

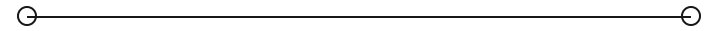


**LEASE**

# Bradenton Retail Storefronts

**1225 9TH STREET WEST**

Bradenton, FL 34205



**PRESENTED BY:**

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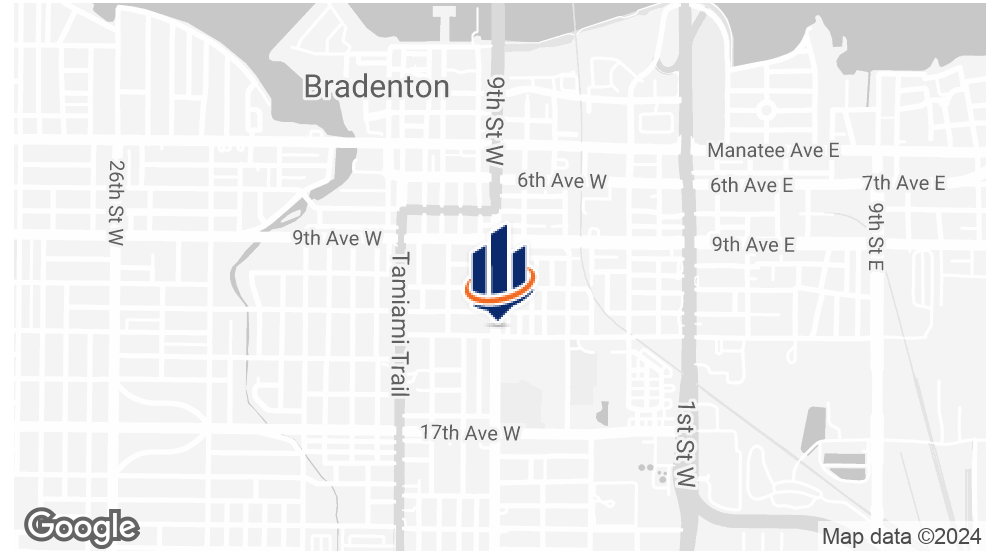
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2  
5

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,100/ Month
<b>BUILDING SIZE:</b>	3,660 SF
<b>AVAILABLE SF:</b>	1,220+/- SF
<b>LOT SIZE:</b>	0.185 Acres
<b>YEAR BUILT:</b>	1932
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	T4-O General Urban Open

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## PROPERTY HIGHLIGHTS

- Centrally located between LECOM Park, Village of the Arts, Motorworks and Magnanimous Breweries
- Recently renovated building with newer HVAC and roof
- Attractive storefront with parking in the rear
- Open floor plan with ample windows on the storefront

## PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

This beautiful brick building was recently renovated in 2018. Located at the signalized corner of 13th Avenue West and 9th Street West. It features stunning gallery windows along the entire front of the building, ample rear parking with a rear building entrance, and street parking on 13th Avenue West.

This building and location will be perfect for a boutique shop or other retail user. It has the old-time charm of Bradenton, with new amenities.

HVAC and roof were also replaced in 2018

## LOCATION DESCRIPTION

Less than a block away from LECOM Park, the Spring Training home of the Pittsburgh Pirates and home of the Single-A Bradenton Marauders. Just south of Downtown Bradenton and the beautiful new Riverwalk on the Manatee River. In the heart of Bradenton's future Entertainment District and equidistant from Bradenton's two most popular breweries, Darwin and Motorworks. Short walk to Village of the Arts, one of the most popular tourist attractions downtown.

