

LEASE

Cortez Road High-Visibility Building for Lease

3326 CORTEZ ROAD WEST

Bradenton, FL 34207

PRESENTED BY:

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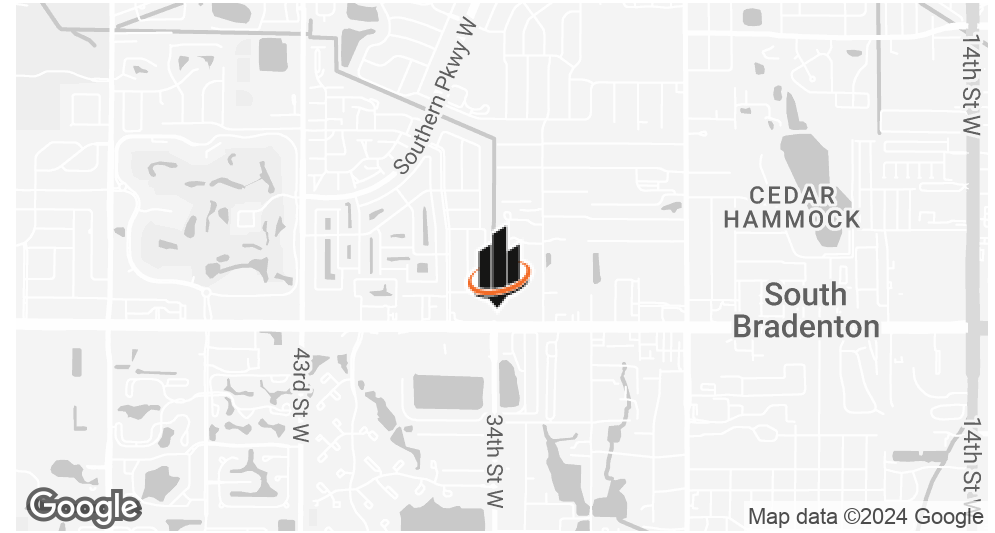
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PROPERTY SUMMARY



LEASE RATE

\$6,000/ MONTH MG

OFFERING SUMMARY

BUILDING SIZE:	4,158 SF
LOT SIZE:	1.6 Acres
ZONING:	General Commercial (GC)
TRAFFIC COUNT:	71,300

PROPERTY HIGHLIGHTS

- Prime location on one of the two corridors in Bradenton with direct access to Anna Maria Island
- Building is available for short-term lease
- 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 large building at a lighted intersection on the bustling Cortez Road in Bradenton Florida. Cortez functions as one of the main East- West corridors in Manatee County offering high traffic count, high surrounding population density, and significant surrounding retail presence driving clientele to this area.

This building sits closer to Cortez Road than surrounding buildings, creating ample street visibility to approaching vehicles. Several parking spots are in the front and side of the building with plenty of space in the back of the building for further parking or development. The owner is also open to a ground lease for a complete site redevelopment opportunity. This could allow the tenant to utilize the building in the front while developing the back side of the lot for expansion or newer amenities.

This building offers a spacious open floor plan with offices along the sides. Ample windows offers a plethora of natural light. There is space for signage both on the building and a large pylon sign on site.

