

# 6228 14th St W Bradenton, FL



## END-UNIT DRIVE-THRU | US-41 SIGNALIZED CORNER

- Drive-thru window – a scarce asset on US-41
- Existing grease trap, walk in cooler– ideal for food & beverage operators
- 45,000 AADT on US-41 | 19,000 AADT on Bayshore Gardens Pkwy
- Signalized hard-corner intersection
- 55 surface parking spaces | Pylon signage available
- Built 2016 | Building Class B | Zoning: GC
- Shadow-anchored by Target, Publix, TJ Maxx & Chick-fil-A

Size : 2,061 SF

Price: \$35.00/SF NNN

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Rare opportunity to lease an end-unit retail space with a dedicated drive-thru window in one of South Bradenton's highest-traffic retail corridors. Located at the signalized intersection of US-41 (Tamiami Trail) and Bayshore Gardens Parkway, this 2016-built space is fully equipped for food & beverage operators with an existing grease trap and move-in ready infrastructure.

Shadow-anchored by a dominant Target, Publix, TJ Maxx, and Chick-fil-A power center immediately adjacent, the property benefits from exceptional co-tenancy and all-day consumer traffic. With over 180,000 residents within a 3-mile radius and major demand generators including State College of Florida (~11,000 students) and IMG Academy nearby, this location offers outstanding visibility and a deep, diverse customer base.



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