

3639

LEASE

Wildewood Professional Park

3639 CORTEZ ROAD

Bradenton, FL 34210

PRESENTED BY:

TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

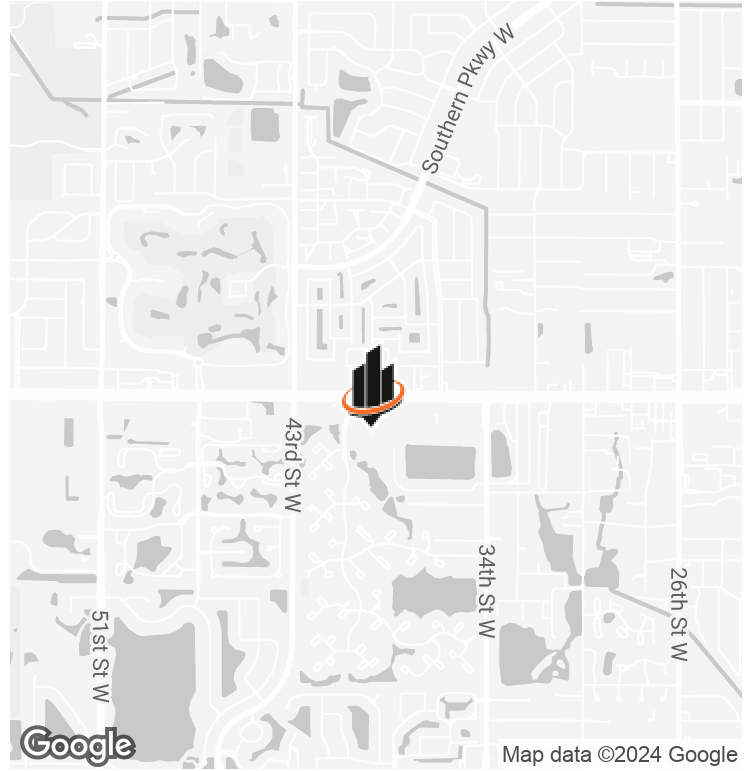
MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

PROPERTY SUMMARY



LEASE RATE	\$475 - 4,450.00 PER MONTH
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PROPERTY OVERVIEW

Beautiful professional office park with multiple buildings and suites available including a medical office space. Wildewood Professional Park is very centrally located in Bradenton, Florida on the very busy Cortez Road commercial corridor. Very convenient to west Bradenton, downtown and Lakewood Ranch. Beautiful wooded and peaceful office park in the center of everything. Plenty of parking with easy access from Cortez Road or Wildewood Springs Road.

OFFERING SUMMARY

AVAILABLE SF:	134 - 2,523 SF
LOT SIZE:	12.9 Acres
YEAR BUILT:	1989
ZONING:	PD-C
MARKET:	Bradenton
TRAFFIC COUNT:	30,000
APN:	5182800809

PROPERTY HIGHLIGHTS

- Peaceful Wooded Office Park
- Beautiful Well-maintained Buildings
- New Owner is completing many Renovations
- Ample Parking

