

SALE

Retail / Office Development Site with Monument Signage on US-41

116 10TH AVENUE WEST

Bradenton, FL 34208

PRESENTED BY:

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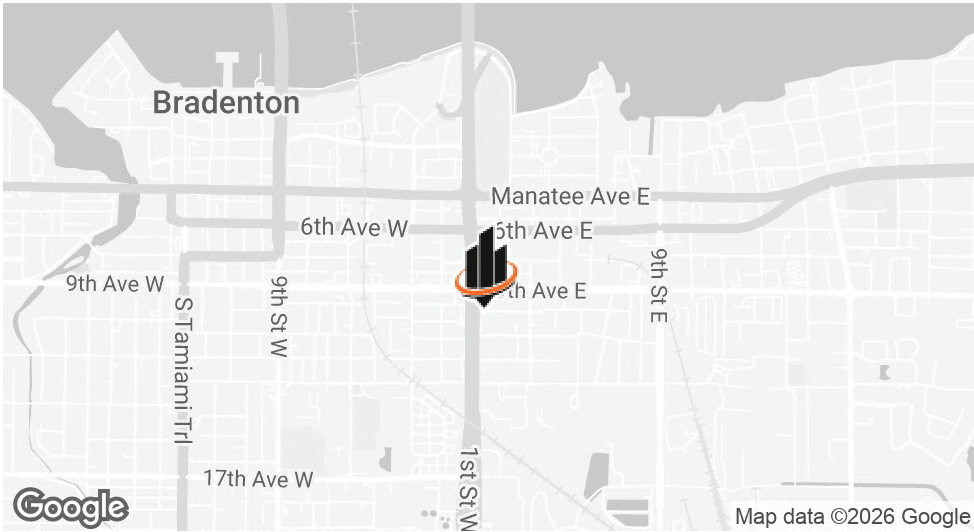
10th AVENUE EAST

9th AV

TAMIAMI TRAIL / 1st STREET SOUTH

SVN
COMMERCIAL ADVISORY GROUP

PROPERTY SUMMARY



SALE PRICE	\$299,000
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OFFERING SUMMARY

LOT SIZE:	0.5 Acres
ZONING:	General Urban Open (T4-O)
MARKET:	Bradenton
SUBMARKET:	Tamiami Trail (US 41) corridor
TRAFFIC COUNT:	65,500

PROPERTY HIGHLIGHTS

- Large 9 FT Monument Signage on US-41 with deeded easement
- Easily accessible via Tamiami Trail (US-41) with great visibility and signage
- Located just south of the downtown core and Manatee memorial Hospital
- Previously approved Special Use Permit for Drive-Thru Establishment
- High traffic location with numerous businesses and employment centers in the area
- Located on one of the busiest corridors in Bradenton with 65,500 vehicles per day

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This offering includes three vacant lots totaling 0.5 +/- acres that is easily accessible from Tamiami Trail in Bradenton, Florida. These lots are ideal for an office, medical office or retail development with a previously approved drive-thru plan. A large monument sign has been installed on Tamiami Trail to provide this parcel with ample visibility for the future owner to the 65,500 vehicles per day traveling the route.

A large number of employers drive business to the area including Pierce Manufacturing, the City of Bradenton, Manatee County Government Buildings, and other employment center. This location and layout will provide ample opportunity for success and growth for a coffee use, small restaurant use, medical office or professional office. Property's close proximity to Manatee Memorial Hospital makes medical office a very viable use here.

LOCATION DESCRIPTION

This offering is located in the city of Bradenton, Florida with signage on South Tamiami Trail / 1st Street which offers a traffic count of 65,500 cars per day.

This retail/office development opportunity is less than a quarter mile south of the downtown core at Manatee Avenue / State Road 64, and less than two miles north of Cortez Road. These are two of the the main East-West corridors from Interstate 75 to the east, to Anna Maria Island to the west. Located in downtown is the Manatee River and Riverfront Park, as well as City and County Government and Manatee Memorial Hospital.

