

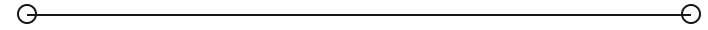


**LEASE**

# High Traffic Commercial Development Site

**3326 CORTEZ ROAD WEST**

Bradenton, FL 34207



**PRESENTED BY:**

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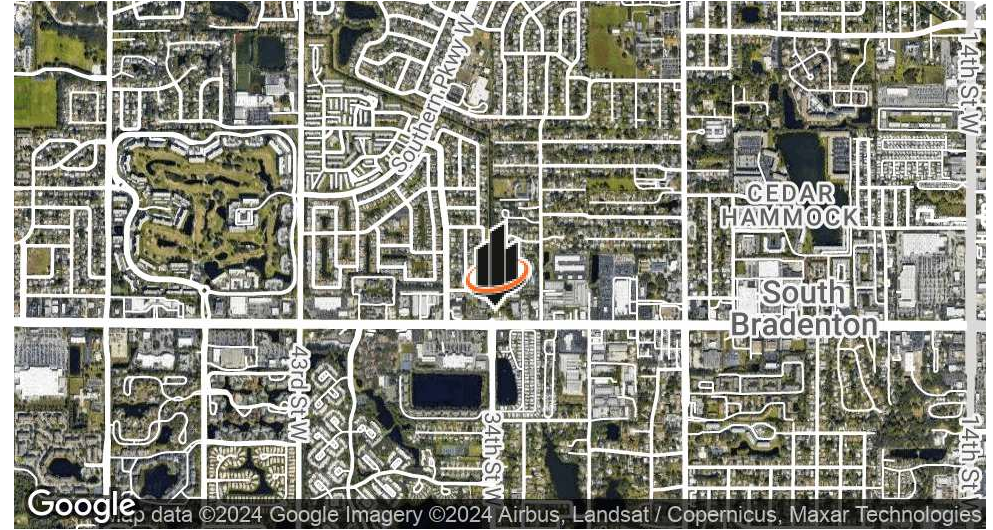
**34TH STREET WEST**  
18,800 AVERAGE CARS PER DAY

**CORTEZ ROAD WEST**  
52,500 AVERAGE CARS PER DAY

**LA Z BOY**



# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$185,000.00 PER YEAR</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	1.6 Acres
<b>ZONING:</b>	General Commercial (GC)
<b>TRAFFIC COUNT:</b>	71,300
<b>APN:</b>	5054700059

## PROPERTY HIGHLIGHTS

- Prime ground lease site on one of the two corridors in Bradenton with direct access to Anna Maria Island
- Ideal site for a gas station, bank, or auto-related user
- High concentration of retail traffic and activity in the area
- Dunkin', Culver's, McDonald's & Taco Bell within a quarter mile
- AADT: 71,300 - 52,500 (Cortez) & 18,800 (34th)

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# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

Incredible opportunity to lease a development site at a lighted intersection. As one of the few remaining infill opportunities on the bustling Cortez Road in Bradenton Florida; the potential offered from this site is unparalleled. Cortez Road functions as one of the main East- West corridors in Manatee County offering a high traffic count, high surrounding population density, and significant retail presence driving clientele to this area.

General Commercial zoning allows for a multitude of possibilities including Retail, Office, Drive Thru, Car Wash, Child Care, Self Storage, or Hotel.

The owner is seeking a long-term land lease with a group that would develop the site

## LOCATION DESCRIPTION

Fantastic 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 premium location is in a Commercial area that has a dense mix of retail, restaurants, car dealerships and other large national retailers.

Surrounded by many amenities, including Downtown Bradenton, Anna Maria Island, Sarasota-Bradenton International Airport, IMG Academy and State College of Florida.