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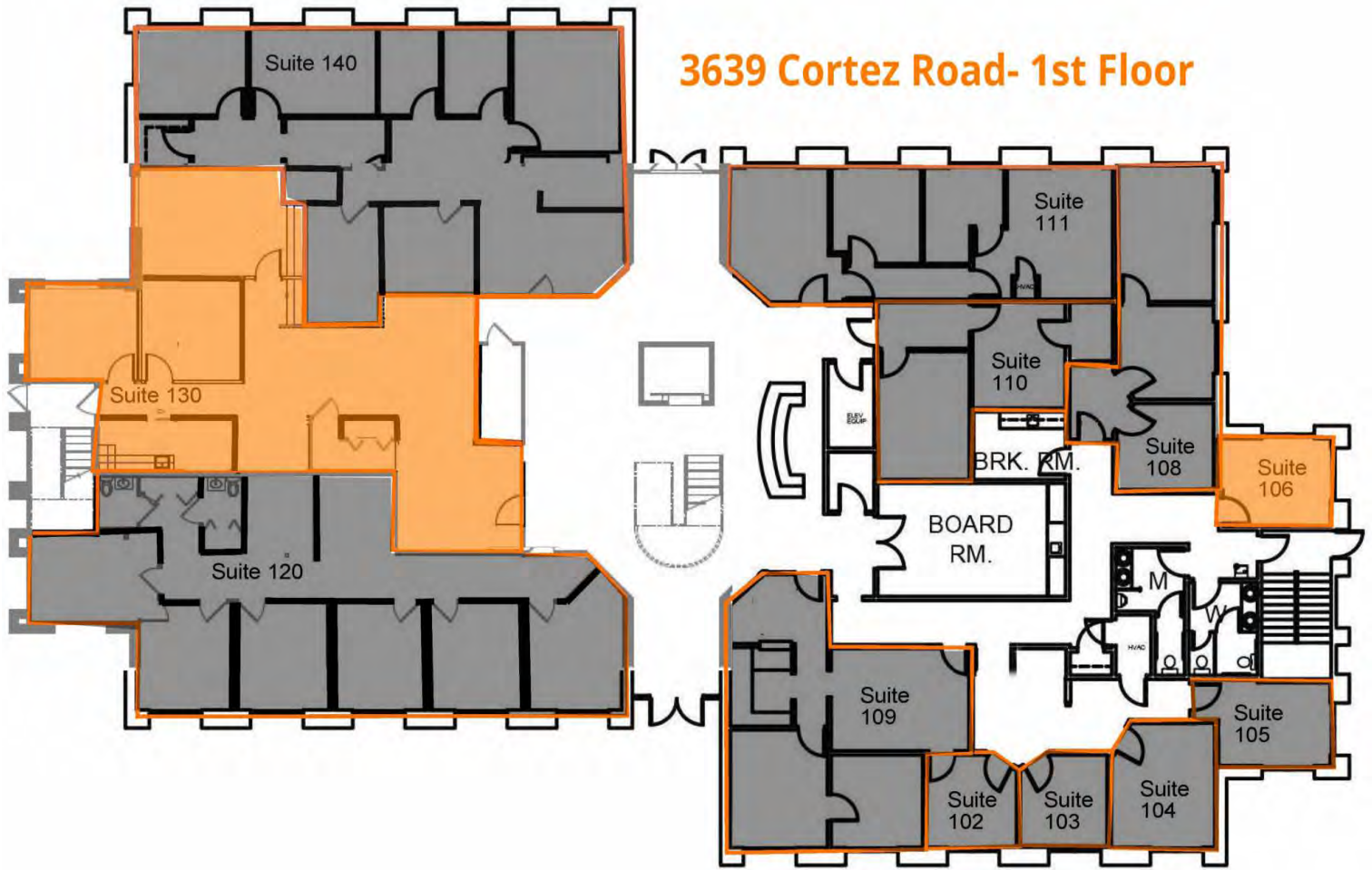
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PLANS



3639 Cortez Road- 1st Floor

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3639-106 Cortez Road	161 SF	Modified Gross	\$500 per month	Available NOW
3639-130 Cortez Road	1,490 SF	Modified Gross	\$2,850 per month	RENOVATED OFFICE SPACE to be completed by 3rd quarter 2024.

