



Riverwalk

Riverwalk East Extension



SALE

Downtown Bradenton Waterfront Mixed-Use Development Site

105 2ND STREET EAST
Bradenton, FL 34208

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE	\$850,000
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OFFERING SUMMARY

LOT SIZE:	0.361 Acres
PRICE / PSF:	\$54.00
ZONING:	T-5 Urban Core
MARKET:	Downtown Bradenton Central Business District
SUBMARKET:	Bradenton Riverwalk District

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PROPERTY OVERVIEW

This incredible +/- .36 acre downtown corner development site located at the intersection of 2nd Street East, Riverfront Boulevard and Riverside Drive on the banks of the beautiful Manatee River. Any project on this site will enjoy amazing water views adjacent to Manatee Memorial Hospital, the Riverwalk District and the Arts District.

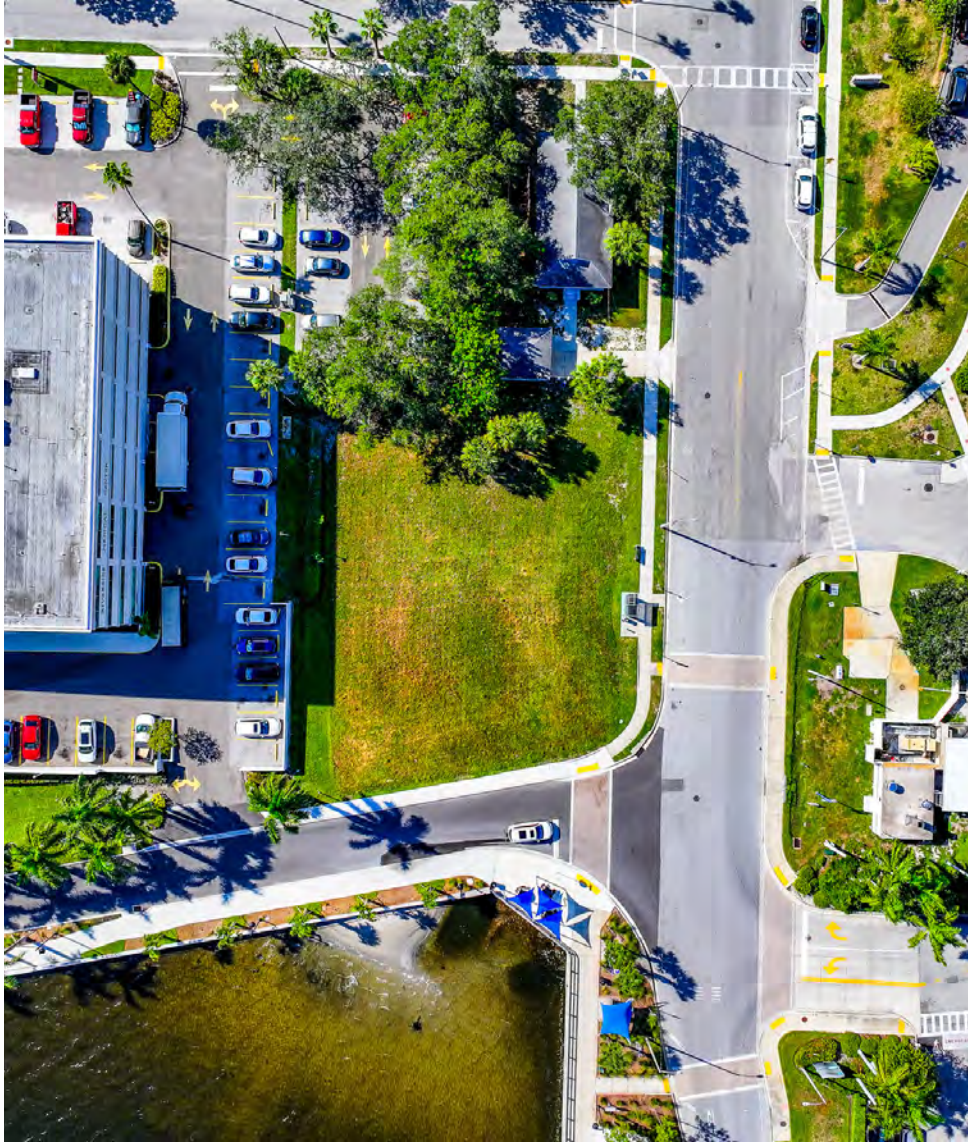
The site's close proximity to US-41 and SR 64 provides quick travel access to Palmetto and St. Petersburg to the north, Sarasota to the south, Anna Maria Island with the Gulf beaches to the west, and Lakewood Ranch to the east. Just a short walk to the acclaimed Bradenton Riverwalk, Old Main Street's restaurants and bars, The Bishop Museum, The Manatee Performing Arts Center and other downtown amenities.