LOCATION DESCRIPTION

Fantastic site 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

ADDITIONAL PHOTOS



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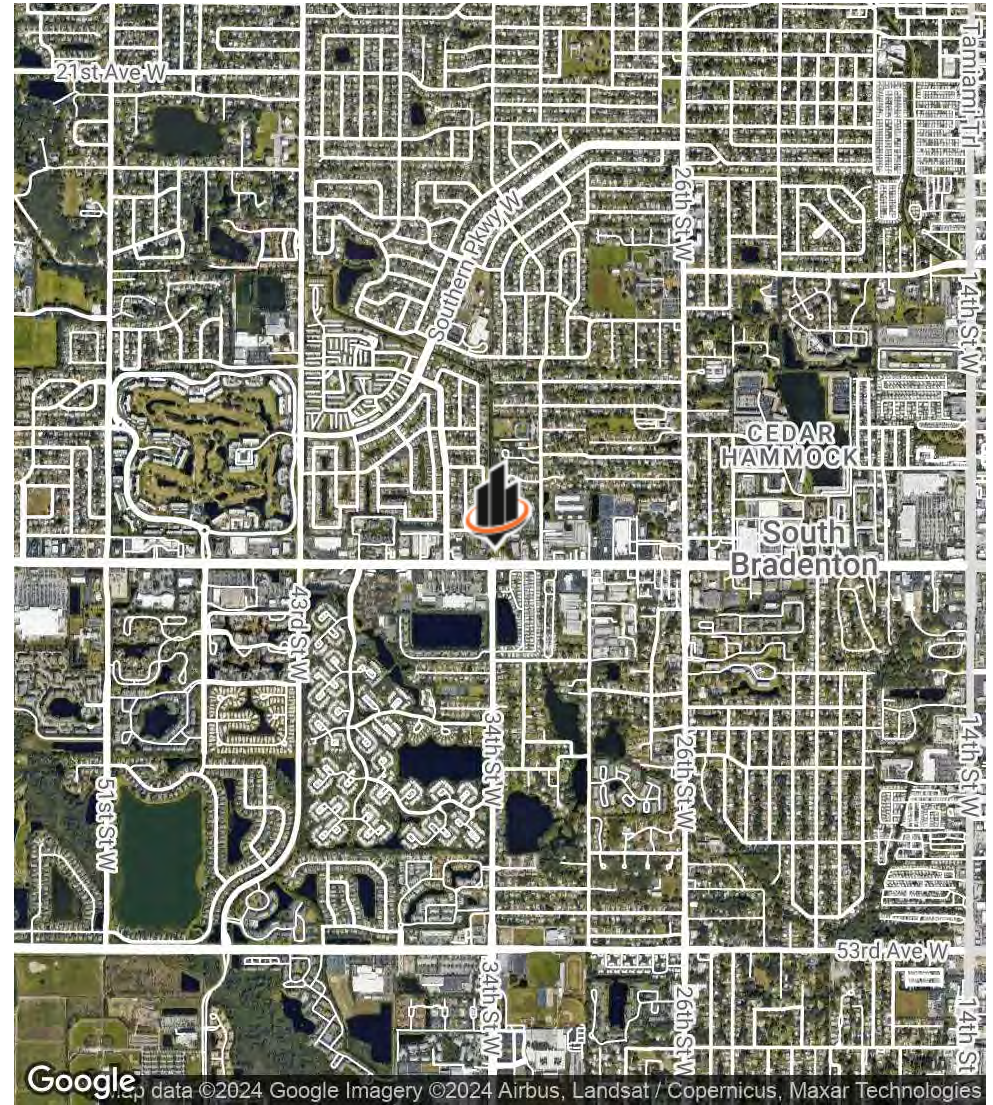
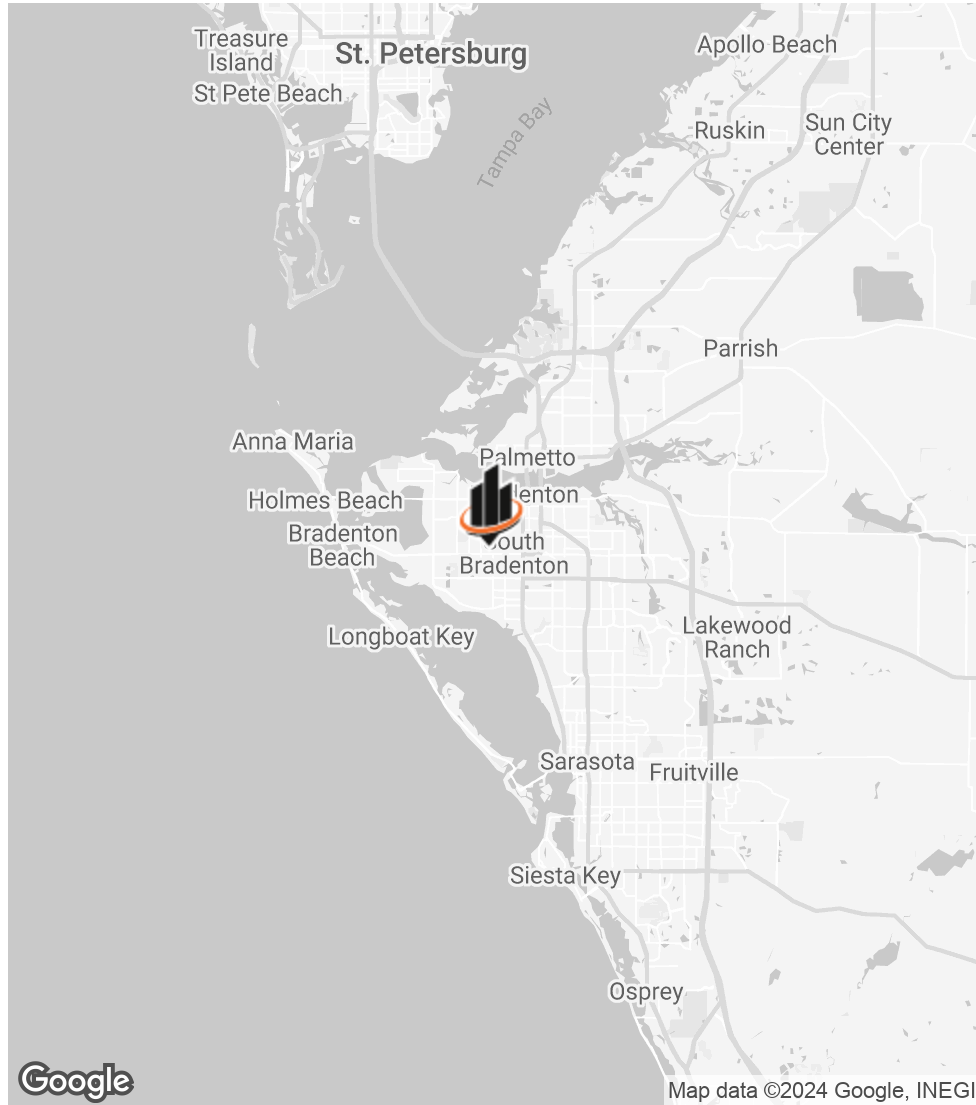
AERIAL PHOTO



