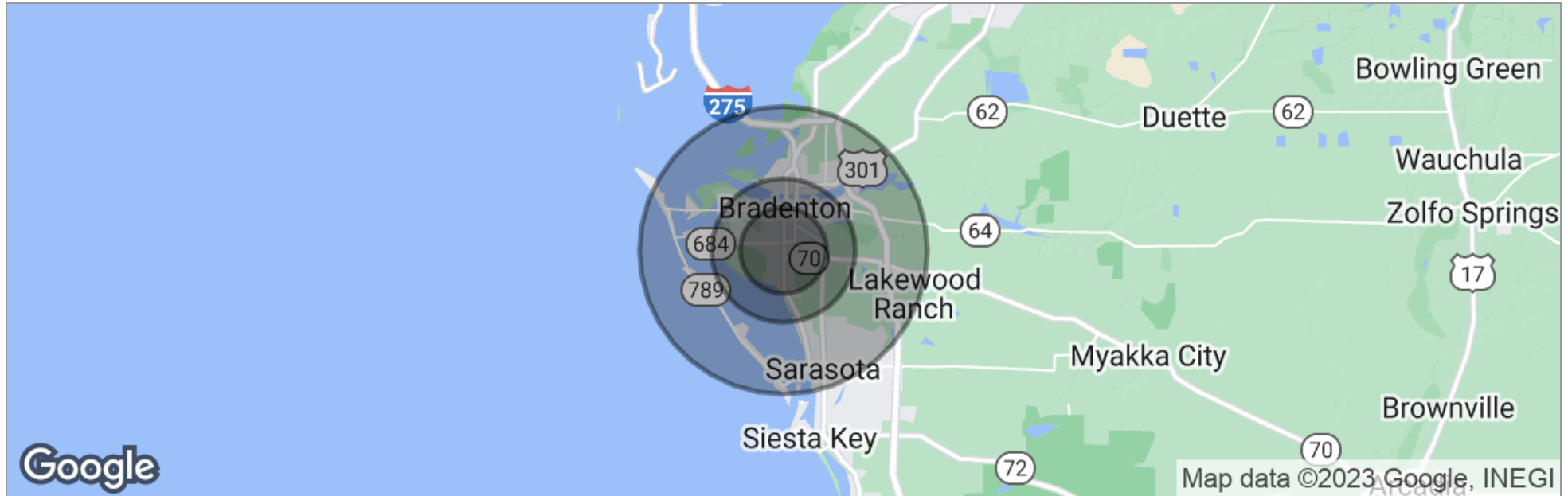
BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



	3 Miles	5 Miles	10 Miles
Total Population	101,770	173,137	375,251
Population Density	3,599	2,204	1,194
Median Age	40.7	42.1	45.3
Median Age (Male)	39.5	40.6	44.2
Median Age (Female)	41.9	43.6	46.6
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

Please Contact:

NICK DEVITO II, SIOR
 941.928.1243
 nick@ian-black.com

BRIE TULP, RPA®
 551.206.4390
 brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207



Source: Manatee County Economic Development Corporation

By the Numbers


328K
In Skilled Workforce

 **56**
Professional Degrees
Available

 **#3**
Ranked in Top 3
Areas in US for Well-
Being



Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207

NICK DEVITO II, SIOR Partner



1 South School Avenue
Sarasota, FL 34237

T 941.928.1243
C 941.928.1243
nick@ian-black.com

Professional Background

Mr. DeVito, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and in 2016 was named a partner in the firm. Over the years, he has successfully assisted clients with leasing, sales, and tenant representation for regional expansion of warehouse, office, and retail locations. Other specialties include acquisition and disposition of Investment, Owner/User and Real Estate owned properties for lending institutions and Trusts. Companies Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice, Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon and the Sarasota County Sheriff's Department to help assess the market in their relocation and to purchase of a 70,000 square foot office facility. From 2012 through 2019, Nick has achieved \$110,000,000 in sales representing a total of over 1,450,000 square feet of property.

Married for 30 years to Susan Kerstan-DeVito, in their downtime, they enjoy traveling, and their 5 kids, Dillon, Dalton, Danielle, Dustin & Duncan. Nick can also be spotted at numerous non-profit golf events!

Memberships & Affiliations

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR), where he serves as a Regional Director for the State Chapter. He is also a member of the International Council of Shopping Centers (ICSC); a member of the National, Florida, and Realtors Association of Manatee and Sarasota (RAMS); and a member if Commercial Investment Division (CID) of RAMS, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation; Lakewood Ranch Business Alliance; Gulf Coast Builders Exchange

Education

Bachelor of Arts - University of Florida, College of Business
CCIM Candidate

Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

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

Fountains Shopping Center

4836 14th St W, Bradenton, FL 34207

BRIE TULP, RPA® Sales Associate



1 South School Avenue
Sarasota, FL 34237

T 551.206.4390
C 551.206.4390
F 941.906.8228
brie@ian-black.com

Professional Background

Brianna Tulp, RPA® joined Ian Black Real Estate in early 2021 after relocating from New York City where she worked for the largest office landlord and fully integrated REIT. Her broad experience spanned Property Management, Building Services, and Underwriting. In her most recent role, Brianna was appointed Assistant Vice President of Underwriting.

In her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Within each role, Brianna brought a new level of service, successfully elevated procedures, and maintained excellent tenant and vendor relationships.

When she's not working on deals to benefit her clients, Brianna enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband, David.

Education

Brianna holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation, Florida Sales Associate license, and is currently completing her LEED Green Associate certification.

Please Contact:

NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

BRIE TULP, RPA®
551.206.4390
brie@ian-black.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.

1 South School Avenue Suite 600 | Sarasota, FL 34237 | ian-black.com 11