

# Desoto Junction

3611 E. 1st Street | Bradenton, FL



## PROPERTY HIGHLIGHTS

Desoto Junction Shopping Center is located in Bradenton, FL, one of the fastest growing areas in the country. Major employers in Bradenton include the Manatee County School District, Bealls, Inc. headquarters and distribution, and Tropicana Products, Inc. A contributing factor to the growth of the area is its gaining reputation as a tourist destination with superb beaches.

The center is located on US Highway 41 across the street from Desoto Square Mall and has low vacancy due to strong retail demand. The diverse tenant mix including grocery, soft goods, and consumer services provides a one-stop shopping center meeting nearly all of a customers needs.

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	13,766	112,265	204,694
Employees	3,703	38,930	72,479
Avg. Household Income	\$48,052	\$59,399	\$71,897

## TRAFFIC COUNTS

Tamiami Trail	39,500 VPD
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## CONTACT INFORMATION

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## SITE PLAN



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



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## CENTER PHOTOS





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## MARKET AERIAL