The site is zoned T-5, Urban Core which allows an extensive list of uses including, but not limited to: Restaurants, Office, Health Services, plus Single Family or Multi-Family with a potential for up to 14 units. Excellent site and location for an elevated bar/restaurant, small condo project or even a single family home.

PROPERTY HIGHLIGHTS

- Waterfront Property on the banks of the Manatee River
- T-5 Urban Core Zoning allows many Commercial and Residential Uses
- Downtown Bradenton / Riverwalk District / Arts District
- Close by to many restaurants, retail and other amenities
- Potential for up to 14 multifamily/ condo units

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Located in the heart of the Downtown Bradenton Central Business District just east of US 41 and North of Manatee Avenue. The property is positioned with frontage on Riverside Drive and offers a stunning view of the Manatee River.

The development site is located very close to many large employers including Manatee Memorial Hospital, Manatee County Government, Sunz Insurance and Tropicana among others.

In the past few years, downtown Bradenton has seen significant private and public investment, including the \$22-million Marriott SpringHill Suites hotel and rooftop bar operated by Oak & Stone, the city's new \$12.5-million 500-space parking garage, the \$4.5-million Twin Dolphin Marina expansion and renovation, the \$12-million South Florida Museum expansion/renovation project and a \$6-million streetscaping project on Old Main Street.

