

Publix #0780 - West Gate

3913 Manatee Avenue W
Bradenton, FL 34205
Lat 27.495, Long -82.600

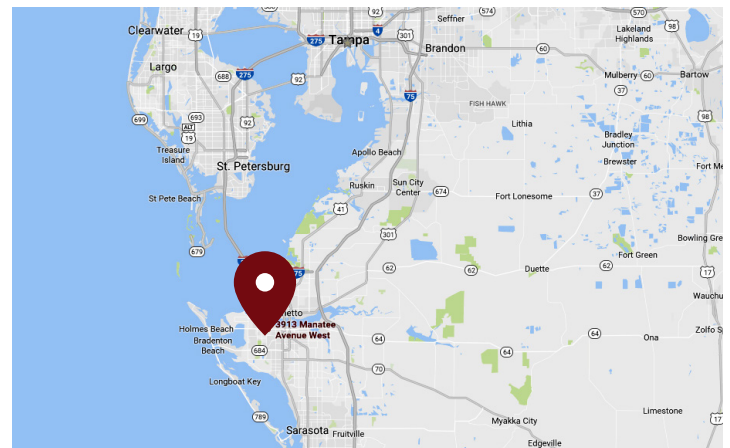
FOR LEASE



5,321 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Bradenton-Sarasota-Venice MSA, Manatee County
- Bradenton is the Largest Principal City of the Bradenton-Sarasota-Venice MSA
- Located Two Miles West of US 41 and Downtown
- Co-tenants Include: Bealls Outlet and Dollar Tree
- 5 Miles West of US 301, 11 Miles West of the Popular Destination Anna Maria Island
- Densely Populated Established Neighborhood
- Fantastic Visibility from the Road
- Traffic Count : 40,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,952	87,099	179,058
Daytime Population	8,893	91,286	171,607
Total Households	4,075	38,390	75,585
Avg. HH Income	\$85,761	\$66,334	\$63,962

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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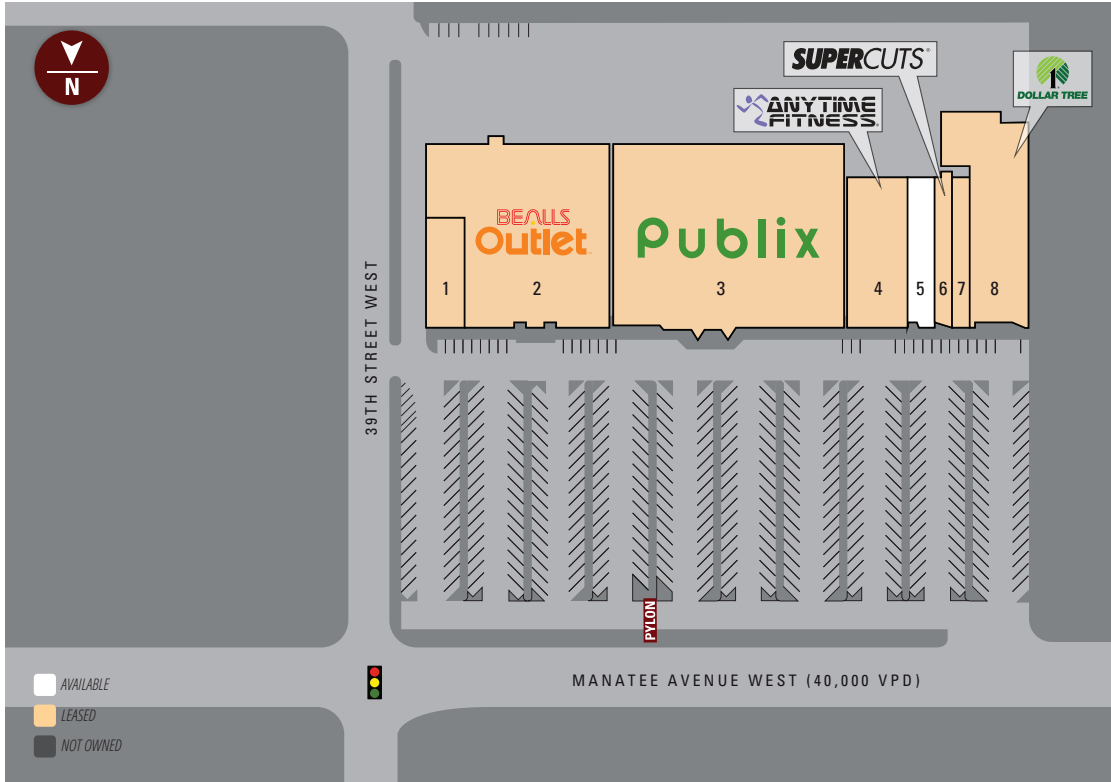
Crossman & Company

www.crossmanco.com

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SITE PLAN



Suite	Tenant	Size
3	Publix	44,270
1	West Gate Buffet	4,486
2	Bealls Outlet	30,111
4	Anytime Fitness	10,075
5	AVAILABLE	5,321
6	Supercuts	2,404
7	Classy Nails	3,088
8	Dollar Tree	14,176

