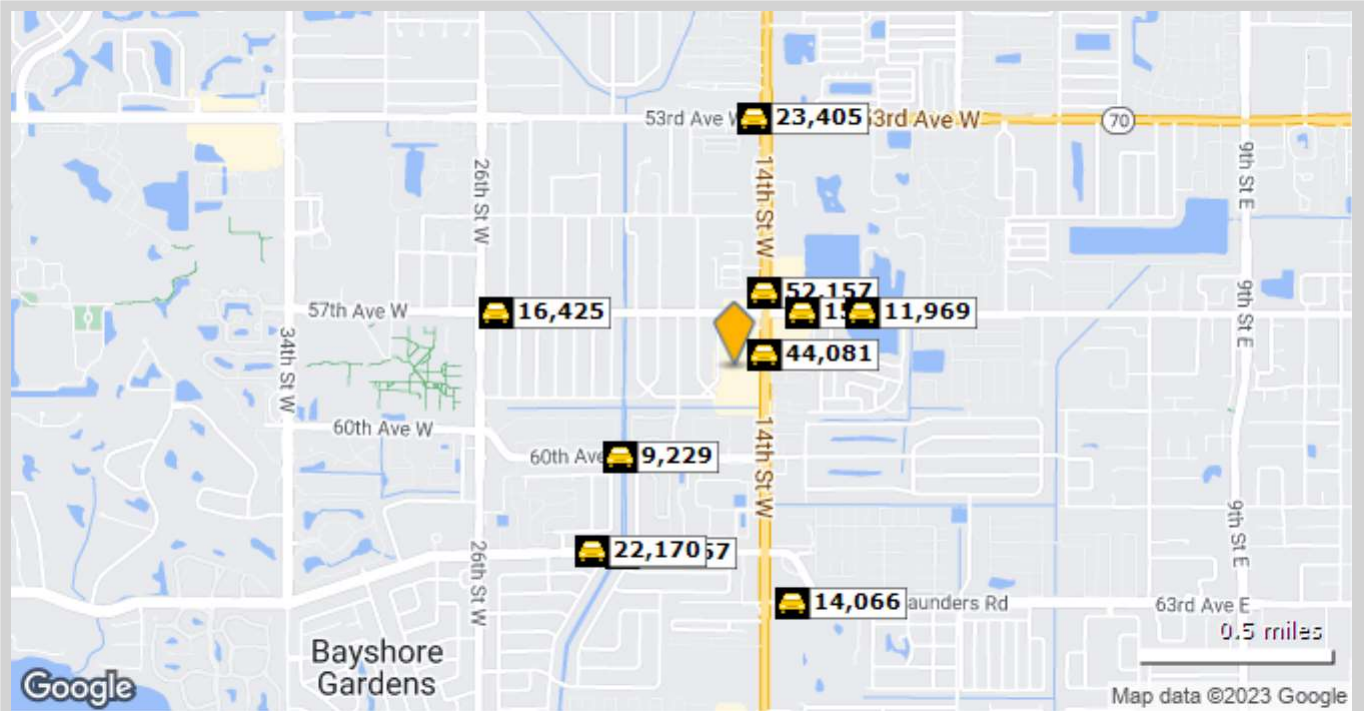


Traffic Count Report

The Southwood Shops

5720-5838 14th St W, Bradenton, FL 34207

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **107,697 SF**
 Year Built: **1981**
 Total Available: **20,000 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	14th Street West	58th Ave W	0.04 S	2022	44,081	MPSI	.10
2	14th St W	Blackfoot Dr	0.02 N	2022	52,157	MPSI	.22
3	57th Ave W	Swan Dr	0.08 E	2018	15,491	MPSI	.24
4	Flamingo Blvd	Palm Ln	0.00 E	2018	9,229	MPSI	.37
5	57th Avenue West	Swan Dr	0.08 W	2022	11,969	MPSI	.37
6	Bayshore Gardens Parkway	Dartmouth Dr	0.03 E	2022	18,757	MPSI	.56
7	Bayshore Gardens Pky	Columbia Dr	0.03 E	2018	22,170	MPSI	.60
8	63rd Ave W	Bayshore Gardens Pky	0.07 E	2018	14,066	MPSI	.63
9	57th Ave W	25th St W	0.01 E	2018	16,425	MPSI	.64
10	53rd Ave W	14th St W	0.03 E	2018	23,405	MPSI	.67