## SITE DESCRIPTION

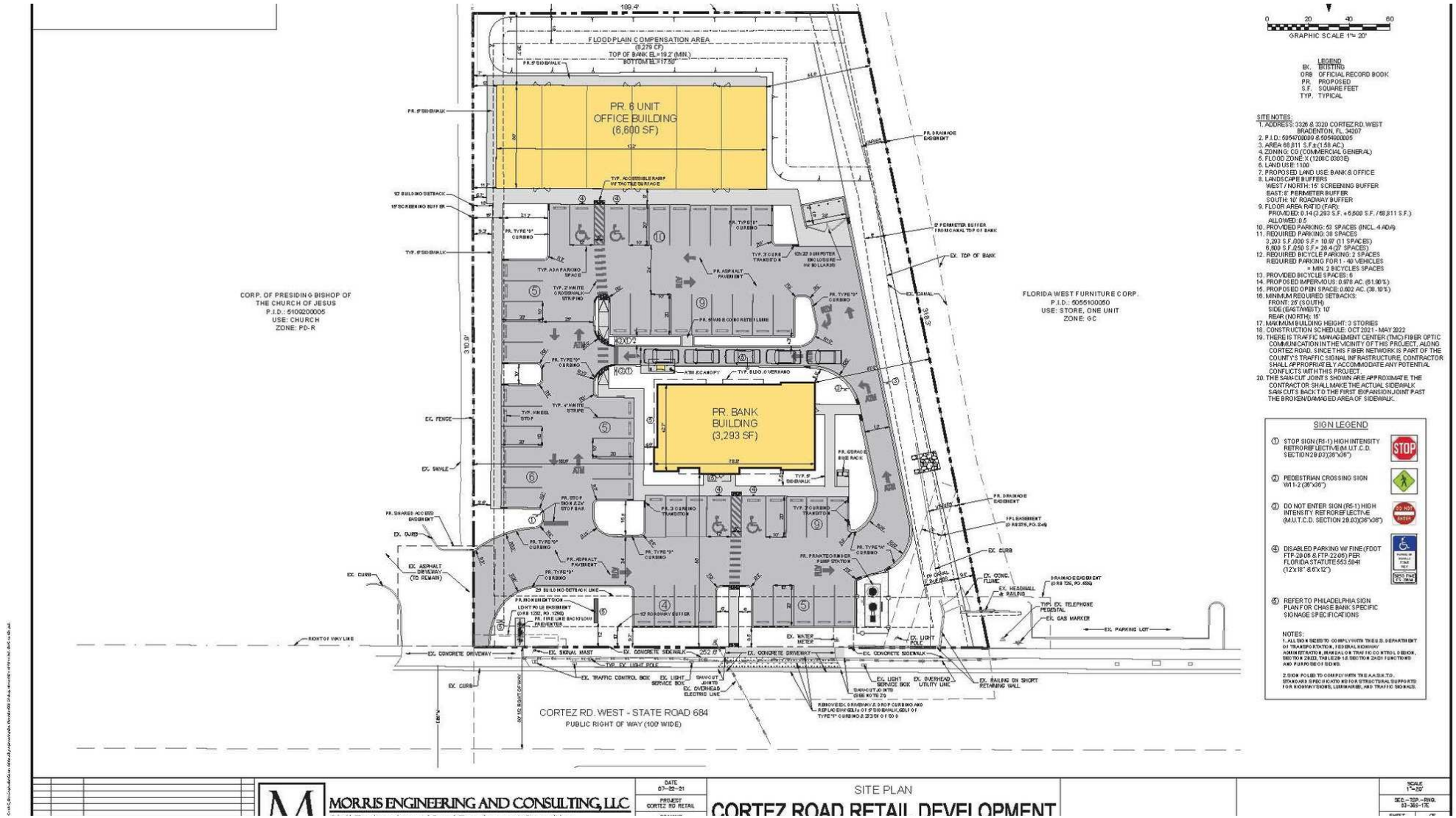
Current Zoning - General Commercial (GC)

Intensity - 0.25 or 0.35 Floor Area Ratio (FAR) w/ Special Approval  
Commercial Size Limitation - 50,000 SF Max Building Size  
General Range of Uses - A variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. May also facilitate attached dwellings, multi-family residential, mixed-use (including multi-family residential), within Urban Corridors