This area of Bradenton is home to several other large employment centers & attractions such as LECOM Park, spring training home of the Pittsburgh Pirates, Manatee Players Theatre, the Bishop Museum, Pierce Manufacturing, Tropicana Orange Juice, Graham Packaging, and Bealls Department Store's corporate headquarters.

MONUMENT SIGNAGE ON US-41 PROVIDING AMPLE VISIBILITY TO 65,500 CARS PER DAY



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AERIAL LOOKING NORTH TOWARD DOWNTOWN BRADENTON CENTRAL BUSINESS DISTRICT



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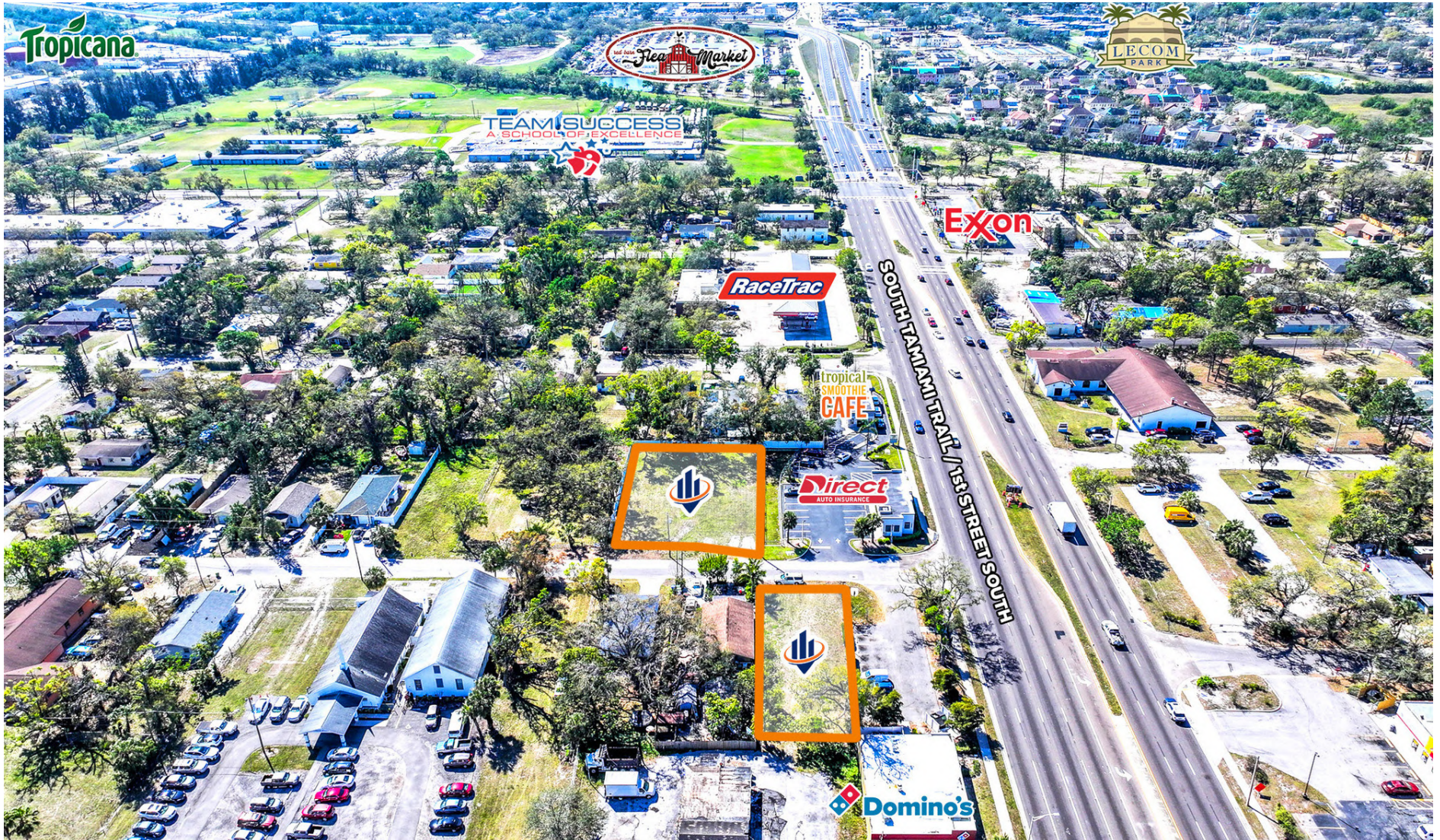
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AERIAL LOOKING SOUTH TOWARD CORTEZ ROAD AND SARASOTA



