



# BRAND NEW DOWNTOWN RETAIL STOREFRONTS!

609 9th St. W. , Bradenton, FL 34205

FOR LEASE

**BEN BAKKER**

Partner, Senior Commercial Advisor  
C: 941.724.8009  
O: 941.724.8009  
Ben@NDC-commercial.com

**DARRIN DESMARAIS**

Commercial Advisor  
C: 941.899.3471  
O: 941.899.3471  
Darrin@NDC-Commercial.com



**PROPERTY DESCRIPTION**

NDC Commercial Real Estate is proud to bring two premium downtown retail spaces to market in the soon to be constructed Riverview 6 housing development. Extremely high visibility on the signalized corner of Manatee Ave and 9th St. west. And located just a short distance from the waterfront in the heart of booming Downtown Bradenton!

**PROPERTY HIGHLIGHTS**

- Brand New Construction
- Signalized Corner Location
- Direct frontage on Manatee Avenue
- Central Downtown Location

**OFFERING SUMMARY**

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$26.00 SF/yr (NNN) |
| Number of Units: | 2                   |
| Available SF:    | 1,696 - 1,818 SF    |
| Lot Size:        | 1.36 Acres          |
| Building Size:   | 32,000 SF           |

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,839    | 18,816   | 41,947   |
| Total Population  | 9,849    | 42,947   | 94,062   |
| Average HH Income | \$44,056 | \$48,313 | \$47,392 |



#### **PROPERTY DESCRIPTION**

NDC Commercial Real Estate is proud to bring two premium downtown retail spaces to market in the soon to be constructed Riverview 6 housing development. Extremely high visibility on the signalized corner of Manatee Ave and 9th St. west. And located just a short distance from the waterfront in the heart of booming Downtown Bradenton!

#### **LOCATION DESCRIPTION**

Located in the center of Downtown Bradenton on the southeast signalized corner of SR-64 eastbound (Manatee Avenue) and 9th Street west

#### **PARKING DESCRIPTION**

Surface Parking Lot located in Rear

#### **UTILITIES DESCRIPTION**

Power - Florida Power and Light  
Water / Sewer / Trash - City of Bradenton Public Works  
Telecom - Spectrum or Frontier

#### **POWER DESCRIPTION**

FPL

|                     |  |
|---------------------|--|
| Building Name       | Brand New Downtown Retail Storefronts! |
| Property Type       | Retail                                 |
| Property Subtype    | Street Retail                          |
| Building Size       | 32,000 SF                              |
| Lot Size            | 1.36 Acres                             |
| Year Built          | 2023                                   |
| Number of Floors    | 5                                      |
| Number of Lots      | 8                                      |
| Construction Status | Under construction                     |
| Free Standing       | No                                     |
| Number of Buildings | 1                                      |

NDC Commercial Real Estate is proud to bring two premium downtown retail spaces to market in the soon to be constructed Riverview 6 housing development. Extremely high visibility on the signalized corner of Manatee Ave and 9th St. west. And located just a short distance from the waterfront in the heart of booming Downtown Bradenton!



- Brand New Construction
- Signalized Corner Location
- Direct frontage on Manatee Avenue
- Central Downtown Location

|            |                      |
|------------|----------------------|
| Lease Rate | <b>\$26.00 SF/YR</b> |
|------------|----------------------|

**PROPERTY INFORMATION**

|                      |                                    |
|----------------------|------------------------------------|
| Property Type        | Retail                             |
| Property Subtype     | Street Retail                      |
| Zoning               | City of Bradenton: T5 Urban Center |
| Lot Size             | 1.36 Acres                         |
| Lot Frontage         | 350 ft                             |
| Lot Depth            | 183 ft                             |
| Corner Property      | Yes                                |
| Traffic Count        | 42000                              |
| Traffic Count Street | 42000                              |
| Waterfront           | No                                 |
| Power                | Yes                                |
| Rail Access          | No                                 |
| Topography           | Level                              |

**LOCATION INFORMATION**

|                     |  |
|---------------------|--|
| Building Name       | Brand New Downtown Retail Storefronts!                       |
| Street Address      | 609 9th St. W.   |
| City, State, Zip    | Bradenton, FL 34205  |
| County              | Manatee  |
| Market              | Tampa Bay  |
| Sub-market          | Manatee / Sarasota   |
| Cross-Streets       | 9th St. West and Manatee Ave                                 |
| Side of the Street  | Southeast  |
| Signal Intersection | Yes  |
| Road Type           | Paved  |
| Market Type         | Medium   |
| Nearest Highway     | Located Directly on State Road 64 eastbound                  |
| Nearest Airport     | Bradenton/Sarasota, St. Pete/Clearwater, Tampa International |

