

RETAIL STOREFRONT IN A HIGH TRAFFIC LOCATION

7014 U.S. 301, Ellenton, FL 34222



PROPERTY OVERVIEW

Prime retail opportunity in a high-visibility location on busy US Highway 301 in Ellenton. This approximately 1,080 SF retail space features an open-concept floor plan, providing flexibility for a variety of retail, showroom, office, service, or specialty business uses.

The space offers large storefront windows that provide abundant natural light and excellent product visibility, and prominent storefront signage opportunities. Tenants also benefit from monument signage along US Highway 301, maximizing exposure to the area's strong daily traffic counts.

Located within a well-established strip center anchored by major national tenants including Ace Hardware and Dollar General, the property enjoys consistent customer traffic and strong neighboring business activity. Convenient storefront parking, plus an additional parking lot, ensures easy access for customers and employees.

Positioned just minutes from the Ellenton Premium Outlets and Interstate 75, this location offers excellent connectivity and visibility in one of Manatee County's growing commercial corridors.

PROPERTY SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,080 SF
Building Size:	48,352 SF
Zoning:	GC



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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LOCATION MAP

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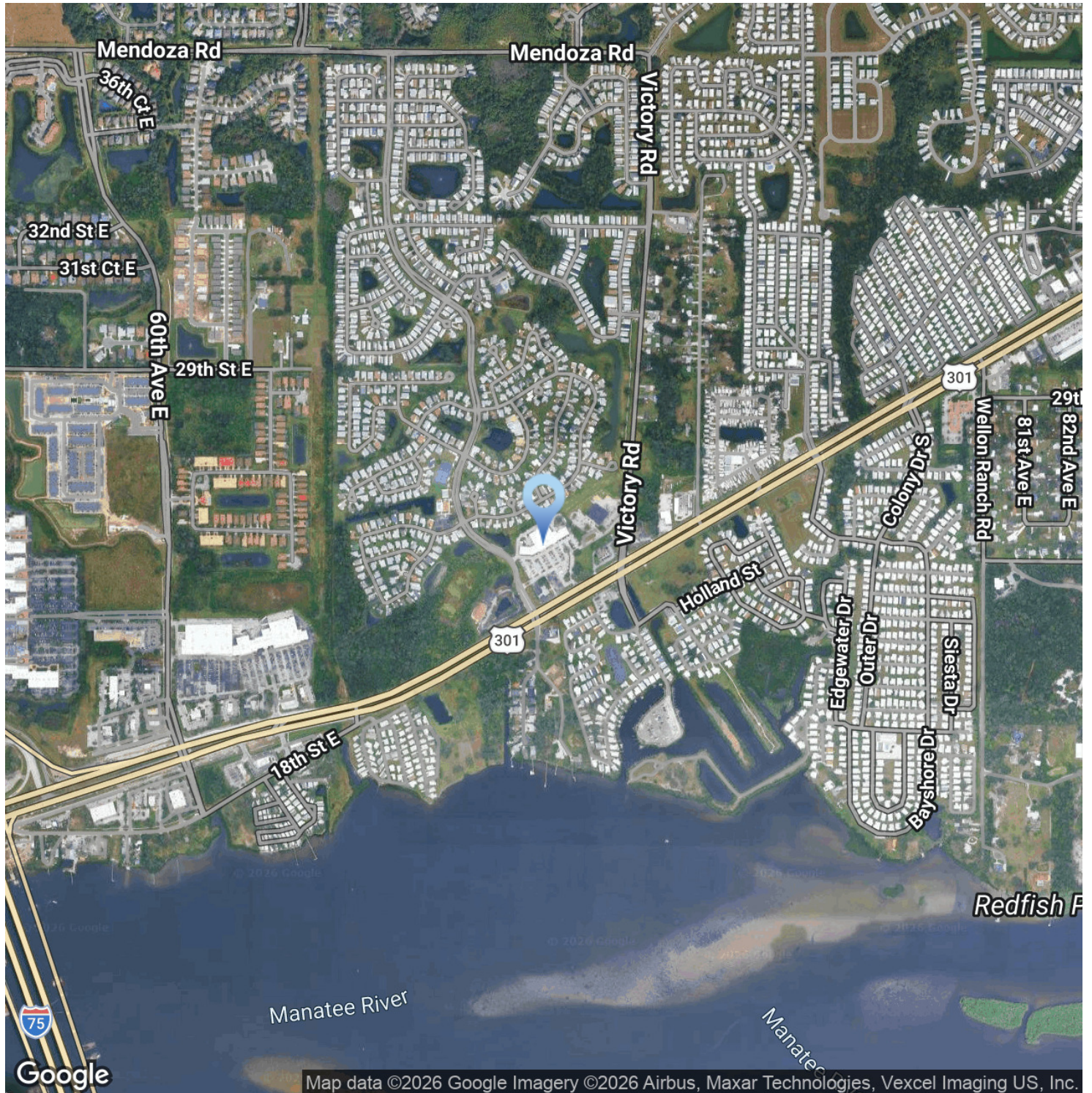
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RETAIL STOREFRONT IN A HIGH TRAFFIC LOCATION