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AERIAL LOOKING EAST TOWARD INTERSTATE 75 / LAKEWOOD RANCH



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AERIAL LOOKING TOWARD WEST BRADENTON AND ANNA MARIA ISLAND



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APPROVED DRIVE-THRU CONCEPT SITE PLAN



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OFFICE SITE PLAN CONCEPT



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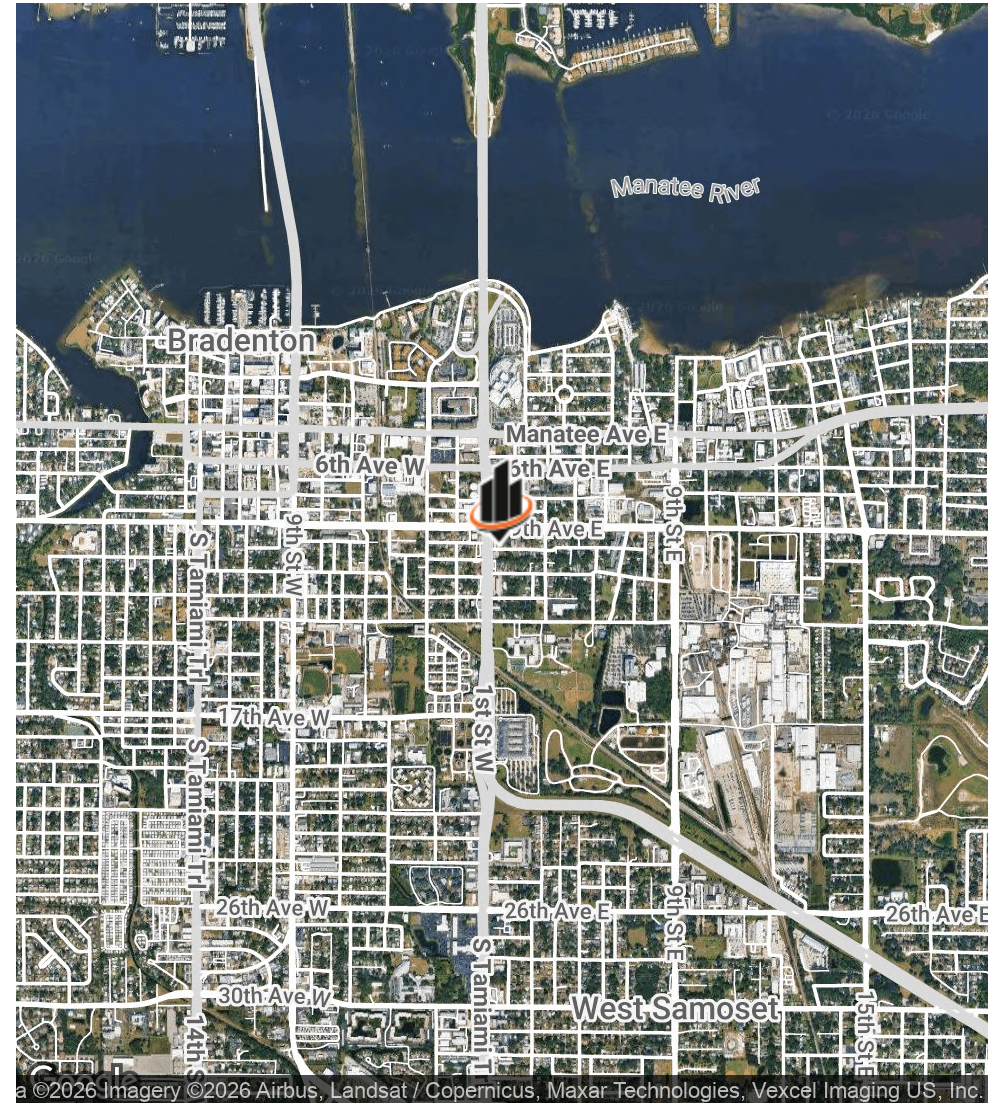
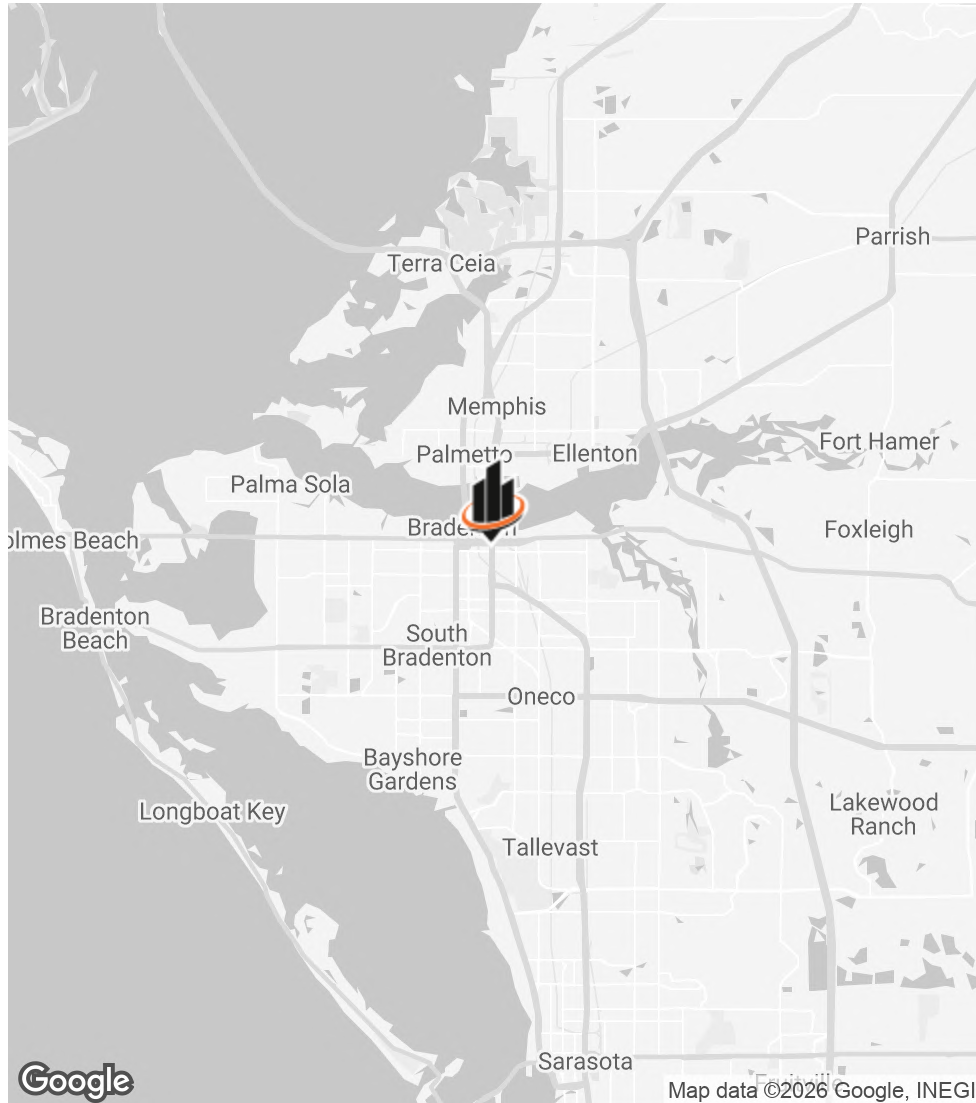
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