SOUTH AERIAL VIEW



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WEST AERIAL VIEW



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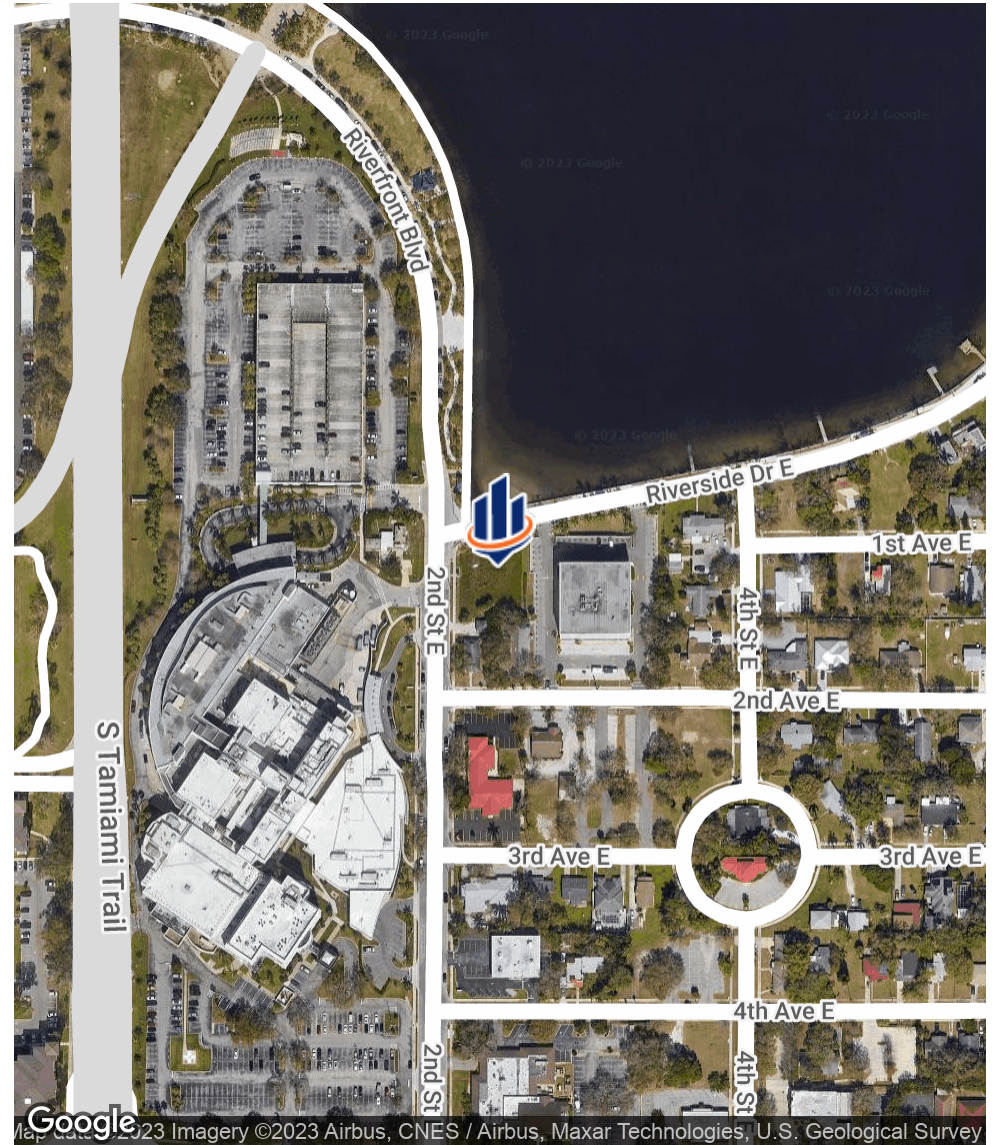
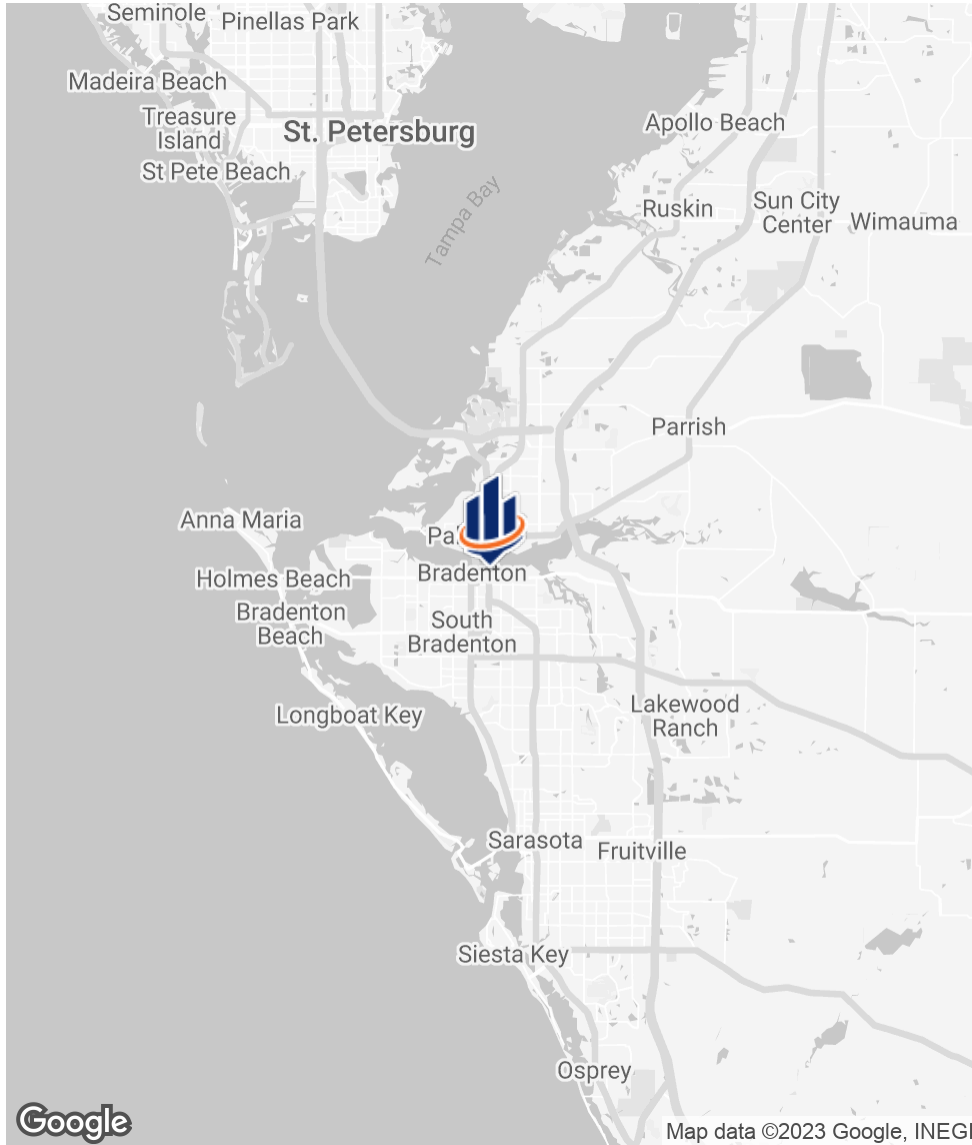
Proposed Phasing Segments