Demographic Detail Report

The Southwood Shops 5720-5838 14th St W, Bradenton, FL 34207

Building Type: **General Retail** Total Available: **20,000 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **107,697 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1981**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	21,682		101,253		188,005	
2023 Estimate	20,722		98,102		182,606	
2010 Census	15,617		83,266		158,356	
Growth 2023 - 2028	4.63%		3.21%		2.96%	
Growth 2010 - 2023	32.69%		17.82%		15.31%	
2023 Population by Age						
	20,722		98,102		182,606	
Age 0 - 4	1,047	5.05%	4,908	5.00%	9,080	4.97%
Age 5 - 9	1,133	5.47%	5,189	5.29%	9,520	5.21%
Age 10 - 14	1,202	5.80%	5,466	5.57%	10,077	5.52%
Age 15 - 19	1,095	5.28%	5,108	5.21%	9,574	5.24%
Age 20 - 24	977	4.71%	4,742	4.83%	8,978	4.92%
Age 25 - 29	1,040	5.02%	5,077	5.18%	9,513	5.21%
Age 30 - 34	1,207	5.82%	5,735	5.85%	10,551	5.78%
Age 35 - 39	1,283	6.19%	5,990	6.11%	10,892	5.96%
Age 40 - 44	1,215	5.86%	5,720	5.83%	10,463	5.73%
Age 45 - 49	1,108	5.35%	5,295	5.40%	9,874	5.41%
Age 50 - 54	1,134	5.47%	5,515	5.62%	10,503	5.75%
Age 55 - 59	1,229	5.93%	6,054	6.17%	11,661	6.39%
Age 60 - 64	1,345	6.49%	6,595	6.72%	12,737	6.98%
Age 65 - 69	1,386	6.69%	6,663	6.79%	12,760	6.99%
Age 70 - 74	1,400	6.76%	6,541	6.67%	12,254	6.71%
Age 75 - 79	1,191	5.75%	5,459	5.56%	9,919	5.43%
Age 80 - 84	838	4.04%	3,844	3.92%	6,798	3.72%
Age 85+	893	4.31%	4,202	4.28%	7,452	4.08%
Age 65+	5,708	27.55%	26,709	27.23%	49,183	26.93%
Median Age	45.70		46.10		46.30	
Average Age	44.70		44.80		44.80	

Demographic Detail Report

The Southwood Shops 5720-5838 14th St W, Bradenton, FL 34207

Radius	1 Mile	3 Mile	5 Mile
2023 Population By Race	20,722	98,102	182,606
White	17,464 84.28%	80,932 82.50%	149,334 81.78%
Black	2,176 10.50%	11,809 12.04%	23,196 12.70%
Am. Indian & Alaskan	226 1.09%	882 0.90%	1,381 0.76%
Asian	271 1.31%	1,756 1.79%	3,963 2.17%
Hawaiian & Pacific Island	40 0.19%	166 0.17%	270 0.15%
Other	544 2.63%	2,556 2.61%	4,461 2.44%
Population by Hispanic Origin	20,722	98,102	182,606
Non-Hispanic Origin	14,766 71.26%	71,363 72.74%	140,276 76.82%
Hispanic Origin	5,956 28.74%	26,740 27.26%	42,330 23.18%
2023 Median Age, Male	44.50	44.40	44.70
2023 Average Age, Male	43.70	43.60	43.60
2023 Median Age, Female	47.00	47.80	48.00
2023 Average Age, Female	45.70	46.00	45.90
2023 Population by Occupation Classification	17,121	81,520	152,019
Civilian Employed	8,881 51.87%	42,830 52.54%	79,626 52.38%
Civilian Unemployed	535 3.12%	1,689 2.07%	2,692 1.77%
Civilian Non-Labor Force	7,705 45.00%	36,981 45.36%	69,673 45.83%
Armed Forces	0 0.00%	20 0.02%	28 0.02%
Households by Marital Status			
Married	3,184	15,998	31,449
Married No Children	2,328	11,715	22,532
Married w/Children	856	4,284	8,918
2023 Population by Education	16,464	79,386	147,338
Some High School, No Diploma	3,409 20.71%	12,249 15.43%	19,902 13.51%
High School Grad (Incl Equivalency)	5,793 35.19%	26,722 33.66%	46,605 31.63%
Some College, No Degree	3,775 22.93%	19,808 24.95%	37,927 25.74%
Associate Degree	1,194 7.25%	6,697 8.44%	11,960 8.12%
Bachelor Degree	1,453 8.83%	8,983 11.32%	19,383 13.16%
Advanced Degree	840 5.10%	4,927 6.21%	11,561 7.85%

