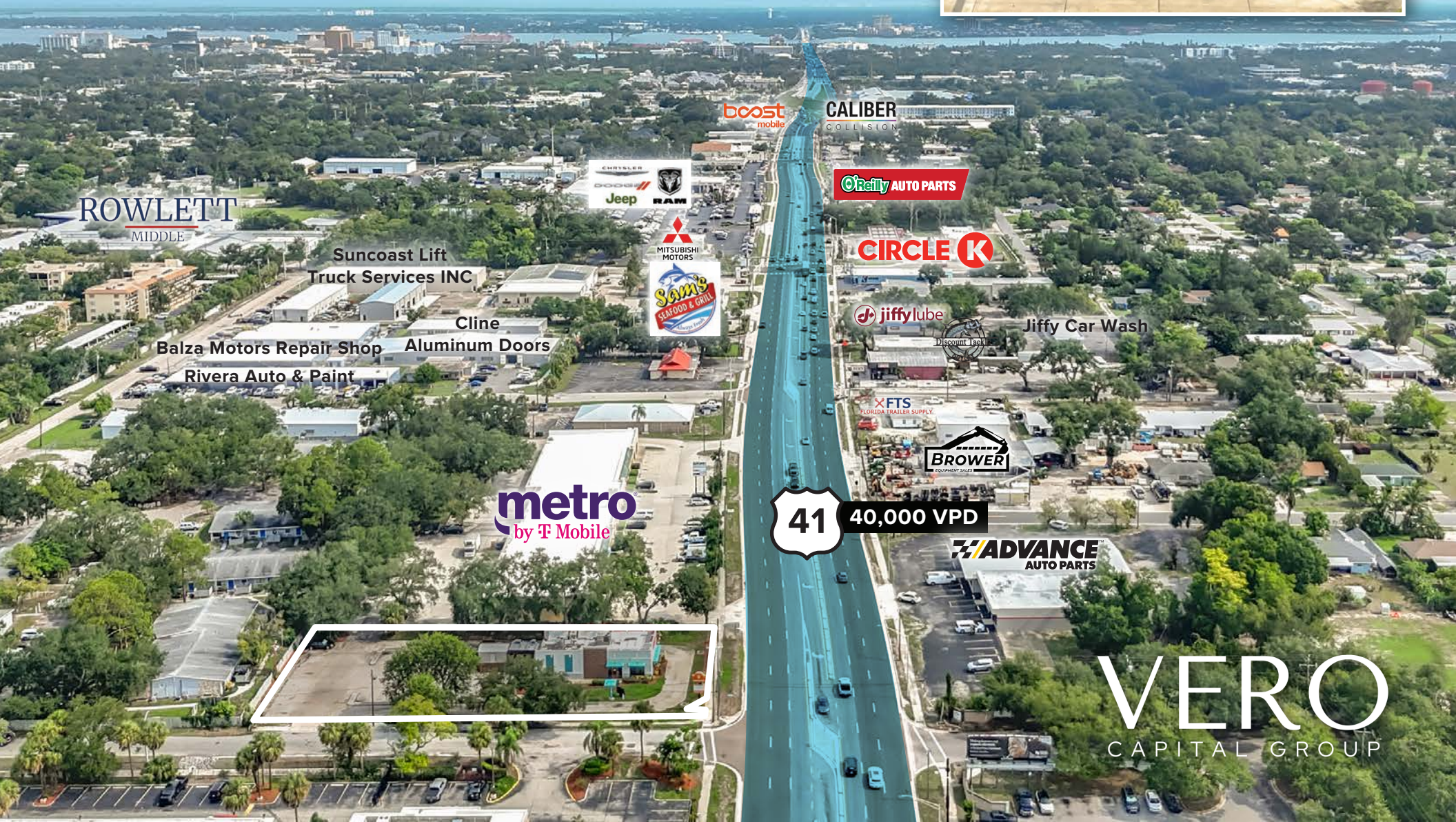


3390 1ST STREET
BRADENTON, FL 34208

VACANT QSR

2022 REMODEL



ROWLETT
MIDDLE

Suncoast Lift
Truck Services INC

Balza Motors Repair Shop
Riviera Auto & Paint

Cline
Aluminum Doors

metro
by T Mobile

boost
mobile



CALIBER
COLLISION

O'Reilly AUTO PARTS

CIRCLE K

jiffylube

Jiffy Car Wash

FTS
FLORIDA TRAILER SUPPLY

BROWER
EQUIPMENT SALES

41 40,000 VPD

ADVANCE
AUTO PARTS

VERO
CAPITAL GROUP

LISTING AGENTS

Madison Bradenton
(240 Unit Apartment Project)