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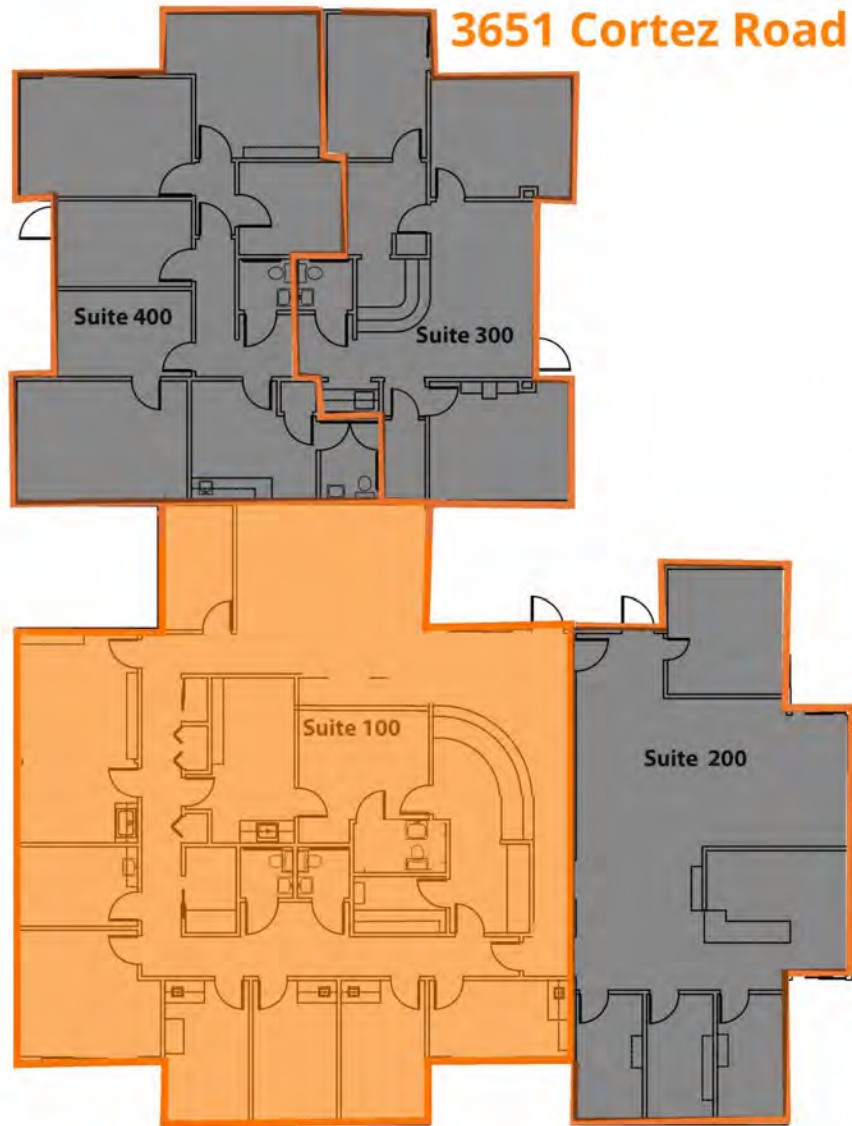
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PLANS



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3651-100 Cortez Road	2,523 SF	Modified Gross	\$4,450 per month	Medical Office Space Available NOW

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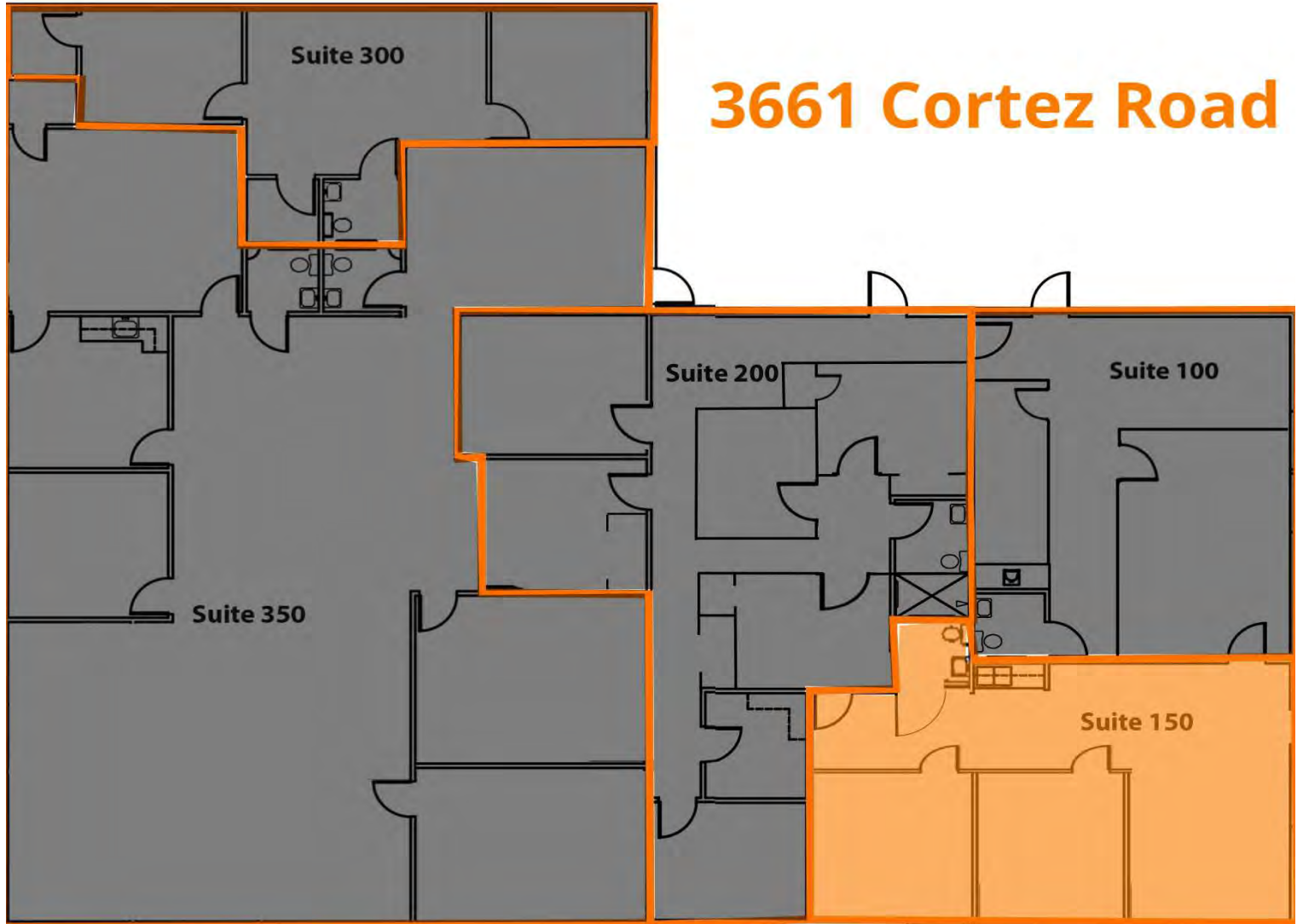
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PLANS



