

DESOTO JUNCTION

3611 E. 1st Street | Bradenton, FL

±12,798 SF SPACE AVAILABLE



JOIN DOLLAR GENERAL MARKET, DD'S DISCOUNT, RENT-A-CENTER AND OTHERS

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HIGHLIGHTS

- Prime location in Bradenton, FL – one of the fastest-growing U.S. markets.
- Available spaces: ±2,400 - ±12,798 SF
- On US Hwy 41, across from Desoto Square Mall redevelopment.
- Strong retail demand + heavy traffic flow.
- Co-tenancy with dd's Discounts, Dollar General Market, American Institute of Beauty & others.

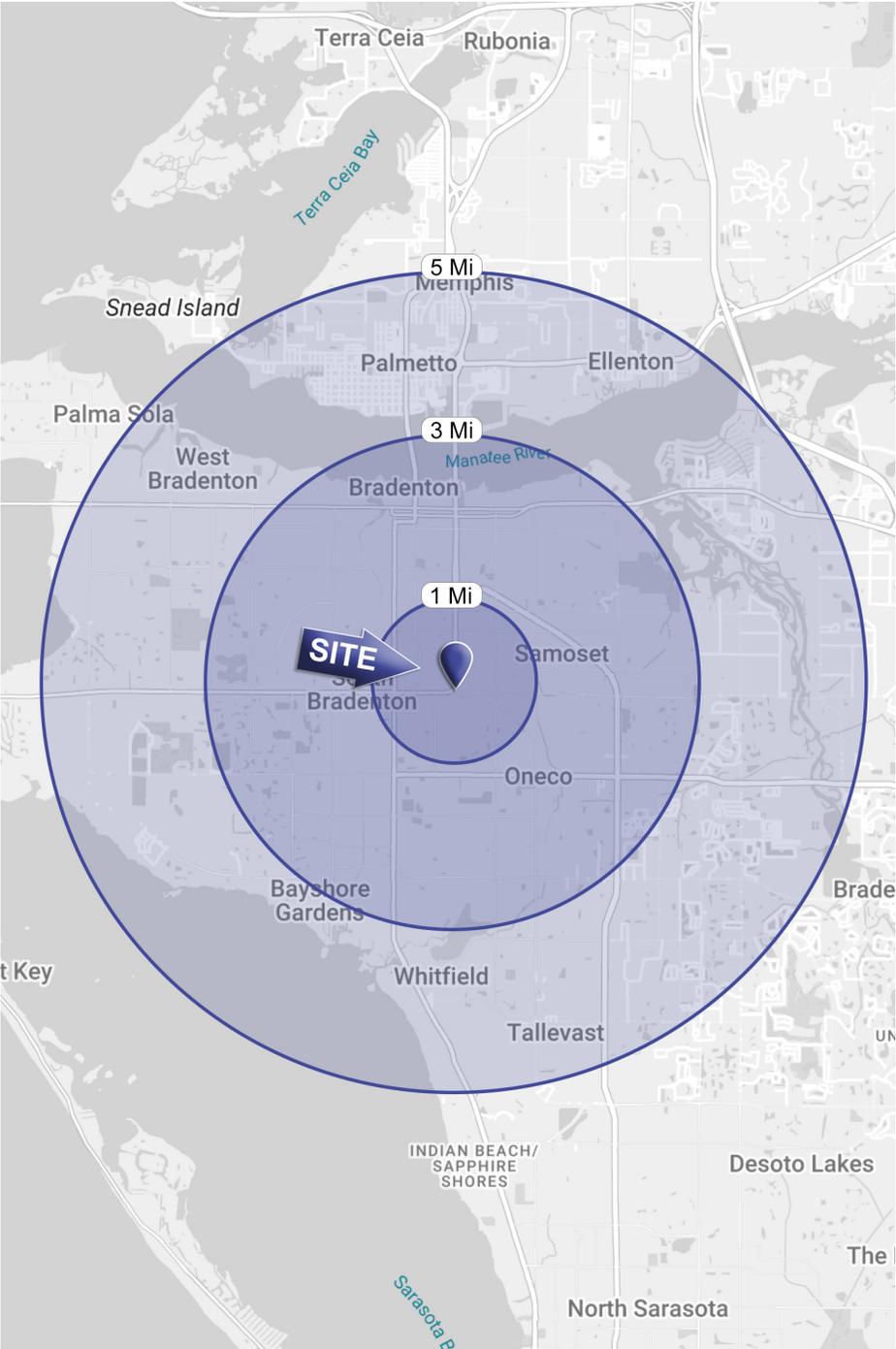
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,259	122,085	219,300
Households	6,124	49,991	92,791
Employees	4,052	41,750	81,789
Avg. Household Income	\$52,639	\$64,662	\$76,171

	5 Minute	10 Minute	15 Minute
Population	16,647	107,381	224,059
Households	6,480	43,201	94,823
Employees	6,833	40,785	85,495
Avg. Household Income	\$51,203	\$63,902	\$75,999

TRAFFIC COUNTS

Courtenay Pkwy	34,000 VPD
Tamiami Trail	39,500 VPD





Bay	Tenant	SF
110	Izumi Japanese Steakhouse and Sushi Bar	5,100
160	Amscot Financial	2,800
210	Pizza Hut	1,500
230	Sunshine Thrift	17,300
330	Kaprichosa Salon	650
400	dd's Discount	22,500
510	Rent A Center	5,500
520	Available	4,950
530	Orthodontic Centers of FL	2,589
620	Golden Diamond Spa	2,761
630	Legacy Studio Barbershop	1,600
640	Sebanda Insurance	1,500
650	Bright Now Dental	3,000
710	Available	3,200
720	Available	2,000
730	AIB-Offices	1,200
820	AIB-American Institute of Beauty	8,880
910	Available	2,400
920	Available	2,640
1010	Hounds Town USA	5,640
1100	Dollar General Market	24,000
1150	Available	12,798
1200	Max Furniture	15,912



±2,000-3,200 SF
AVAILABLE

±2,400-2,640 SF
AVAILABLE

±4,950 SF
AVAILABLE

±12,798 SF
AVAILABLE

Manatee River

