

# 23,566 SF Sublease - Braden River Plaza 4310 East State Road 64, Bradenton, FL 34208

## PROJECT SUMMARY

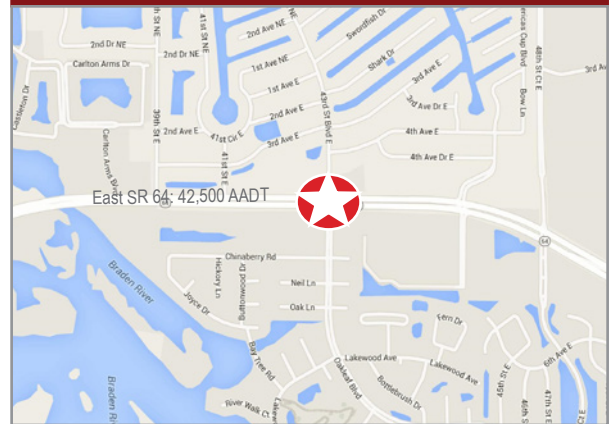


This former Office Depot anchor opportunity is located in Braden River Plaza, which is situated on the North side of SR 64/Manatee Ave with easy access to both I-75 and Anna Maria Island and adjacent Gulf Coast beaches. This space is situated in the center of this busy community shopping center with excellent visibility to 42,500 vehicles per day.

### FEATURES

<b>TOTAL GLA:</b>	152,000 SF
<b>STORE SIZE:</b>	23,566 SF
<b>DAILY TRAFFIC COUNT:</b> E SR 64/Manatee Ave (E/W)	42,500 AADT
<b>COUNTY:</b>	Manatee
<b>LAT/LON:</b>	27.498631/-82.508560

### MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,308	39,582	133,537
Households	2,940	15,713	54,490
Avg HH Income	\$63,543	\$56,068	\$52,832

### LEASING INFORMATION

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ADVISORS**

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E State Road 64/Manatee Ave (42,500 AADT)



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