Future Land Use Category - Retail/Office/Residential (ROR)

Potential Intensity - Floor Area Ratio (FAR) - 1.0 or 2.0 with approved Density Bonus on Urban Corridor  
Commercial Size Limitation - Large  
Building Height (max. stories) - 4-6  
General Range of Potential Uses - Neighborhood Retail Uses, Community Serving Retail Uses, and Regional Retail Uses, Office Uses, Residential Uses, Hotel/Motel, Recreational Facilities

# CONCEPTUAL SITE PLAN



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# PROPERTY APPRAISER MAP



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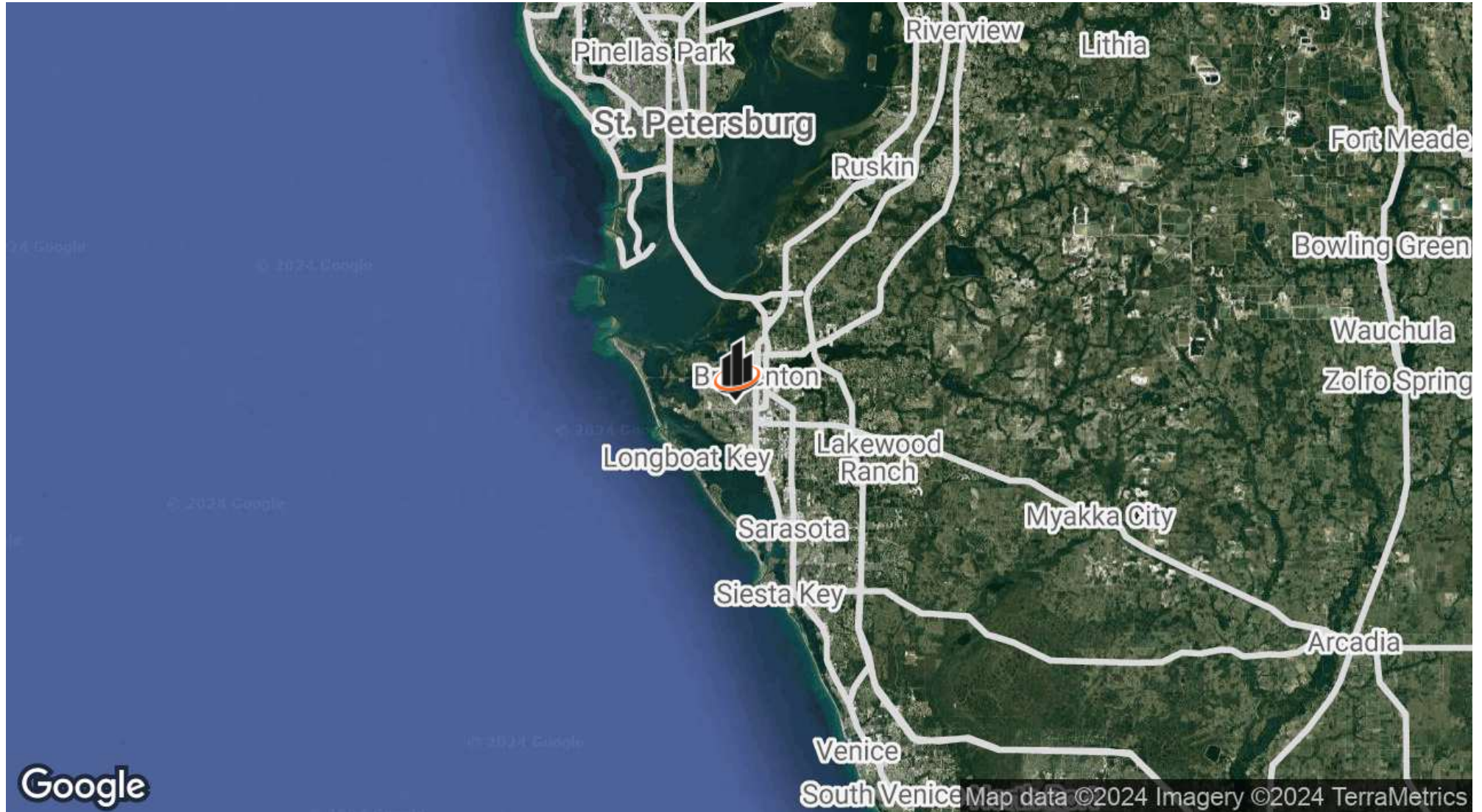
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# AERIAL MAP

