

# FORMER BUDDY'S HOME FURNISHINGS

2514 9th St. W, Brandon, FL 34205



9th Street W







# PROPERTY & AREA HIGHLIGHTS

## Property Features

- **Sale Price \$1,100,000**
- Freestanding showroom
- Large parking field (14 Spaces)
- Pylon Signage
- Full access from US-41 (9th St. W)
- Grade level door
- The subject property has high visibility on US-41 and close to downtown

Bradenton, with easy access to the cultural fabric of the community.

## Demographics:

	1 MILE	3 MILES	5 MILES
<b>Population</b> 	19,033	115,870	218,830
<b>Average Household Income</b> 	\$51,717	\$60,990	\$69,965
<b>Daytime Employment</b> 	6,904	50,570	89,971
<b>Households</b> 	7,310	47,695	90,960

## Property Summary

Address:	2514 9th St. W Bradenton, FL 34205
Building Size:	8,409 SF
Lot Size:	0.46 AC (20,312 SF)
APN:	4491500007
Year Built:	1964
Zoning:	CCG-2

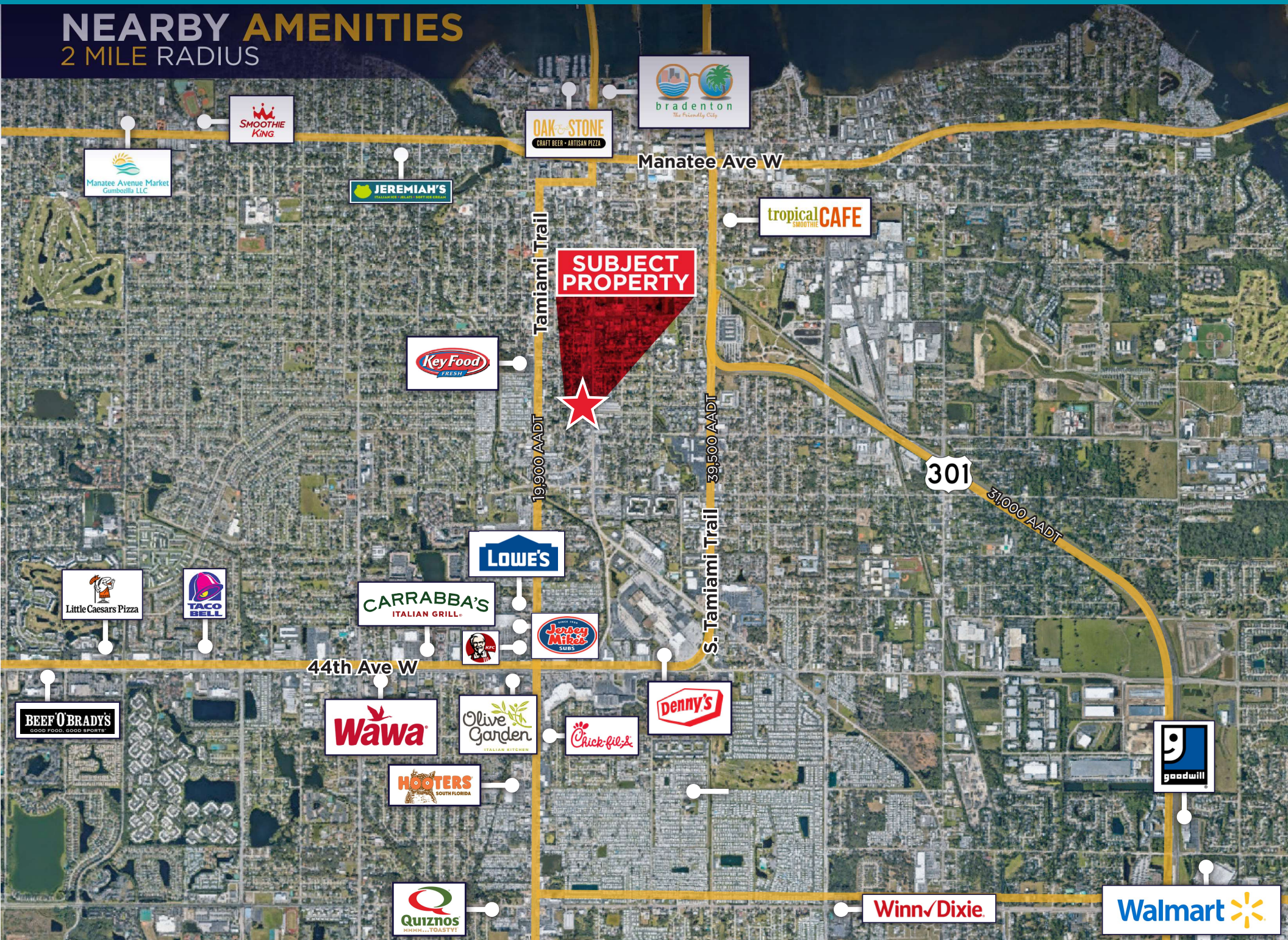
## Traffic Count:

9th St. W	±4,300 AADT
Tamiami Trail	±19,900 AADT
S Tamiami Trail	±39,500 AADT



# NEARBY AMENITIES

2 MILE RADIUS







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