

CORTEZ ROAD WEST
53,000 AVERAGE CARS PER DAY

SALE

Retail Redevelopment Property for Sale

3102 CORTEZ ROAD WEST
Bradenton, FL 34207

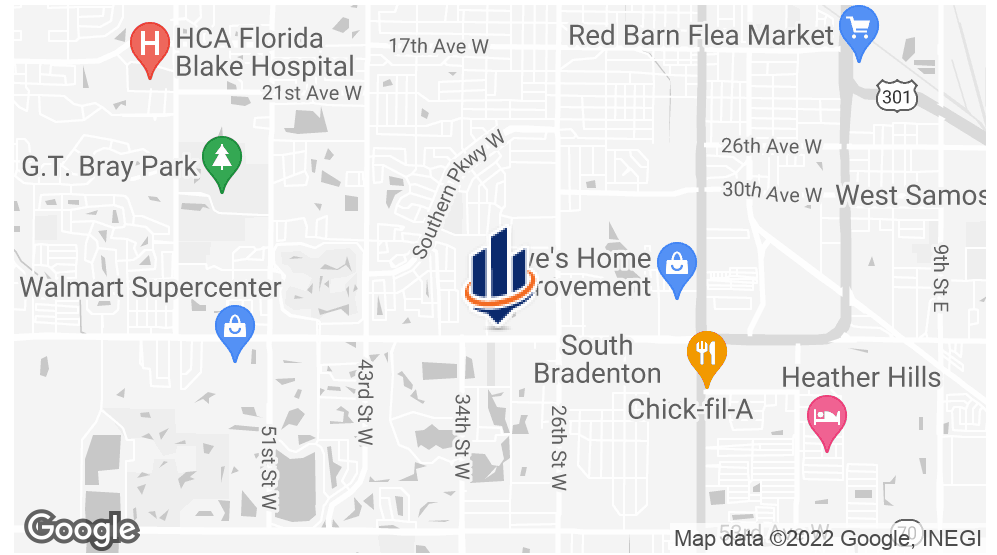
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SVN
COMMERCIAL ADVISORY GROUP
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PROPERTY SUMMARY



SALE PRICE	\$875,000
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OFFERING SUMMARY

BUILDING SIZE:	3,183 SF
LOT SIZE:	0.459 Acres
PRICE / SF:	\$274.90
ZONING:	GC
TRAFFIC COUNT:	53,000

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PROPERTY OVERVIEW

Premium retail redevelopment building on Cortez Road for sale. The generously sized lot features a freestanding building in the front with a fenced area in the back that could allow for expansion or additional parking. Excellent exposure from Cortez Road and pylon signage is already established.

Located in the General Commercial (GC) Zoning district, the property allows for various uses including Restaurant, Retail, Drive Thru, and Lodging.

PROPERTY HIGHLIGHTS

- Retail Redevelopment Opportunity
- Frontage on Cortez Road
- 53,000 Cars Per Day
- Room for ample parking or expansion

LOCATION DESCRIPTION



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The site is on the North side of Cortez Road, one of the busiest East-West corridors in Manatee County. Cortez is one of the two roads that has direct access to Anna Maria Island. The site is located in a Commercial area that has a dense mix of retail, restaurants, car dealerships and other large national retailers.

The property is centrally located near many amenities, including Downtown Bradenton, Anna Maria Island, Sarasota-Bradenton International Airport, IMG Academy and State College of Florida.