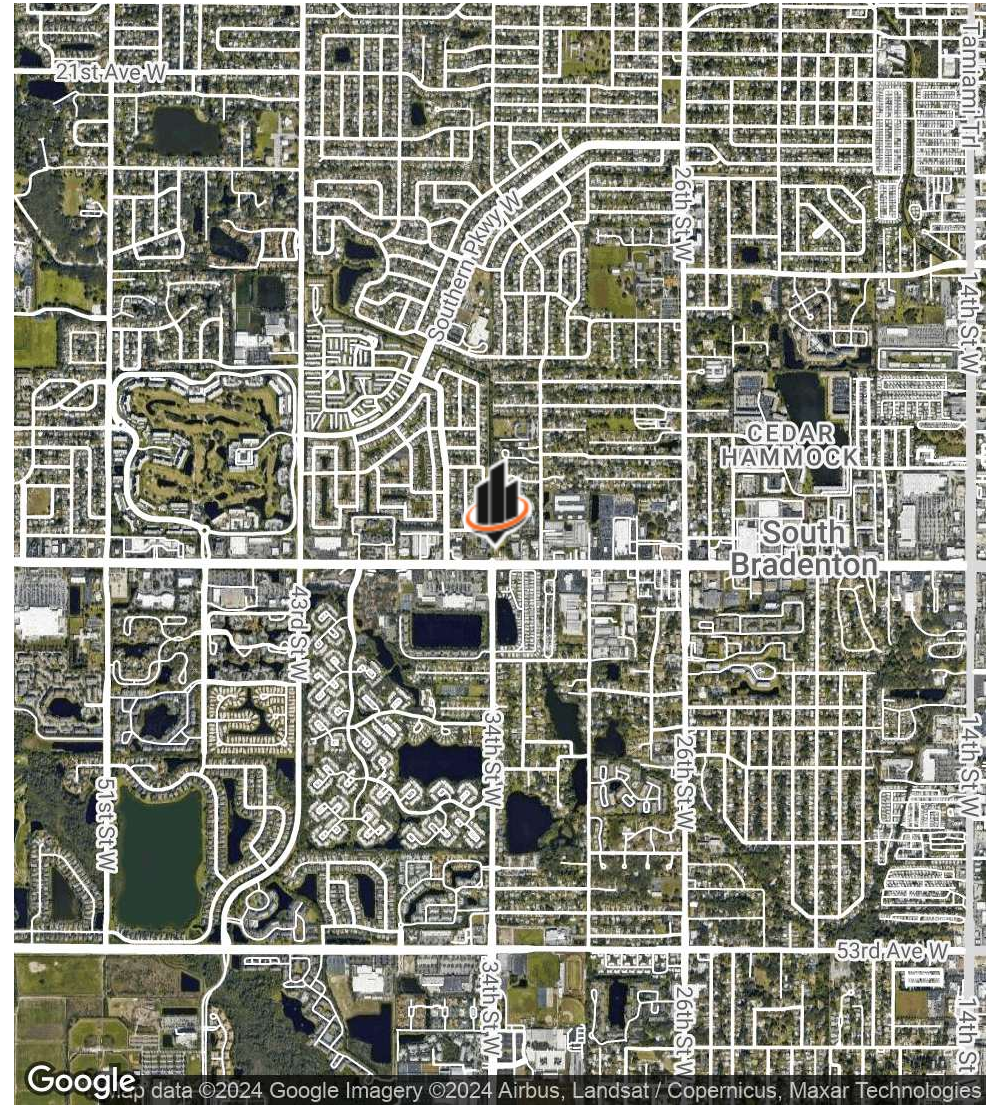