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3661- 150 Cortez Road	925 SF	Modified Gross	\$1,475 per month	Available NOW

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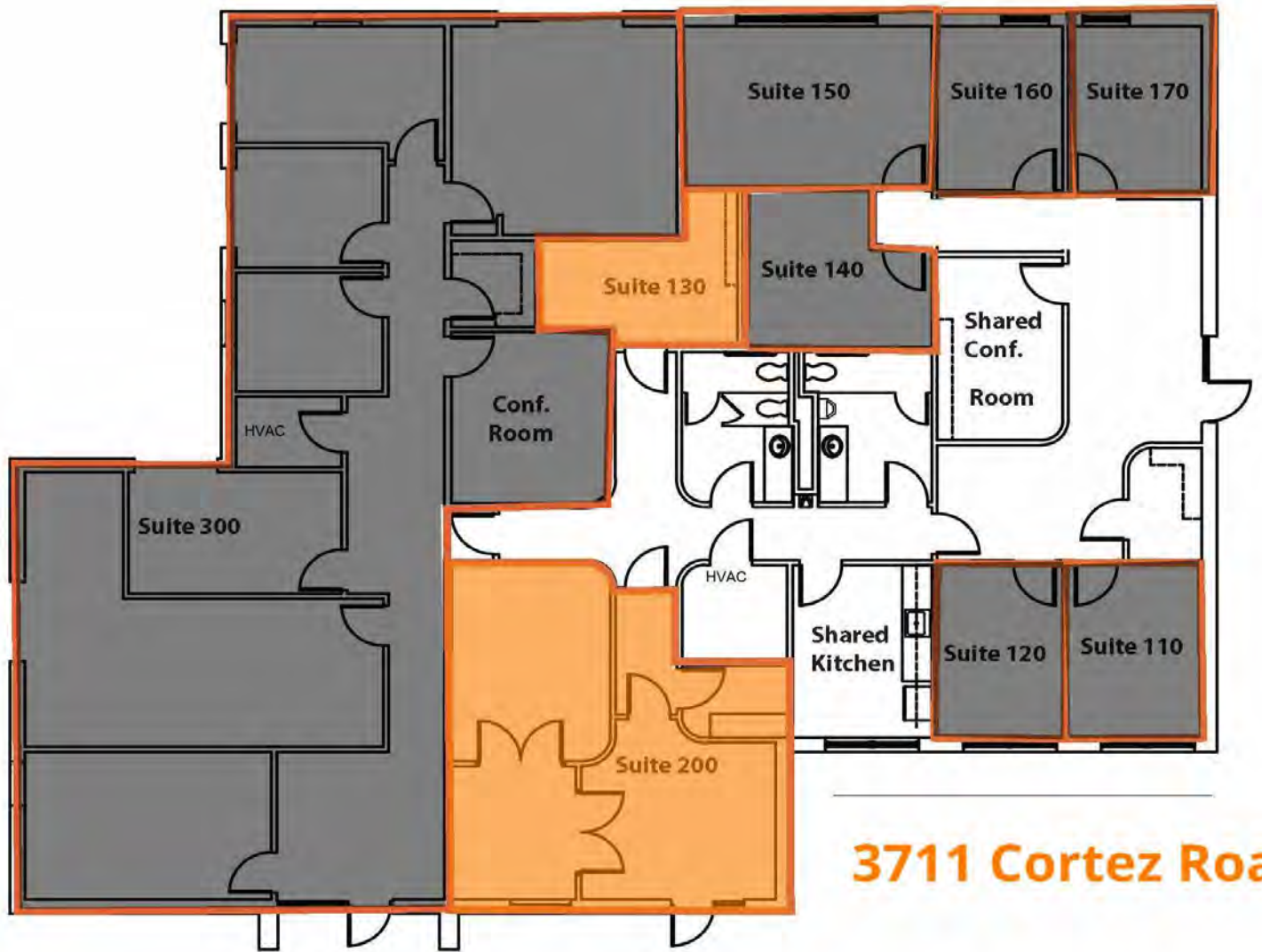
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PLANS