dd's
DISCOUNTS

Pizza
Hut

cricket

WING-STOP

Acapulco Tropical

ADVANCE
AUTO PARTS

Arby's

West Marine

AutoZone



Days Inn
BY WYNDHAM

41 40,000 VPD



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EXECUTIVE SUMMARY

Vero Capital Group is excited to offer a unique chance to purchase a vacant single-tenant building located at 3390 1st St W in Bradenton, Florida. This opportunity features a standalone commercial property with a drive-thru, previously operated as a Popeyes Louisiana Kitchen. Situated on a corner parcel with frontage on both 1st St W and 34th Ave W, the property enjoys excellent visibility, convenient access, and a daily traffic count surpassing 39,500 vehicles along a busy retail corridor. The location is ideal for retail, service, or food businesses looking for a ready-to-use site or a redevelopment prospect in a thriving Florida market.

STRATEGIC LOCATION

The property offers strong visibility and access at a hard corner along 1st St W and 34th Ave W, a well-traveled commercial corridor in South Bradenton. Situated near established retail, apartment communities, and schools.

ZONING

The site is zoned General Commercial (GC) under Manatee County's land development code, permitting a broad range of retail, restaurant, and service uses by right. Combined with the property's existing drive-thru infrastructure and corner-lot position, this gives a buyer multiple paths to re-tenant or redevelop the site without a zoning change or variance.

STRONG DEMOGRAPHICS

The property sits within a dense trade area, with an estimated 2026 population of 249,613 within 5 miles, projected to grow to over 267,200 by 2031. Households within that radius are projected to grow from 77,923 in 2026 to 84,845 by 2031, with an average household income of \$63,915, reflecting strong incoming demand and healthy consumer spending power. This sustained growth supports long-term traffic and reinforces the strength of the surrounding market.

RECENT REMODEL

The property underwent a full remodel in 2022, updating the building's interior and exterior finishes, drive-thru equipment, and site improvements.

PROPERTY FEATURES

The property features separate walk-in freezer and walk-in refrigerator units located in the rear of the building, along with additional storage sheds for equipment and inventory needs.

PROPERTY DATA



PRICE
\$1,895,000

ASSET OVERVIEW

PROPERTY DETAILS 3390 1st St W, Bradenton, FL 34208

PROPERTY TYPE Vacant Building

TYPE OF OWNERSHIP Fee Simple

PROPERTY ZONING GC

YEAR BUILT 1984 / 2022

BUILDING SIZE (SF) 1,742 SF (plus rear walk-in freezer, refrigerator & storage)

PARCEL SIZE (ACRES) 0.62 Acres

PARCEL SIZE (SF) 27,170 SF

4 / 3390 1st St W, Bradenton, FL

LOCAL DEVELOPMENT

MADISON BRADENTON — A 240-unit luxury apartment community from Madison Capital Group on 7.5 acres of the former DeSoto Square Mall parking lot at 302 Cortez Road W. in Bradenton. The \$60 million project offers 1-, 2-, and 3-bedroom units across five four-story buildings with amenities including a resort-style pool with cabanas and a cyber lounge. The development represents the first ground-up phase of CRJ Bradenton LLC's broader plan to redevelop the shuttered mall's 58-acre site into a mix of residential and retail parcels.

301 FLATS & THE SAVOY AT 301 — Two new residential communities along the U.S. 301 corridor in South Bradenton, Manatee County, located just feet apart. 301 Flats is a 324-unit, three-story garden-style community offering 1-, 2-, 3-, and 4-bedroom layouts, while The Savoy at 301 is a 248-unit senior living community (62+) with one-, two-, and three-bedroom homes. Together, the two properties bring over 570 residential units to this growing South Bradenton submarket.

THE VIAS — A planned mixed-use redevelopment of the former Bradenton City Hall site in downtown Bradenton. The project includes a 20-story, 95-unit condo tower, a 14-story, 130-room hotel, an 8-story building with 350 apartments, a parking garage, and roughly 20,000 SF of retail plus 8,600 SF of restaurant space, with L&L Development Group targeting a 2026 closing on the site.

SEAFLOWER — A 1,175-acre master-planned community in West Bradenton on a former flower farm, launched in 2024 with five homebuilders and roughly 4,000 homes planned at full buildout. The development also includes 600 apartment units, 250 hotel rooms, and 350,000 SF of office and retail space, anchored by a planned 50,000 SF Publix.

REAGAN LANDING — A 430-home community from Pulte Homes on 223 acres off Rye Road near Lakewood Ranch, unveiled in 2025. The project sits in one of Manatee County's fastest-growing residential corridors, with easy access to SR-64 and I-75.