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AERIAL EAST



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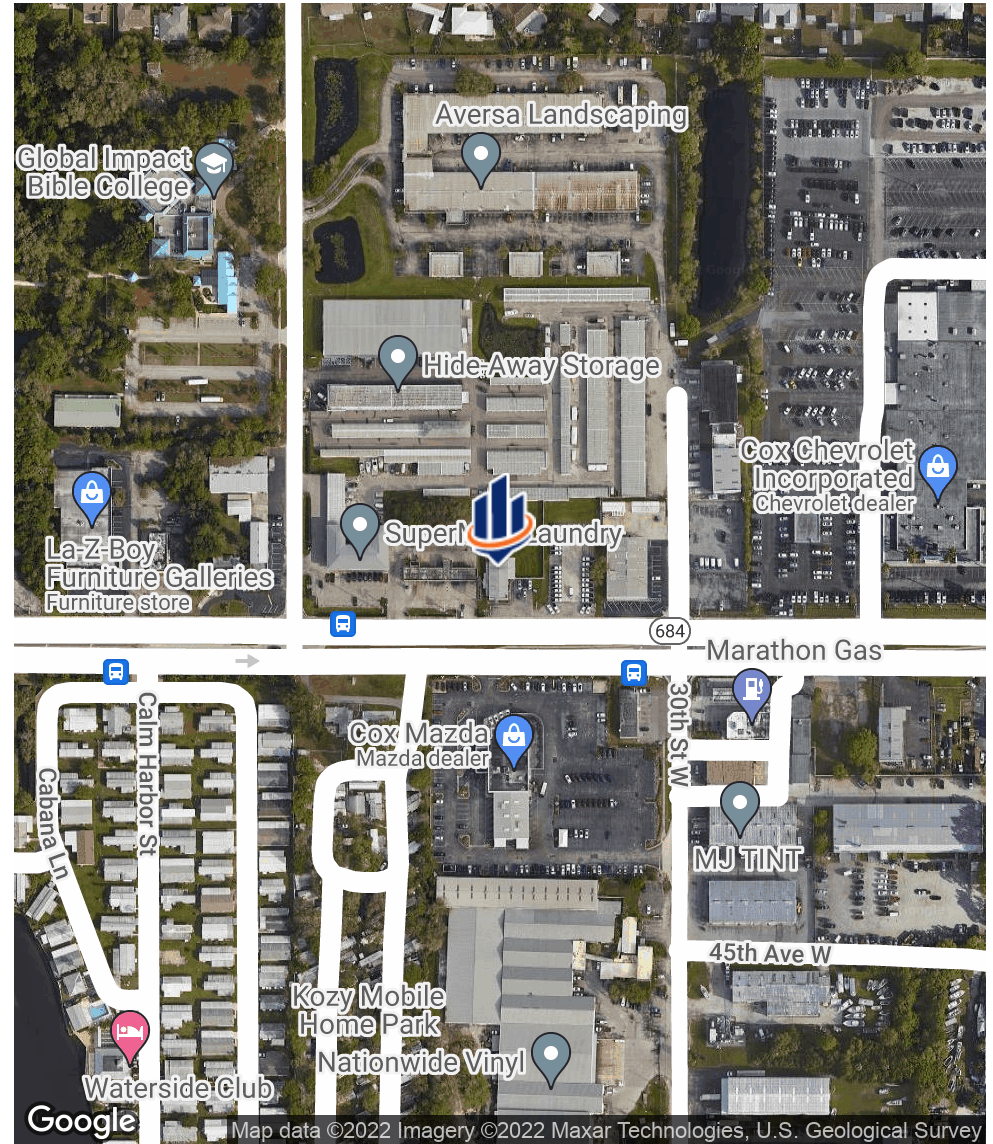
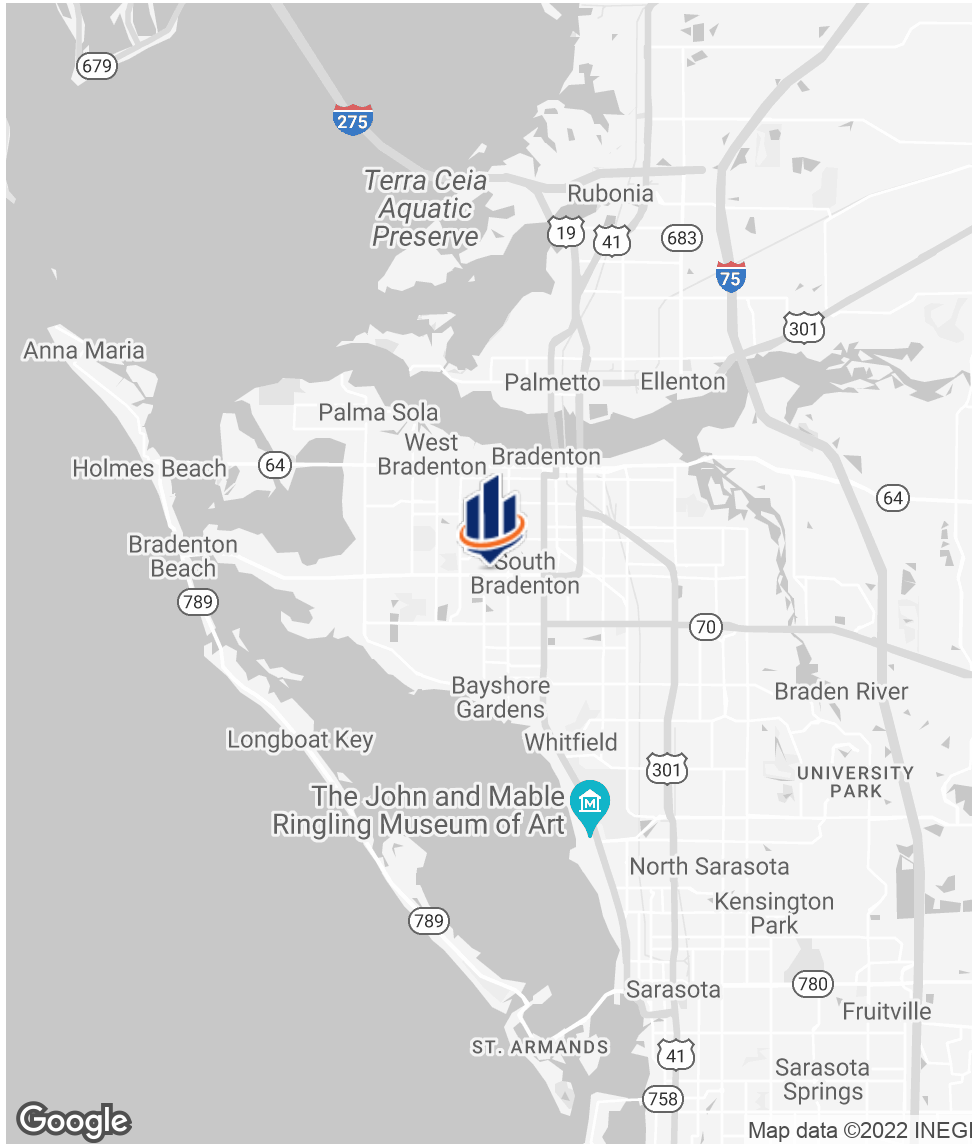
AERIAL WEST