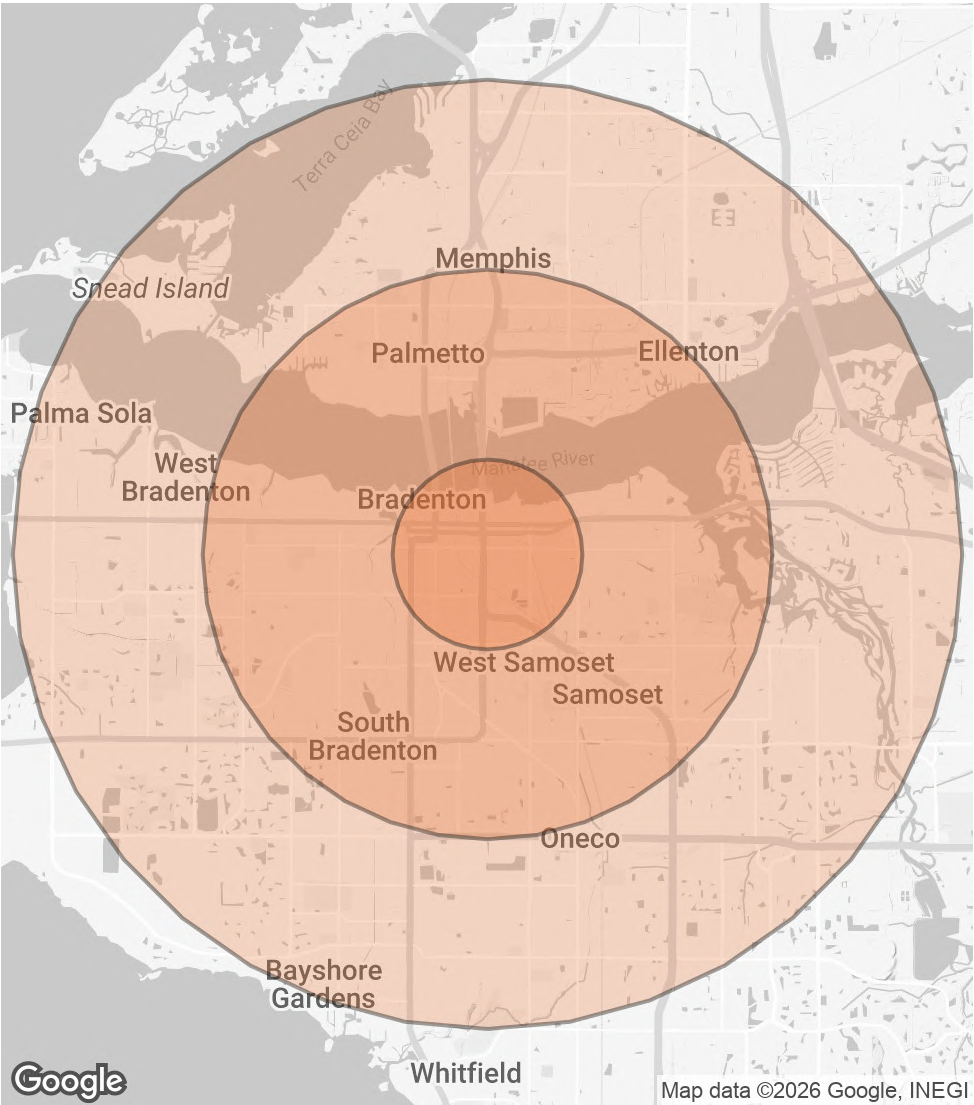
TOTAL POPULATION	11,280	95,473	213,608
AVERAGE AGE	40	43	45
AVERAGE AGE (MALE)	39	42	44
AVERAGE AGE (FEMALE)	41	44	46

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,413	38,700	90,235
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$60,622	\$67,928	\$76,482
AVERAGE HOUSE VALUE	\$233,148	\$264,440	\$301,250

2020 American Community Survey (ACS)



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ALL ADVISOR BIOS



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$140 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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