LOCATION OVERVIEW

Bradenton, Florida

Bradenton is a well-established community in Manatee County, centrally located along Florida's Gulf Coast and serving as a regional hub for surrounding coastal and inland communities. The city offers a large and growing population base, a diverse and expanding commercial presence, and a strong connection to the broader Tampa Bay and Sarasota-Bradenton markets. Bradenton benefits from steady year-round demand driven by permanent residents, seasonal visitors, and a consistent influx of new households relocating to the area.

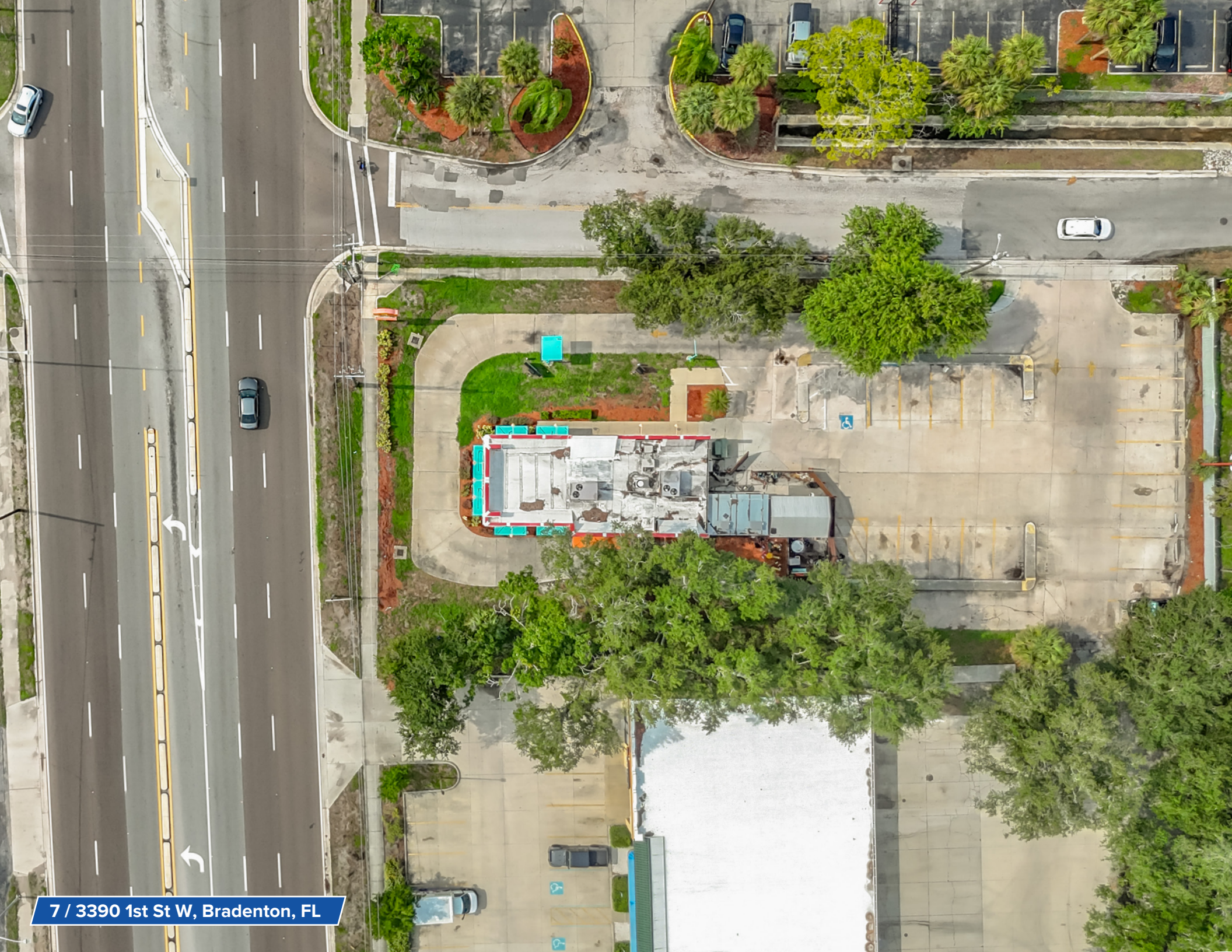
The city is strategically positioned along major corridors including U.S. Highway 301, U.S. Highway 41, and I-75, connecting Bradenton to Tampa, St. Petersburg, and Sarasota. These corridors serve as the region's primary commercial spines and support a dense concentration of national retailers, service providers, and dining options catering to both local residents and regional traffic.

Bradenton's economy is supported by a mix of retail, healthcare, tourism, agriculture, and service industries, with national brands anchoring key commercial nodes throughout the city. The area continues to see substantial growth in residential and mixed-use development, reinforcing Bradenton's role as a shopping and service destination for Manatee County and the surrounding Southwest Florida region.