Demographic Detail Report

The Southwood Shops

5720-5838 14th St W, Bradenton, FL 34207

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	15,574		75,326		140,534	
Real Estate & Finance	359	2.31%	2,081	2.76%	4,333	3.08%
Professional & Management	2,418	15.53%	14,086	18.70%	30,741	21.87%
Public Administration	244	1.57%	903	1.20%	2,010	1.43%
Education & Health	1,301	8.35%	7,461	9.90%	15,153	10.78%
Services	1,951	12.53%	10,370	13.77%	18,543	13.19%
Information	113	0.73%	447	0.59%	909	0.65%
Sales	2,063	13.25%	10,643	14.13%	19,273	13.71%
Transportation	100	0.64%	496	0.66%	895	0.64%
Retail	1,475	9.47%	7,355	9.76%	12,435	8.85%
Wholesale	198	1.27%	1,161	1.54%	1,908	1.36%
Manufacturing	1,189	7.63%	3,890	5.16%	6,200	4.41%
Production	2,073	13.31%	7,157	9.50%	11,283	8.03%
Construction	1,108	7.11%	4,813	6.39%	8,413	5.99%
Utilities	520	3.34%	1,780	2.36%	3,025	2.15%
Agriculture & Mining	21	0.13%	120	0.16%	444	0.32%
Farming, Fishing, Forestry	104	0.67%	228	0.30%	482	0.34%
Other Services	337	2.16%	2,335	3.10%	4,487	3.19%
2023 Worker Travel Time to Job	8,568		41,328		76,247	
<30 Minutes	6,269	73.17%	29,340	70.99%	53,114	69.66%
30-60 Minutes	1,985	23.17%	10,013	24.23%	19,022	24.95%
60+ Minutes	314	3.66%	1,975	4.78%	4,111	5.39%
2010 Households by HH Size	7,172		36,347		67,546	
1-Person Households	2,838	39.57%	12,985	35.73%	22,623	33.49%
2-Person Households	2,443	34.06%	12,840	35.33%	24,617	36.44%
3-Person Households	749	10.44%	4,287	11.79%	8,461	12.53%
4-Person Households	562	7.84%	3,079	8.47%	6,078	9.00%
5-Person Households	324	4.52%	1,703	4.69%	3,195	4.73%
6-Person Households	146	2.04%	793	2.18%	1,425	2.11%
7 or more Person Households	110	1.53%	660	1.82%	1,147	1.70%
2023 Average Household Size	2.20		2.20		2.30	
Households						
2028 Projection	9,895		44,884		80,671	
2023 Estimate	9,466		43,433		78,340	
2010 Census	7,172		36,347		67,545	
Growth 2023 - 2028	4.53%		3.34%		2.98%	
Growth 2010 - 2023	31.99%		19.50%		15.98%	

Demographic Detail Report

The Southwood Shops

5720-5838 14th St W, Bradenton, FL 34207

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	9,465	43,434	78,341
<\$25,000	2,266 23.94%	10,568 24.33%	16,820 21.47%
\$25,000 - \$50,000	3,439 36.33%	13,167 30.31%	21,710 27.71%
\$50,000 - \$75,000	1,889 19.96%	8,415 19.37%	14,619 18.66%
\$75,000 - \$100,000	756 7.99%	4,739 10.91%	9,517 12.15%
\$100,000 - \$125,000	445 4.70%	2,421 5.57%	5,867 7.49%
\$125,000 - \$150,000	399 4.22%	1,778 4.09%	4,235 5.41%
\$150,000 - \$200,000	200 2.11%	986 2.27%	2,686 3.43%
\$200,000+	71 0.75%	1,360 3.13%	2,887 3.69%
2023 Avg Household Income	\$53,812	\$62,316	\$69,293
2023 Med Household Income	\$42,621	\$45,848	\$51,015
2023 Occupied Housing	9,466	43,433	78,340
Owner Occupied	5,668 59.88%	26,127 60.15%	49,218 62.83%
Renter Occupied	3,798 40.12%	17,306 39.85%	29,122 37.17%
2010 Housing Units	8,130	42,941	82,700
1 Unit	3,841 47.24%	21,438 49.92%	49,885 60.32%
2 - 4 Units	1,212 14.91%	5,159 12.01%	7,759 9.38%
5 - 19 Units	1,108 13.63%	8,339 19.42%	13,197 15.96%
20+ Units	1,969 24.22%	8,005 18.64%	11,859 14.34%
2023 Housing Value	5,667	26,127	49,218
<\$100,000	2,588 45.67%	8,243 31.55%	10,462 21.26%
\$100,000 - \$200,000	1,926 33.99%	9,667 37.00%	15,091 30.66%
\$200,000 - \$300,000	625 11.03%	4,563 17.46%	11,649 23.67%
\$300,000 - \$400,000	223 3.94%	1,201 4.60%	7,013 14.25%
\$400,000 - \$500,000	87 1.54%	803 3.07%	1,976 4.01%
\$500,000 - \$1,000,000	121 2.14%	1,349 5.16%	2,346 4.77%
\$1,000,000+	97 1.71%	301 1.15%	681 1.38%
2023 Median Home Value	\$112,746	\$149,865	\$193,744
2023 Housing Units by Yr Built	11,724	55,032	98,788
Built 2010+	2,251 19.20%	8,238 14.97%	14,043 14.22%
Built 2000 - 2010	219 1.87%	3,378 6.14%	8,540 8.64%
Built 1990 - 1999	502 4.28%	4,406 8.01%	10,209 10.33%
Built 1980 - 1989	1,512 12.90%	10,983 19.96%	20,006 20.25%
Built 1970 - 1979	3,529 30.10%	13,679 24.86%	20,971 21.23%
Built 1960 - 1969	2,220 18.94%	8,022 14.58%	11,737 11.88%
Built 1950 - 1959	1,288 10.99%	4,622 8.40%	8,432 8.54%
Built <1949	203 1.73%	1,704 3.10%	4,850 4.91%
2023 Median Year Built	1975	1979	1981