

First Street Prime Retail Property!

- 1.53 Acre Retail Parcel adjacent to the Days Inn
- Possible Seller financing OR ground lease/ purchase!
- Desoto Square Mall very near!
- Excellent DUAL Access on 1st Street West (US 41) and on 3rd Street West
- Long property for drive through ability!
- Zoned: General Commercial (GC)
- Traffic Count at 1st St West & 26th Ave East: 44,500 per day
- Strong Retail Area with lots of businesses and rooftops!



Prime Site
Priced to sell at
\$549,999

<http://www.flcp.com/commercial/FirstStRetail/info.htm>

**3520 1st St West
Bradenton
Florida**



Perfectly suited for:

- Fast Food
- Car Wash
- Office
- Service
- Flex Space
- any type of Retail, etc.