**PARKING & TRANSPORTATION**

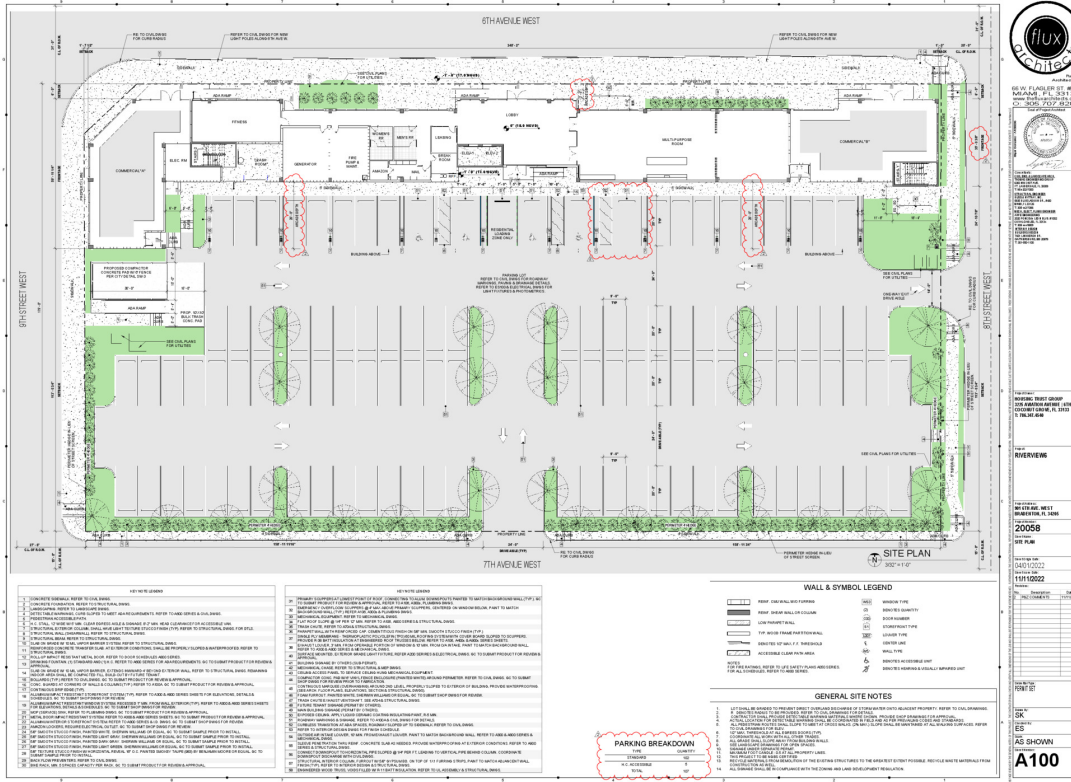
|              |         |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

**UTILITIES & AMENITIES**

|              |                  |
|--------------|------------------|
| Central HVAC | Yes              |
| HVAC         | Brand New Units  |
| Broadband    | DSL              |
| Landscaping  | Florida Friendly |
| Water        | Yes              |
| Telephone    | Yes              |
| Cable        | Yes              |
| Sewer        | Yes              |

**BUILDING INFORMATION**

|                     |  |
|---------------------|--|
| Building Size       | 32,000 SF  |
| Tenancy             | Multiple   |
| Number of Floors    | 5  |
| Year Built          | 2023   |
| Number of Lots      | 8  |
| Best Use            | Redevelopment: Mixed-Use, Office, Retail, Multifamily, Condo |
| Gross Leasable Area | 3,200 SF   |
| Construction Status | Under construction   |
| Condition           | Excellent  |
| Free Standing       | No   |
| Number of Buildings | 1  |
| Foundation          | Concrete   |