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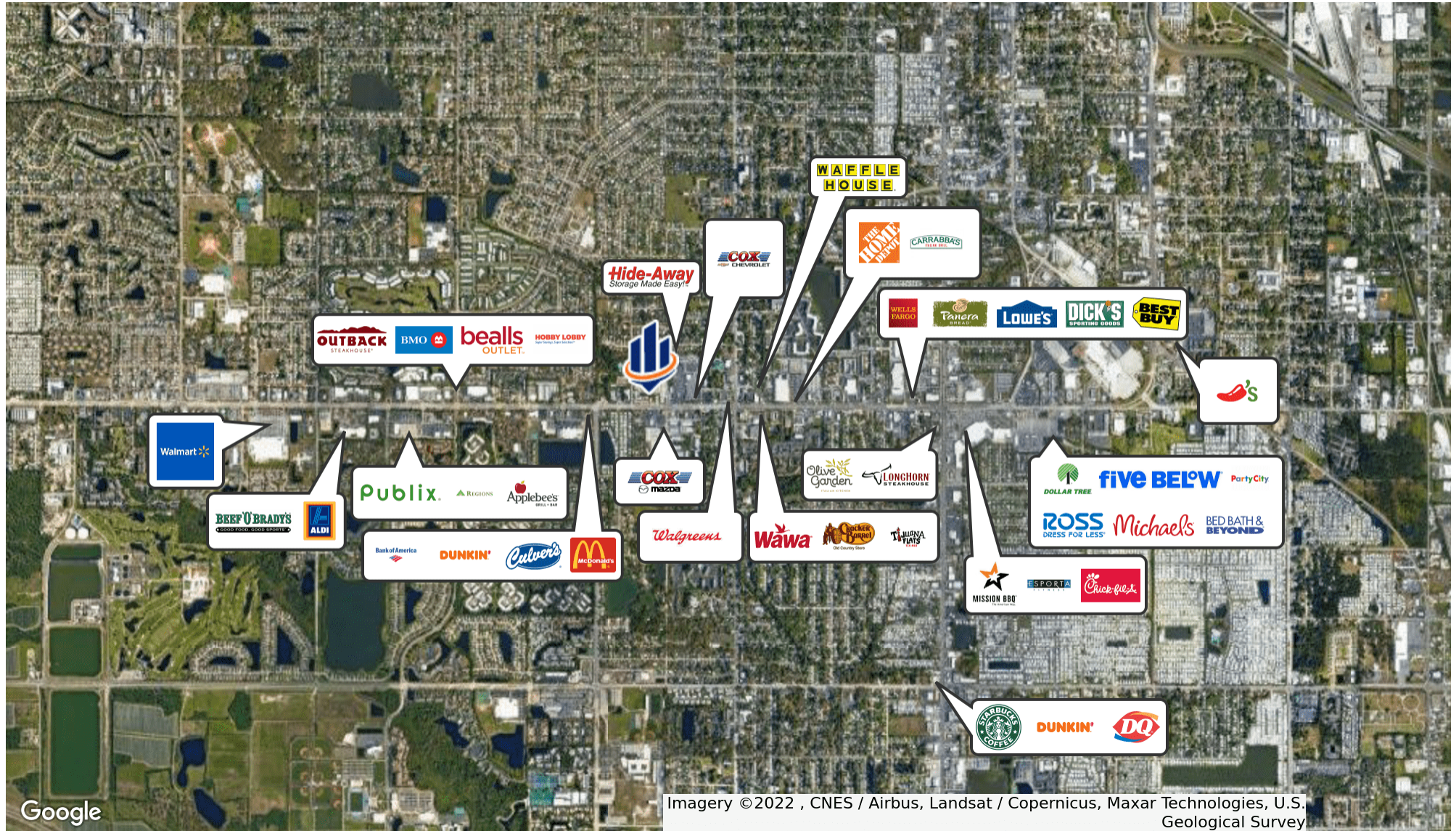
LOCATION MAP