AERIAL MAP

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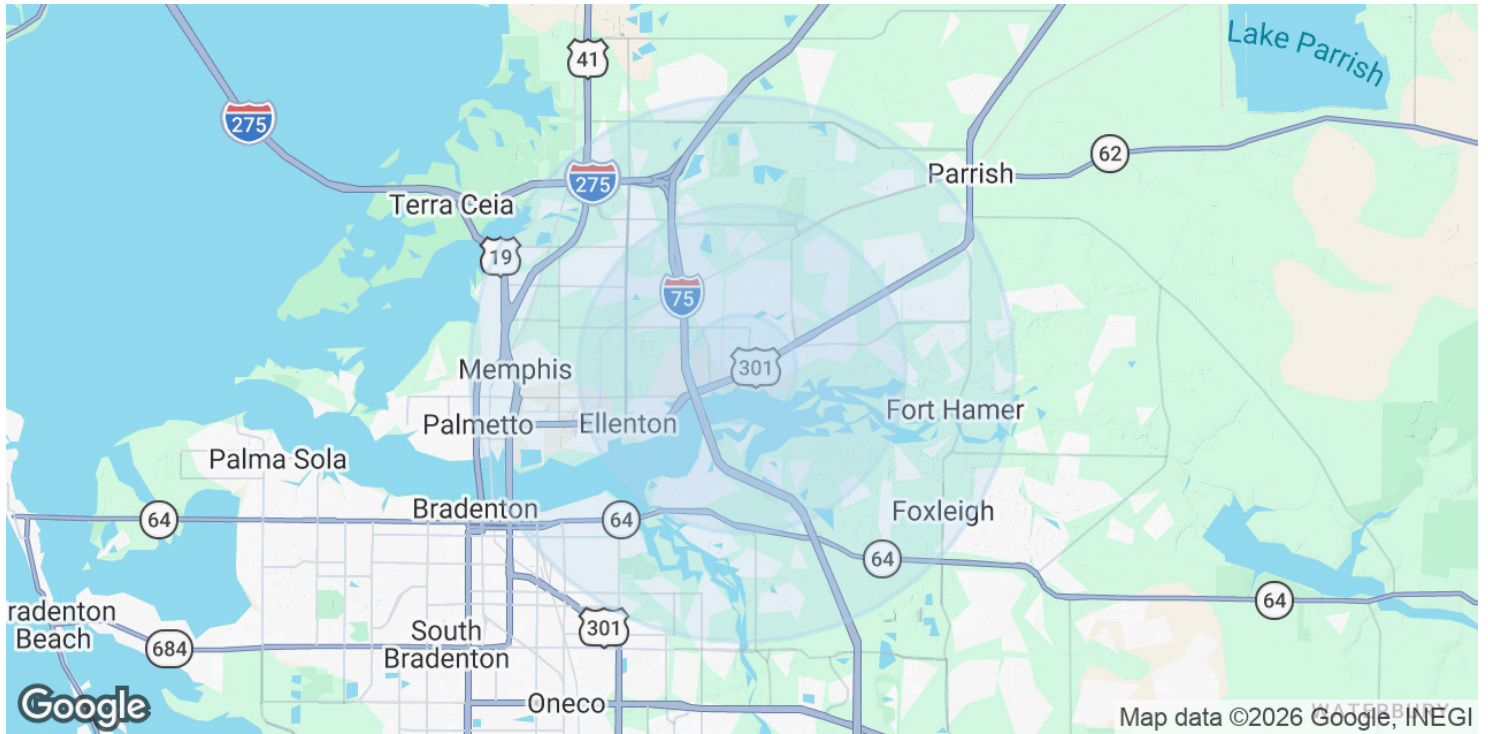
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,905	45,385	116,399
Average Age	59.4	48.0	45.8
Average Age (Male)	60.1	47.6	45.0
Average Age (Female)	59.5	49.1	46.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,874	18,214	44,160
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$79,333	\$109,421	\$102,105
Average House Value	\$199,209	\$354,426	\$354,763

2023 American Community Survey (ACS)



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