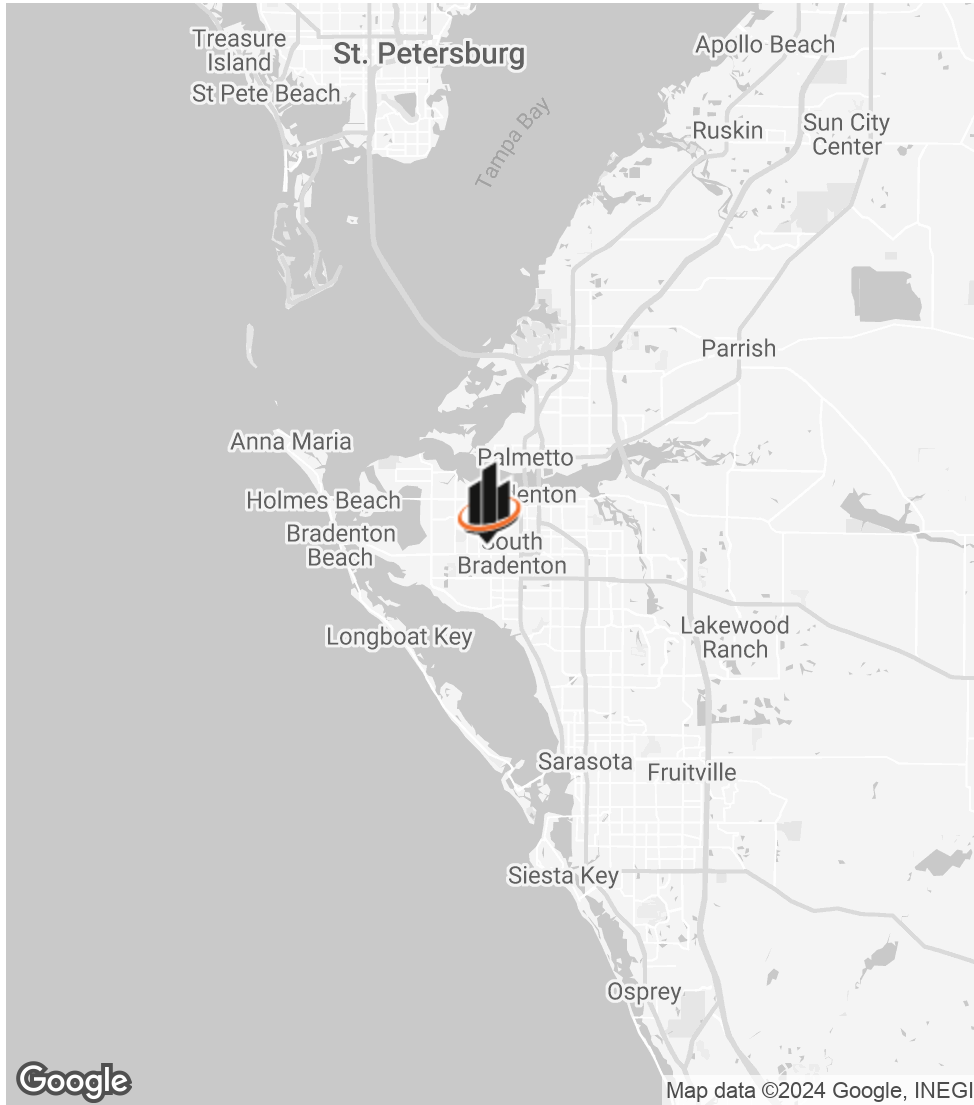