# UNIT 103 FLOORPLAN

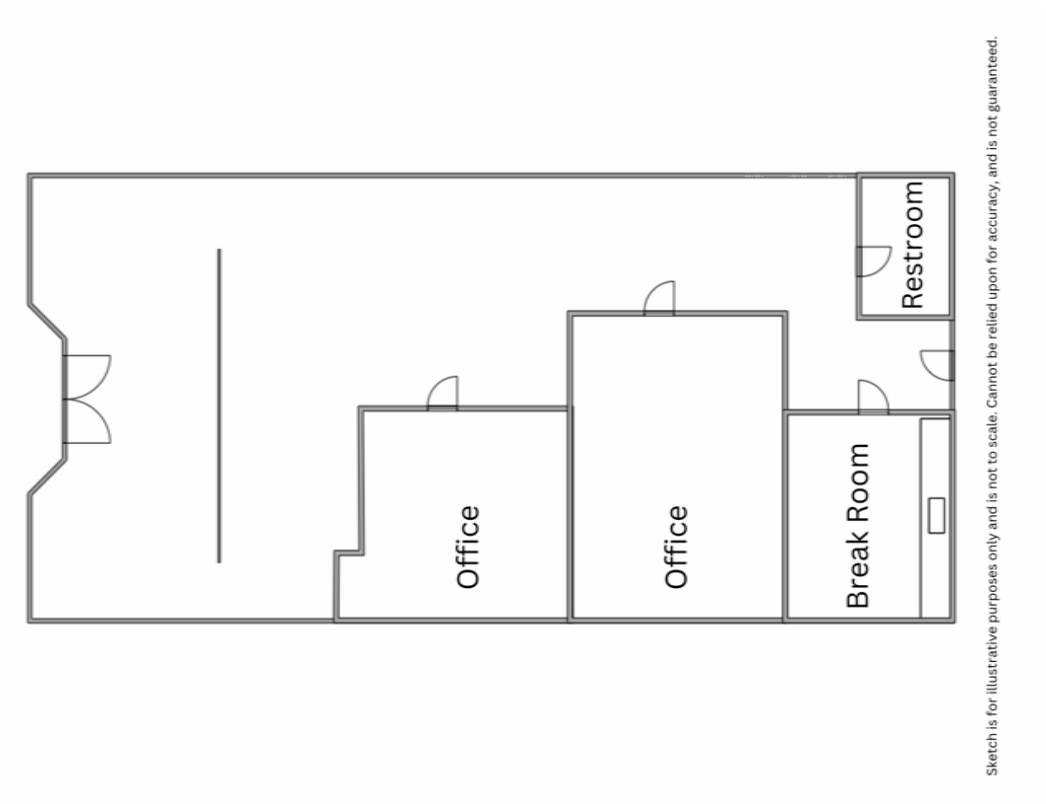


NEW FLOOR PLAN

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# UNIT 103 FLOORPLAN



Sketch is for illustrative purposes only and is not to scale. Cannot be relied upon for accuracy, and is not guaranteed.