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RETAILER MAP



Google

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

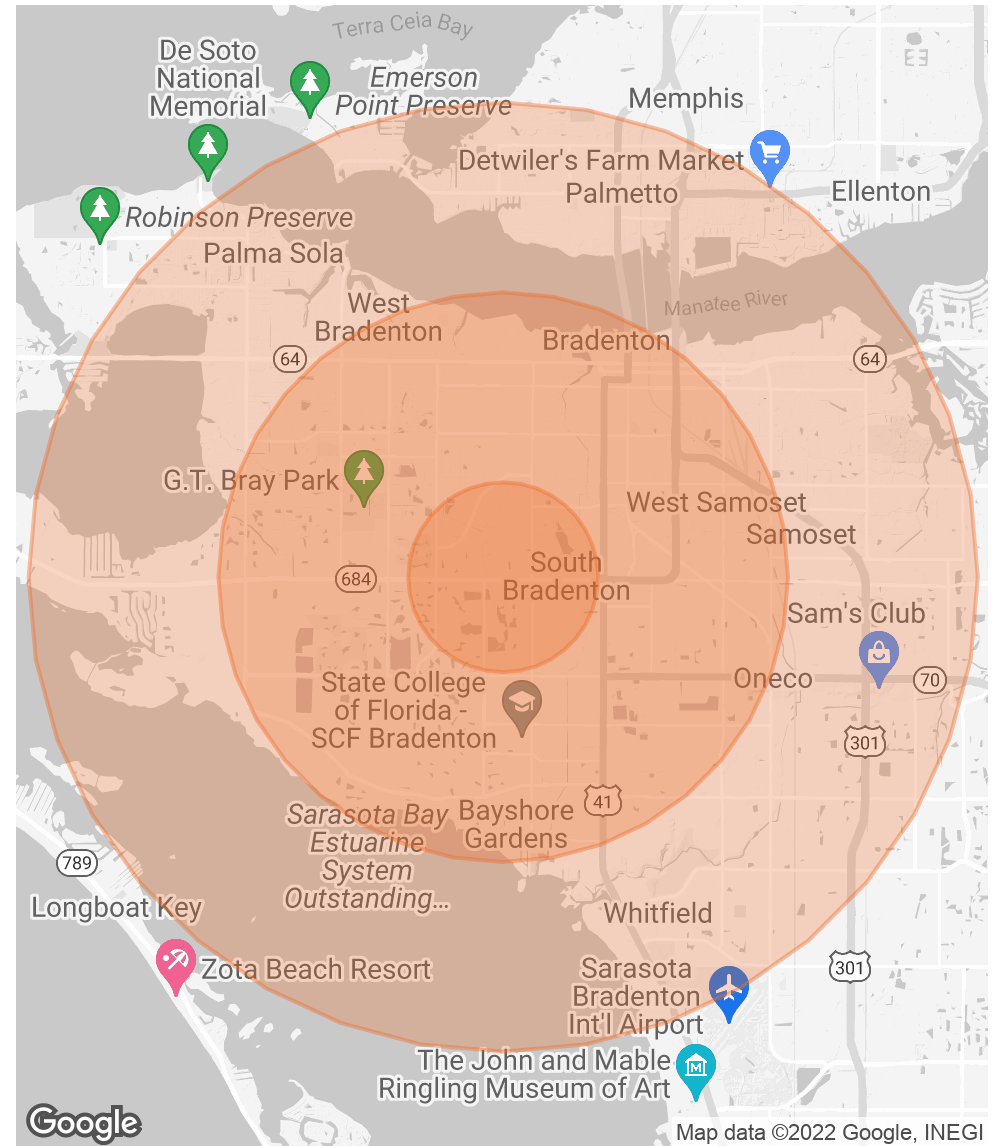
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,244	113,871	188,558
AVERAGE AGE	46.4	46.2	45.2
AVERAGE AGE (MALE)	42.9	44.2	43.4
AVERAGE AGE (FEMALE)	47.7	47.7	46.1

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,281	58,125	91,145
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$43,091	\$46,101	\$54,101
AVERAGE HOUSE VALUE	\$132,590	\$140,344	\$174,051

* Demographic data derived from 2020 ACS - US Census



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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 twenty five 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 \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as office and industrial sales. Matt has been involved in over \$40 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 Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

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

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DISCLAIMER

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This Offering Brochure 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 Brochure 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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