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# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

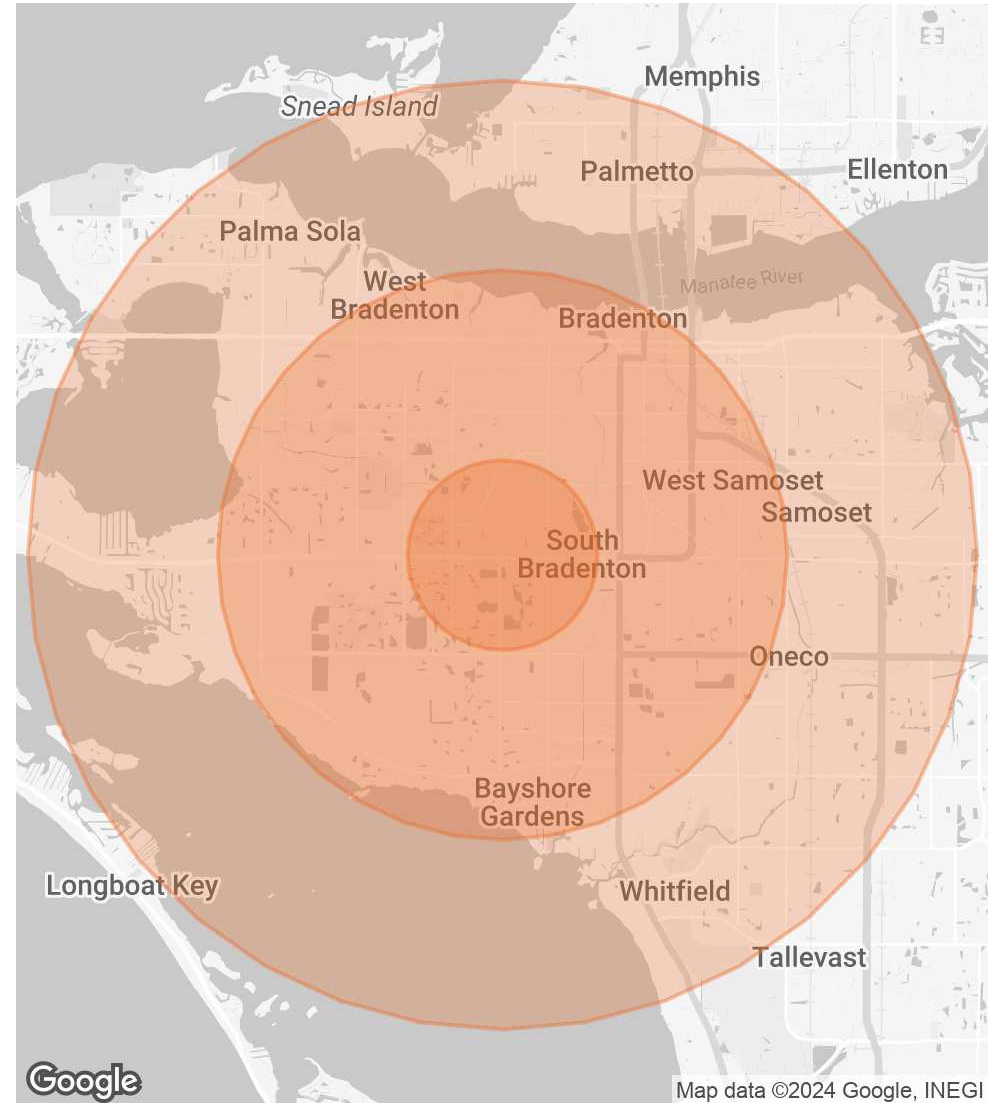
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,188	97,683	173,786
AVERAGE AGE	49.2	46.4	45.4
AVERAGE AGE (MALE)	45.1	44.3	43.8
AVERAGE AGE (FEMALE)	50.1	47.7	46.3

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,680	50,633	85,007
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$46,448	\$45,203	\$52,827
AVERAGE HOUSE VALUE	\$209,929	\$185,865	\$183,191

\* Demographic data derived from 2020 ACS - US Census



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## ALL ADVISOR BIOS



### 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 \$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 nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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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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