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

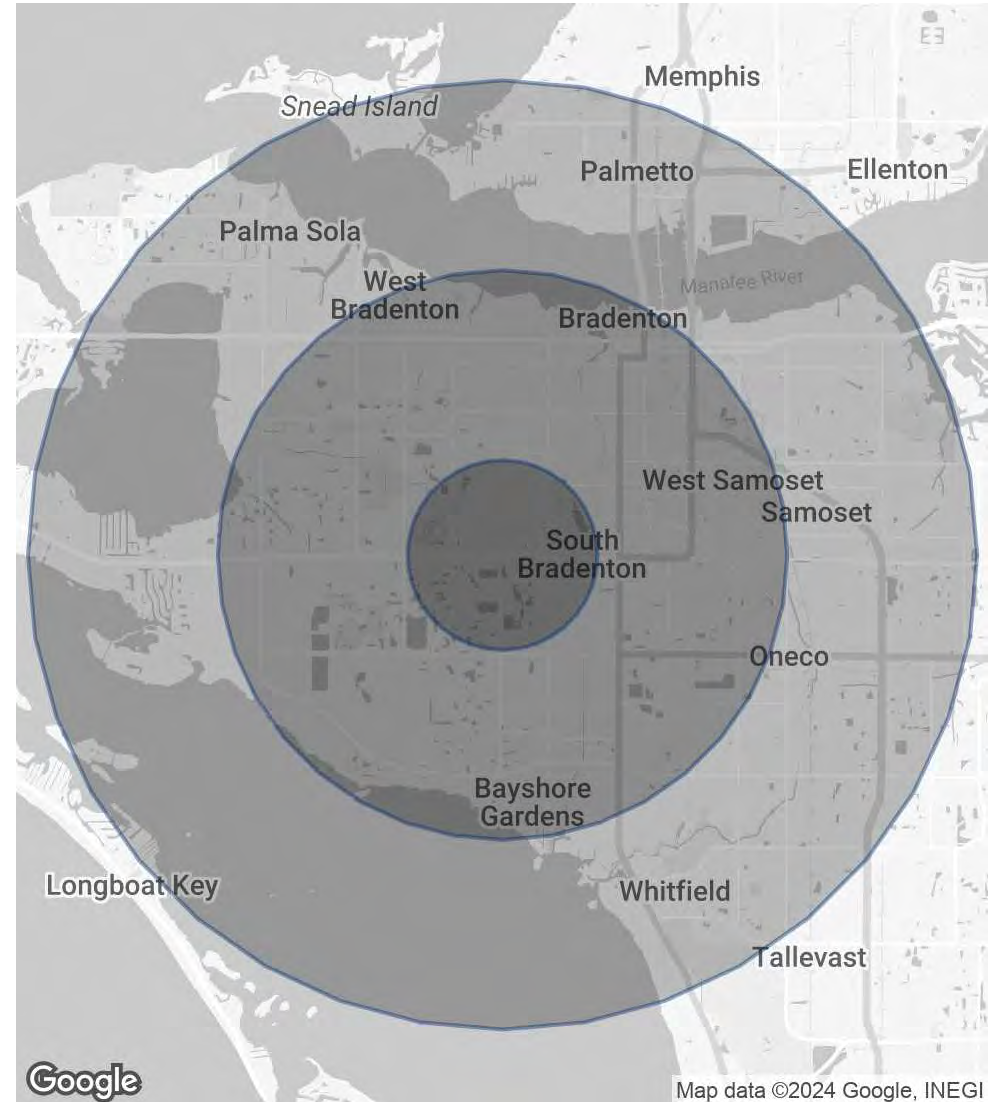
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,233	99,081	170,240
AVERAGE AGE	41.5	43.9	43.3
AVERAGE AGE (MALE)	40.5	42.3	41.7
AVERAGE AGE (FEMALE)	43.0	45.3	44.7

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,252	42,727	70,524
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$50,166	\$50,092	\$52,951
AVERAGE HOUSE VALUE	\$216,112	\$197,639	\$221,827

2020 American Community Survey (ACS)



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RETAILER MAP



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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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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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