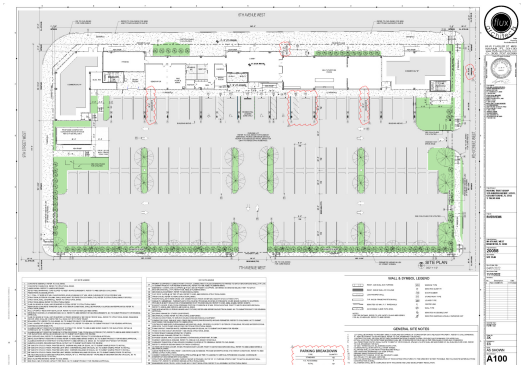


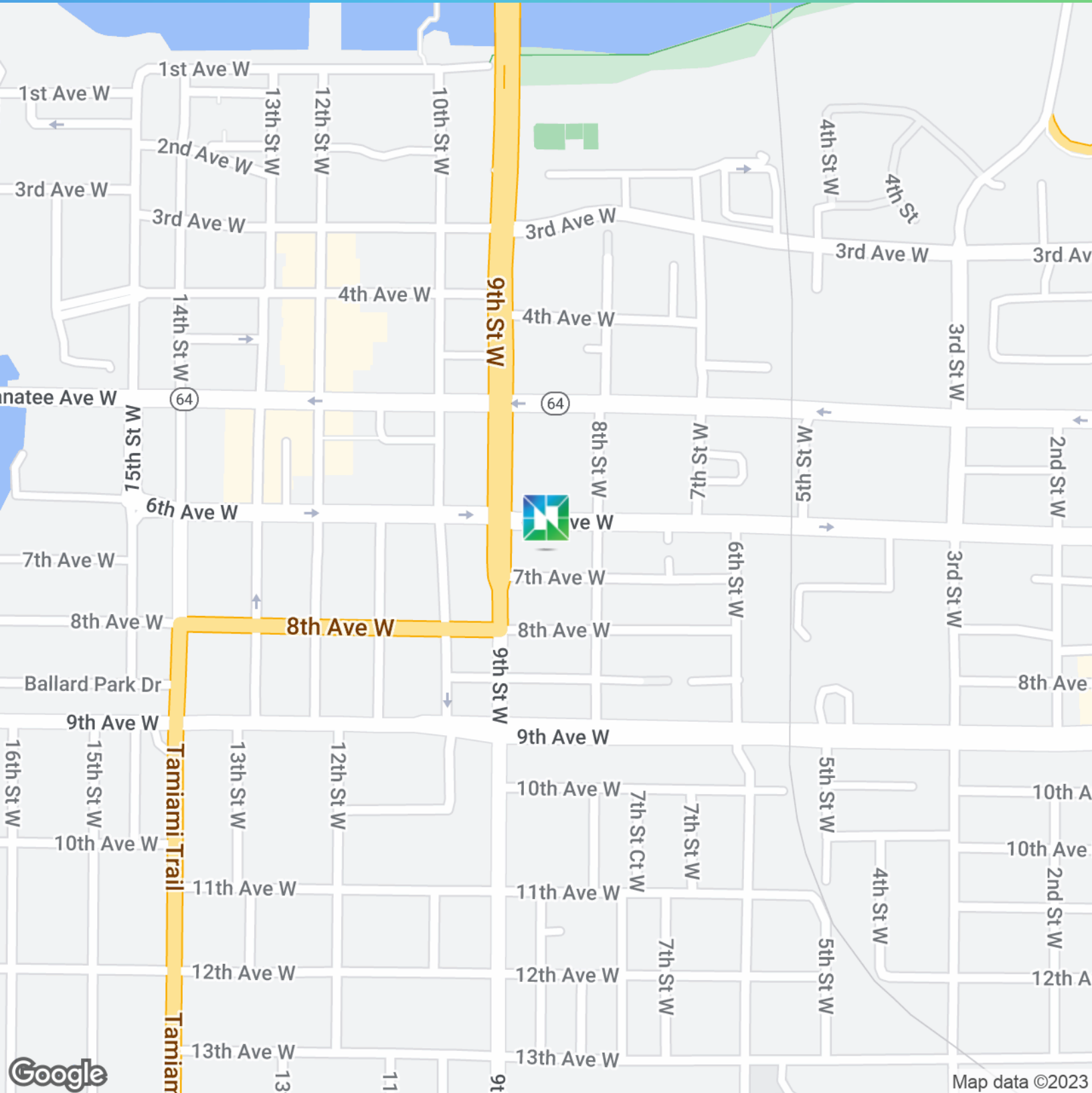
**LEASE INFORMATION**

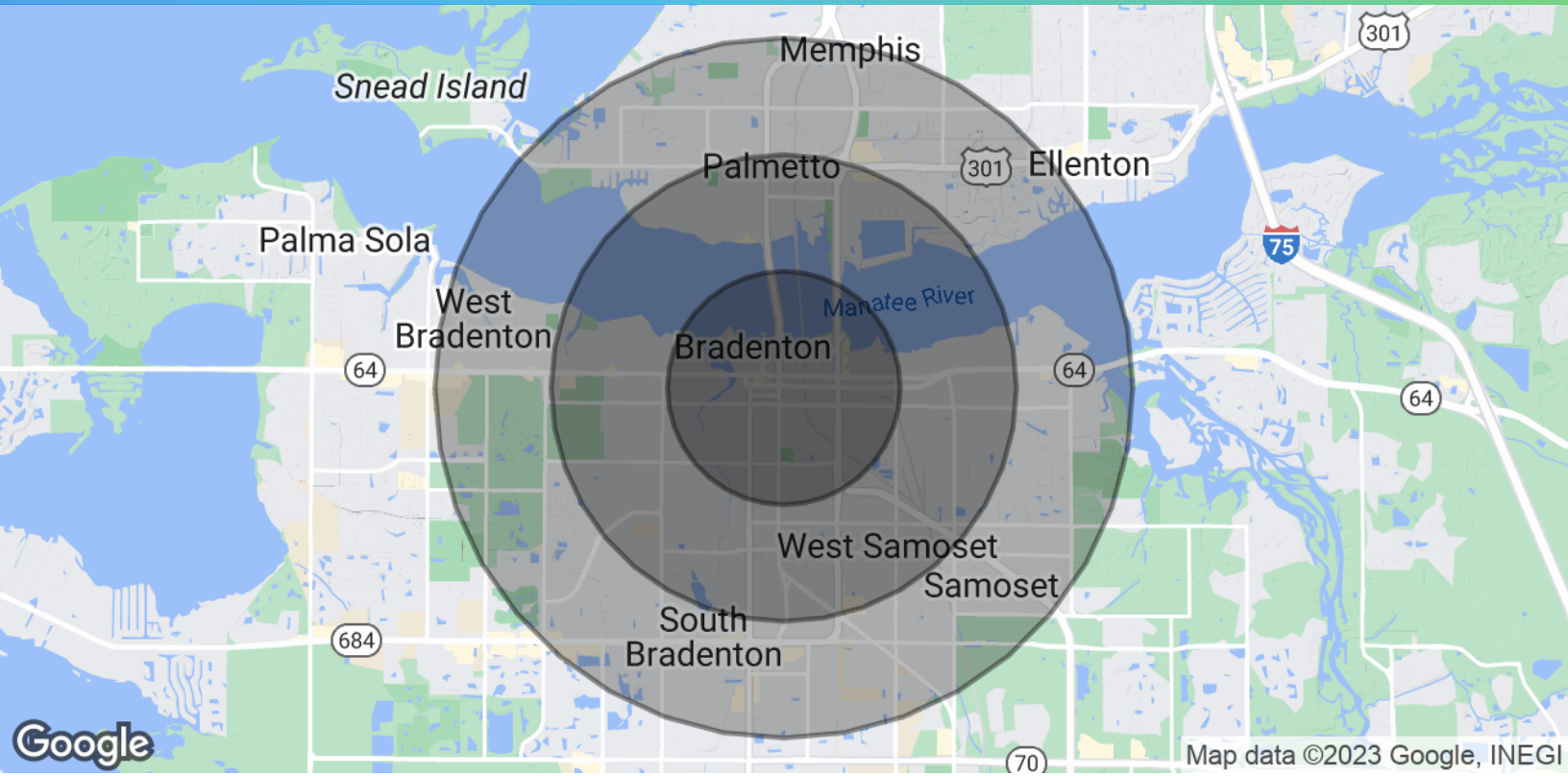
|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN              | Lease Term: | 36 months     |
| Total Space: | 1,696 - 1,818 SF | Lease Rate: | \$26.00 SF/yr |

**AVAILABLE SPACES**

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                              |
|-------|-----------|-----------|------------|---------------|--|
| 609 A | Available | 1,818 SF  | NNN        | \$26.00 SF/yr | NNN Lease structure with CAM charges TBD |
| 609 B | Available | 1,696 SF  | NNN        | \$26.00 SF/yr | NNN Lease structure with CAM charges TBD |







**POPULATION**

|                      | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 9,849         | 42,947         | 94,062         |
| Average Age          | 39.2          | 39.4           | 41.6           |
| Average Age (Male)   | 36.6          | 39.2           | 40.1           |
| Average Age (Female) | 40.7          | 40.6           | 42.4           |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total Households    | 4,839         | 18,816         | 41,947         |
| # of Persons per HH | 2.0           | 2.3            | 2.2            |
| Average HH Income   | \$44,056      | \$48,313       | \$47,392       |
| Average House Value | \$155,250     | \$152,684      | \$144,284      |

\* Demographic data derived from 2020 ACS - US Census