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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

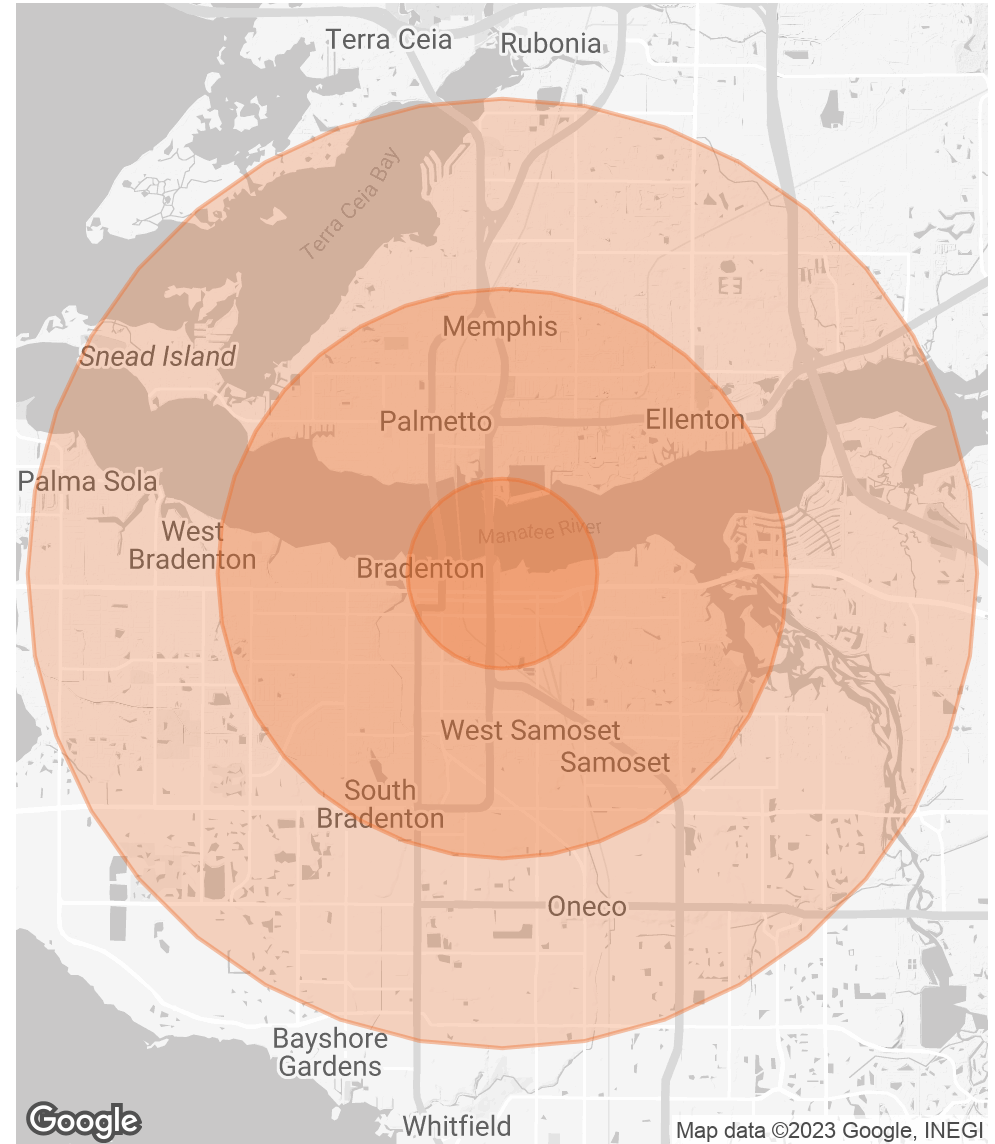
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,272	85,251	197,745
AVERAGE AGE	39.3	40.1	44.5
AVERAGE AGE (MALE)	35.2	38.8	42.6
AVERAGE AGE (FEMALE)	43.2	41.0	45.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,139	37,012	93,405
# OF PERSONS PER HH	2.0	2.3	2.1
AVERAGE HH INCOME	\$49,765	\$46,734	\$53,986
AVERAGE HOUSE VALUE	\$176,911	\$140,893	\$166,967

* 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 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 \$300 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 retail, office and industrial sales. Matt has been involved in over \$80 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 Bradenton and enjoys playing golf and spending time on the water.

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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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