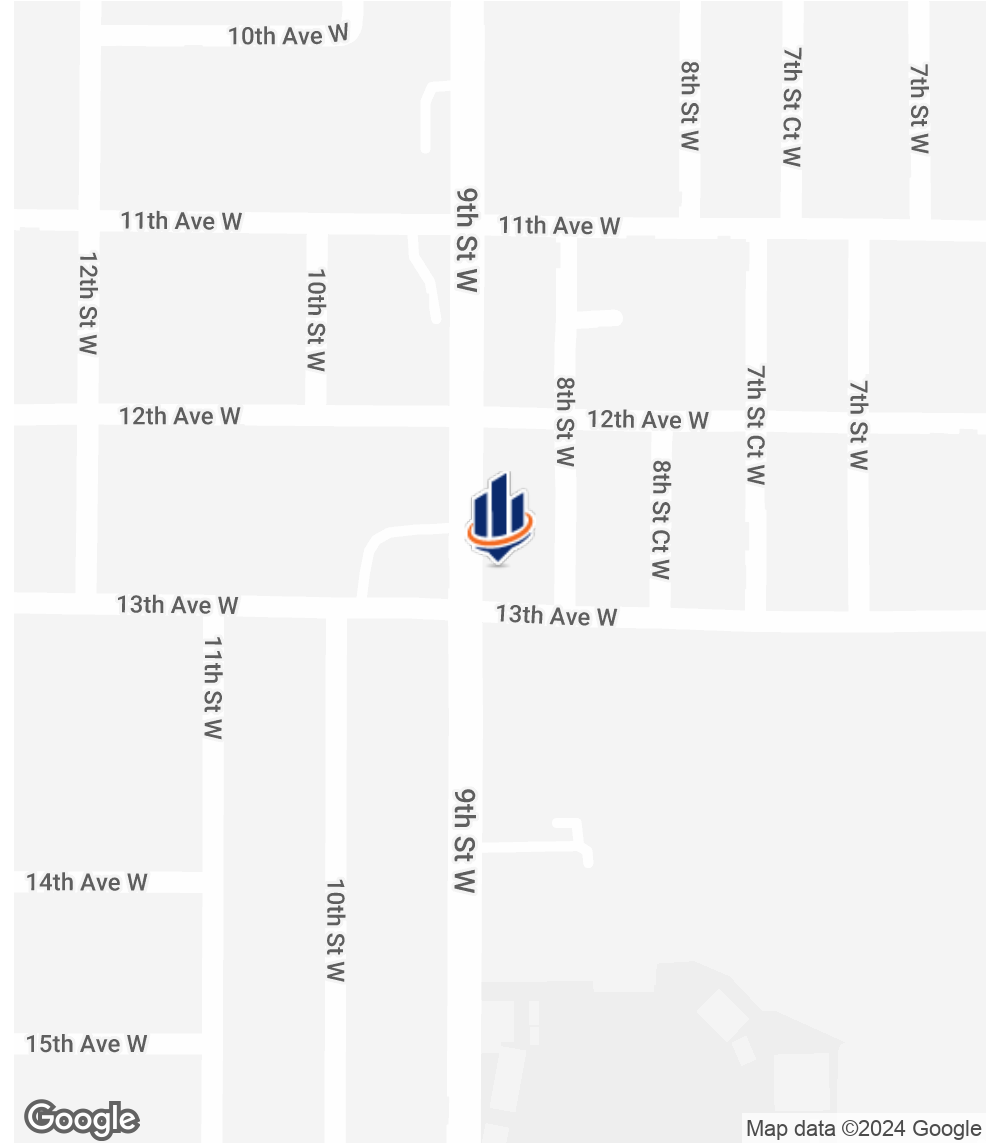
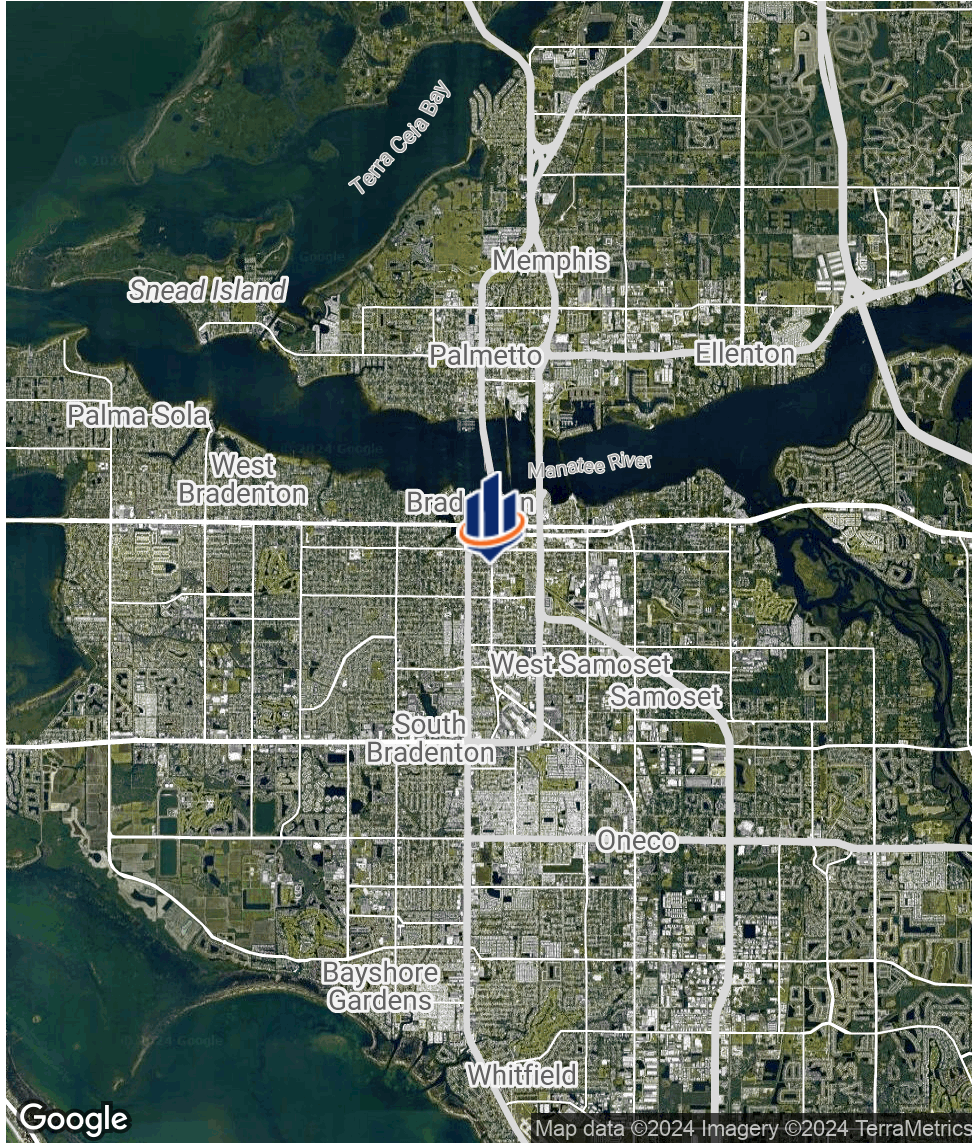
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# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