With established residential neighborhoods, strong population growth, and consistent consumer traffic, Bradenton presents a compelling opportunity for commercial investment, retail expansion, and long-term business growth within one of Florida's fastest-growing markets.

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimate	34,899	146,300	249,613
2031 Projection	37,920	151,822	267,200
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Estimate	16,427	46,910	77,923
2031 Projection	19,840	49,303	84,845
INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$46,412	\$54,890	\$63,915





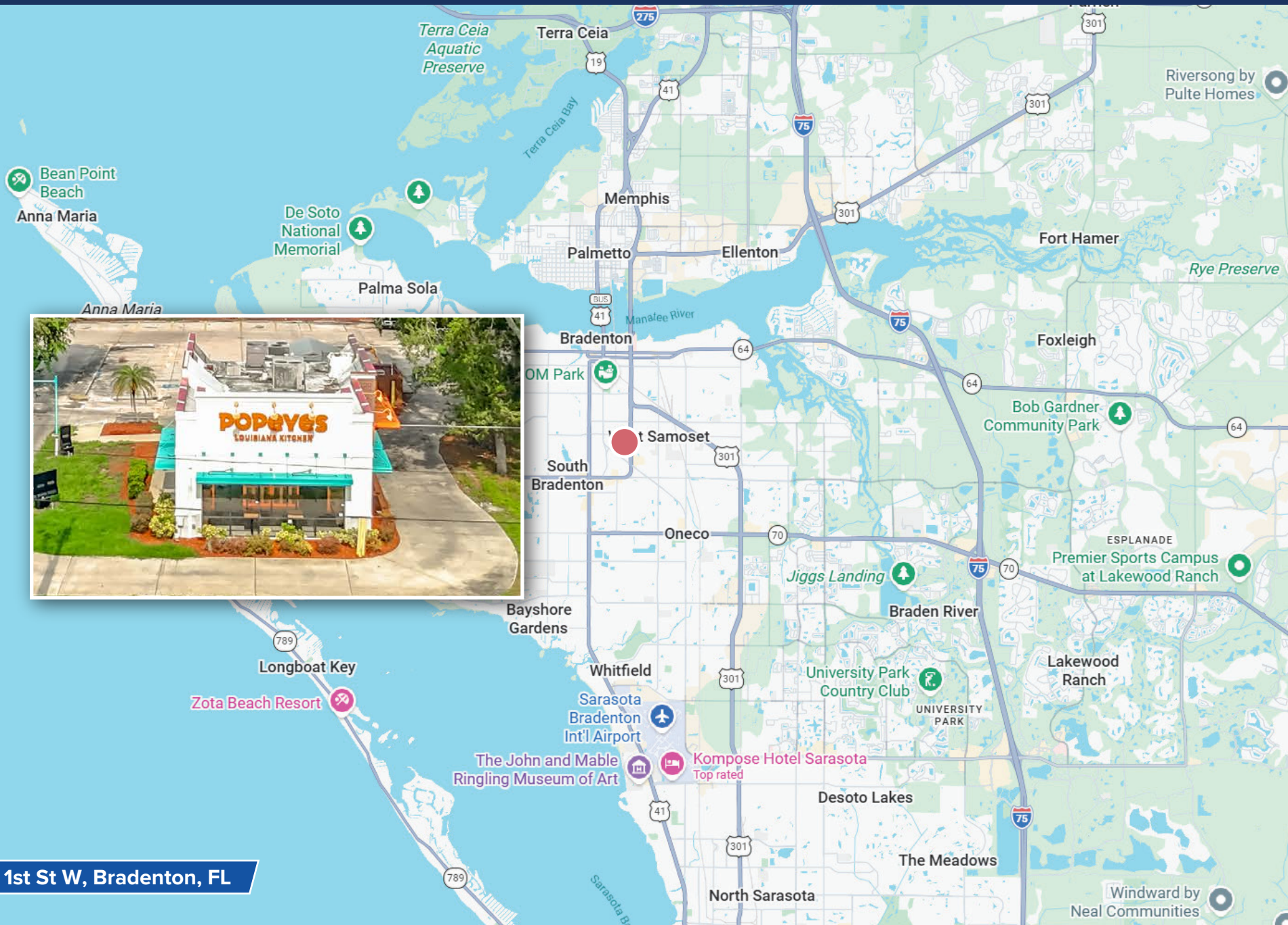
7 / 3390 1st St W, Bradenton, FL

RETAIL AERIAL OVERVIEW



8 / 3390 1st St W, Bradenton, FL

REGIONAL MAP



FL Broker of Record: Charles Moody
FL License No. BK340449



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