TOTAL 114,094



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	211,629
Sunday	203,081
Friday	191,197

OF VISITS

TOP 3 HOURS

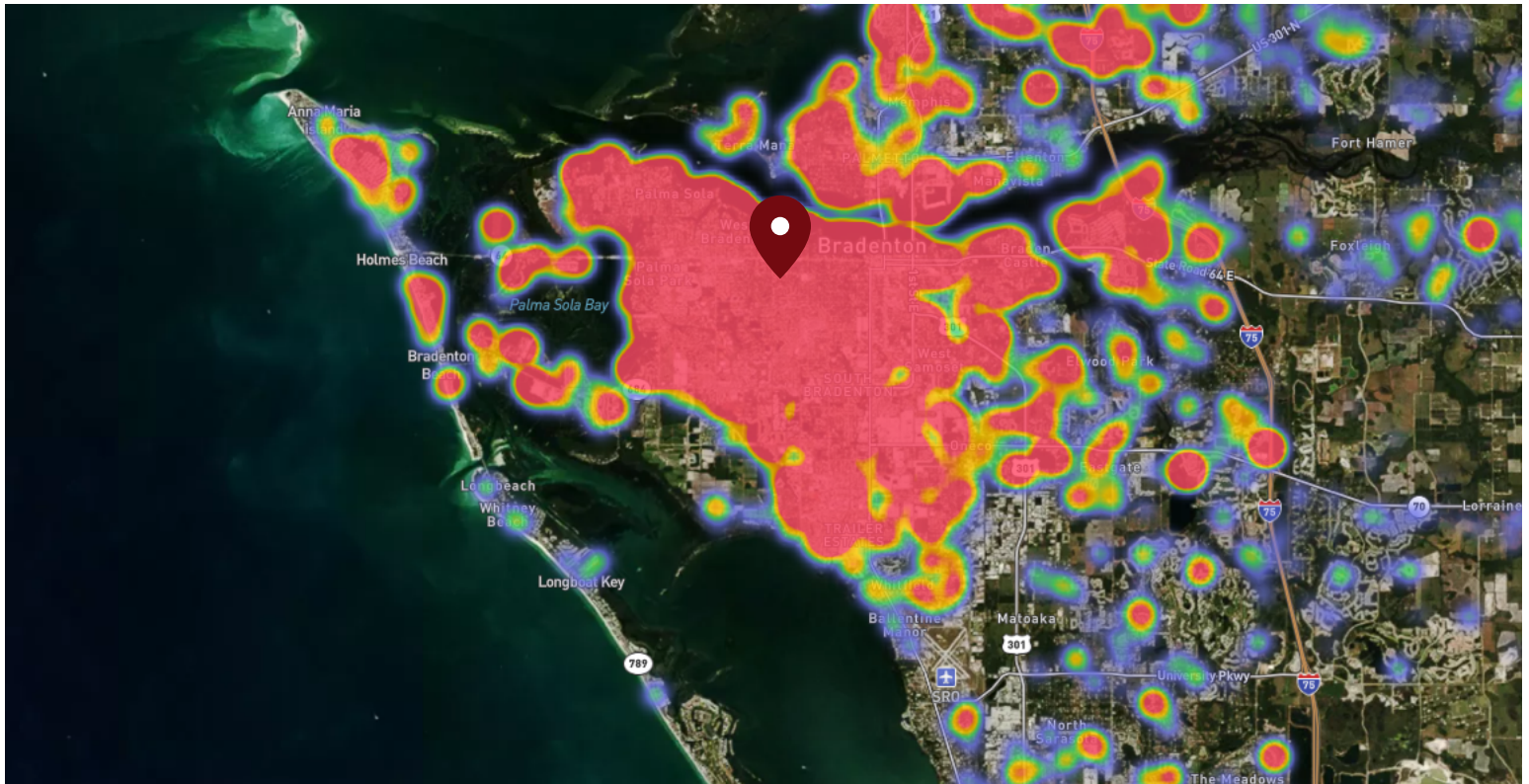


5-6 PM	239,070
4-5 PM	220,677
3-4 PM	214,567

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Nov 1, 2019 - Oct 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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