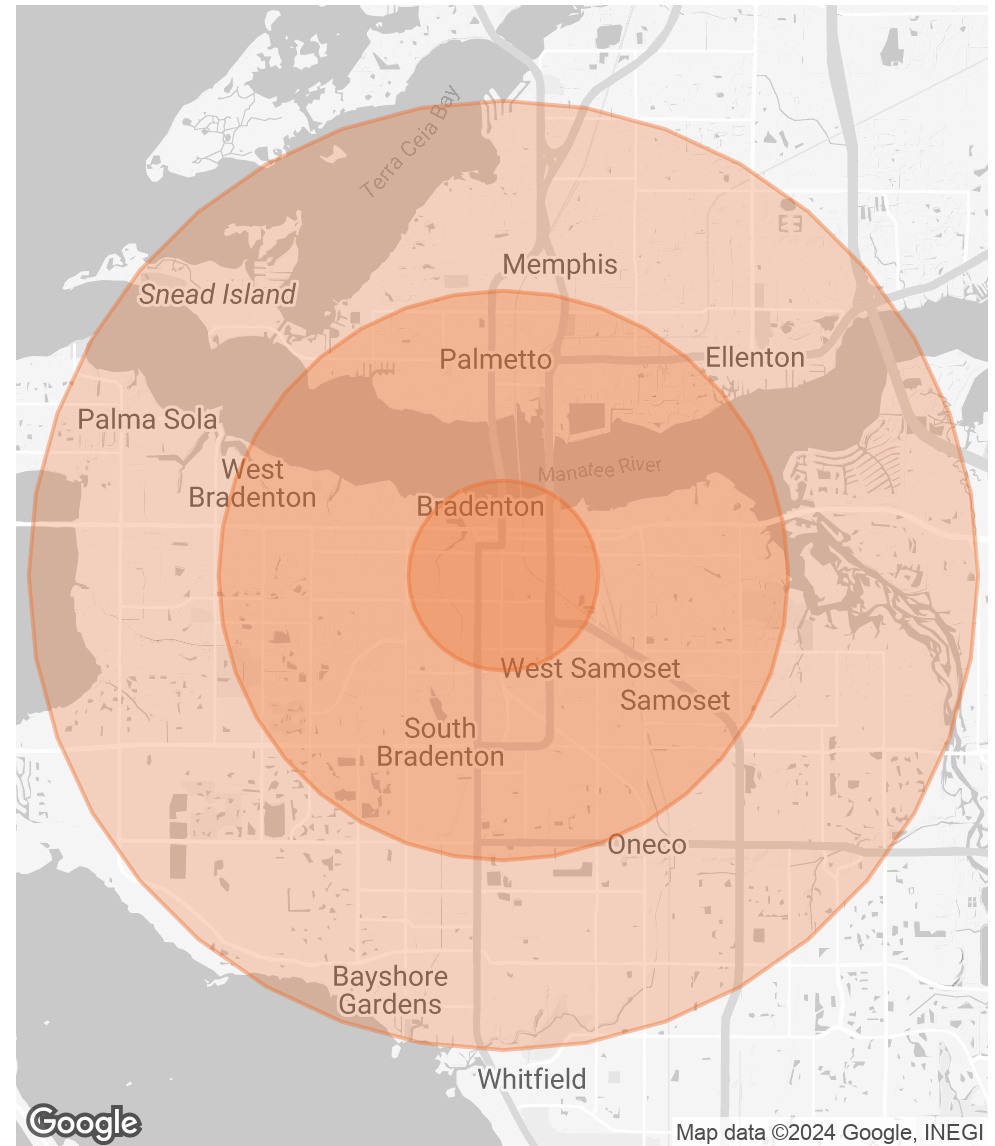
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,073	99,682	205,175
<b>AVERAGE AGE</b>	38.2	42.3	44.5
<b>AVERAGE AGE (MALE)</b>	36.9	40.8	42.7
<b>AVERAGE AGE (FEMALE)</b>	40.3	43.1	45.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,980	45,837	96,576
<b># OF PERSONS PER HH</b>	2.2	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$41,576	\$46,155	\$54,037
<b>AVERAGE HOUSE VALUE</b>	\$133,807	\$138,980	\$166,661

\* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google, INEGI

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## ALL ADVISOR BIOS



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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 \$100 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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### 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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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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