3711 Cortez Road

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
3711-130 Cortez Road	134 SF	Modified Gross	\$475 per month	Available NOW
3711-200 Cortez Road	645 SF	Modified Gross	\$975 per month	Available NOW

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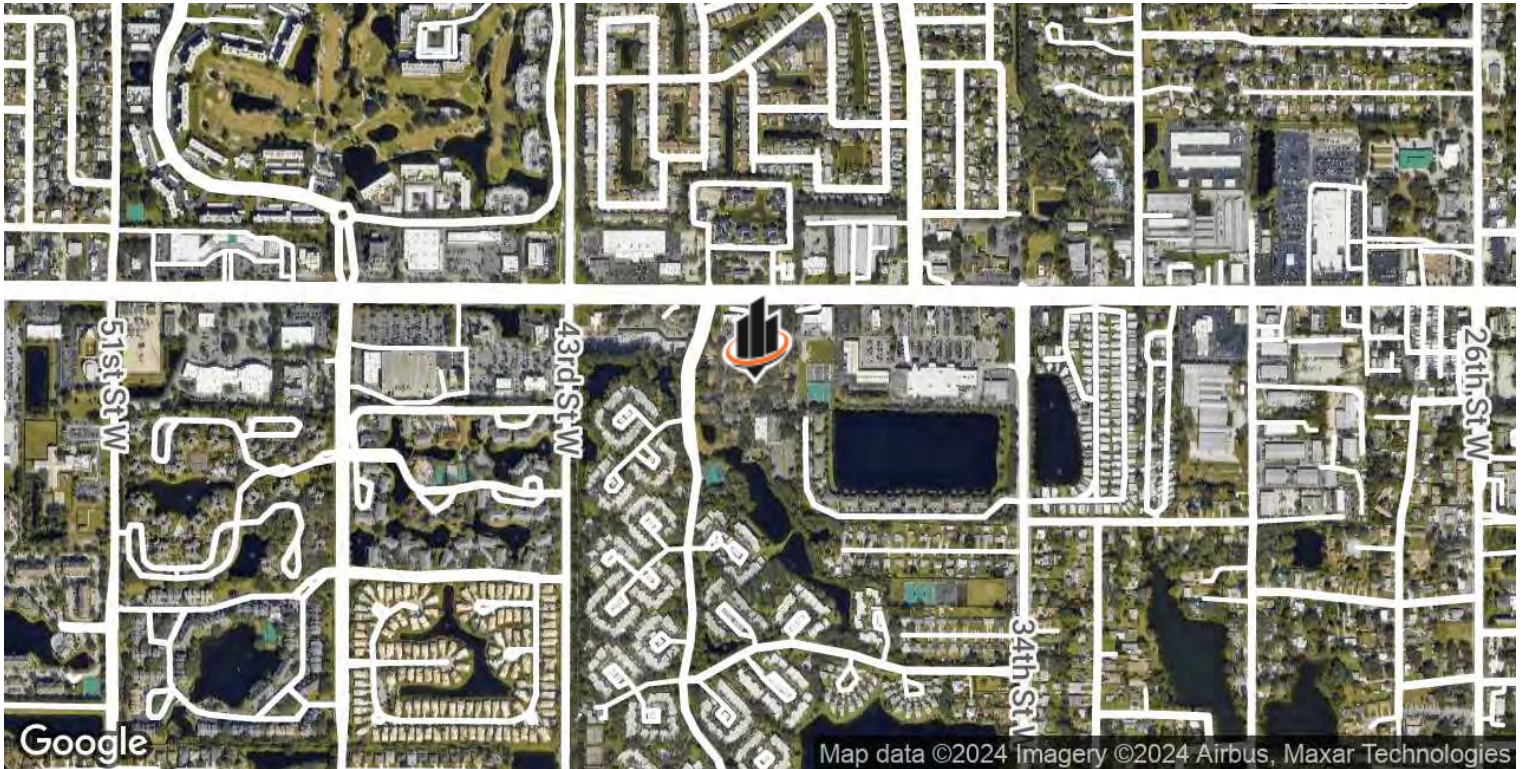
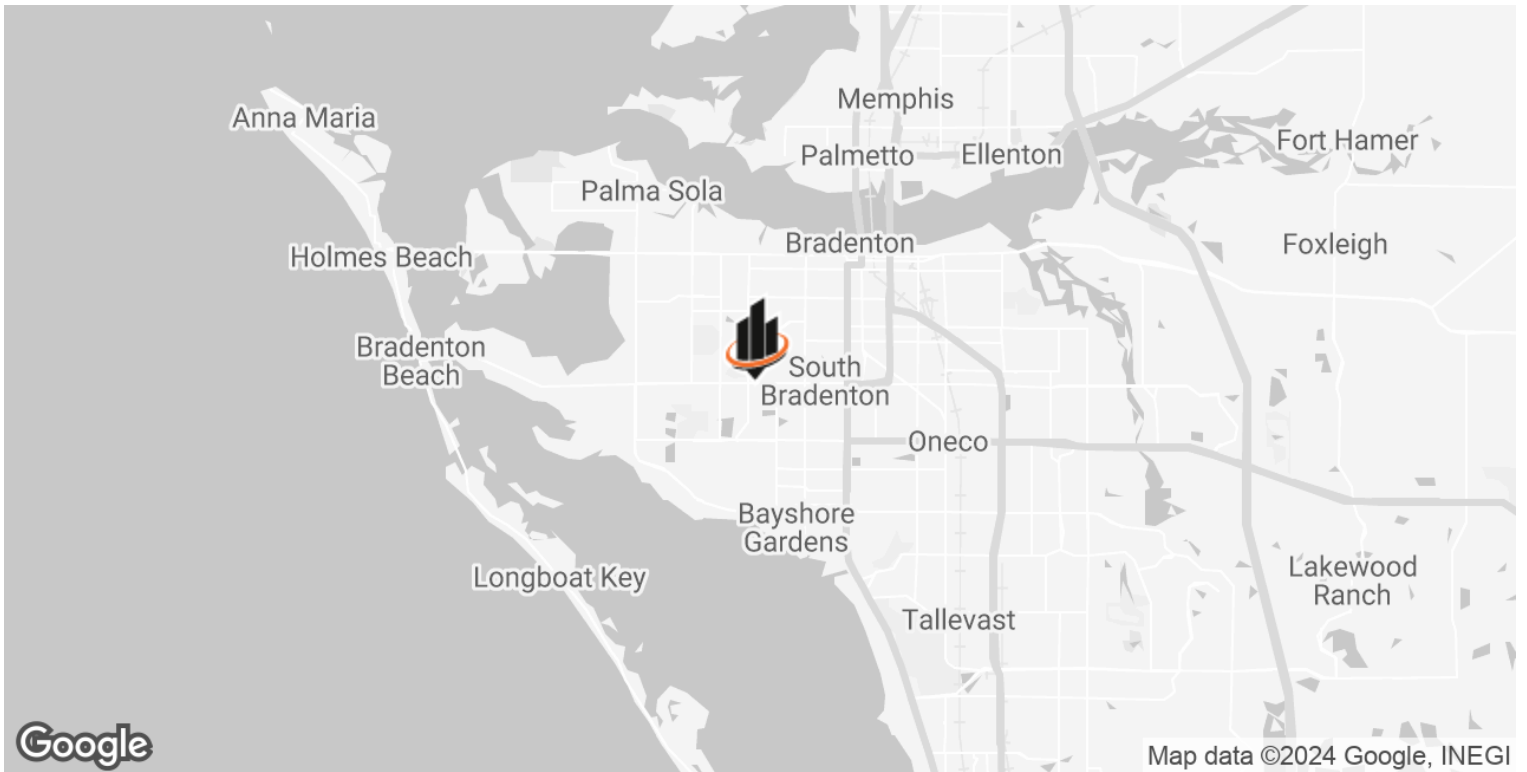
ADDITIONAL PHOTOS



TONY VELDKAMP, CCIM
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LOCATION MAP



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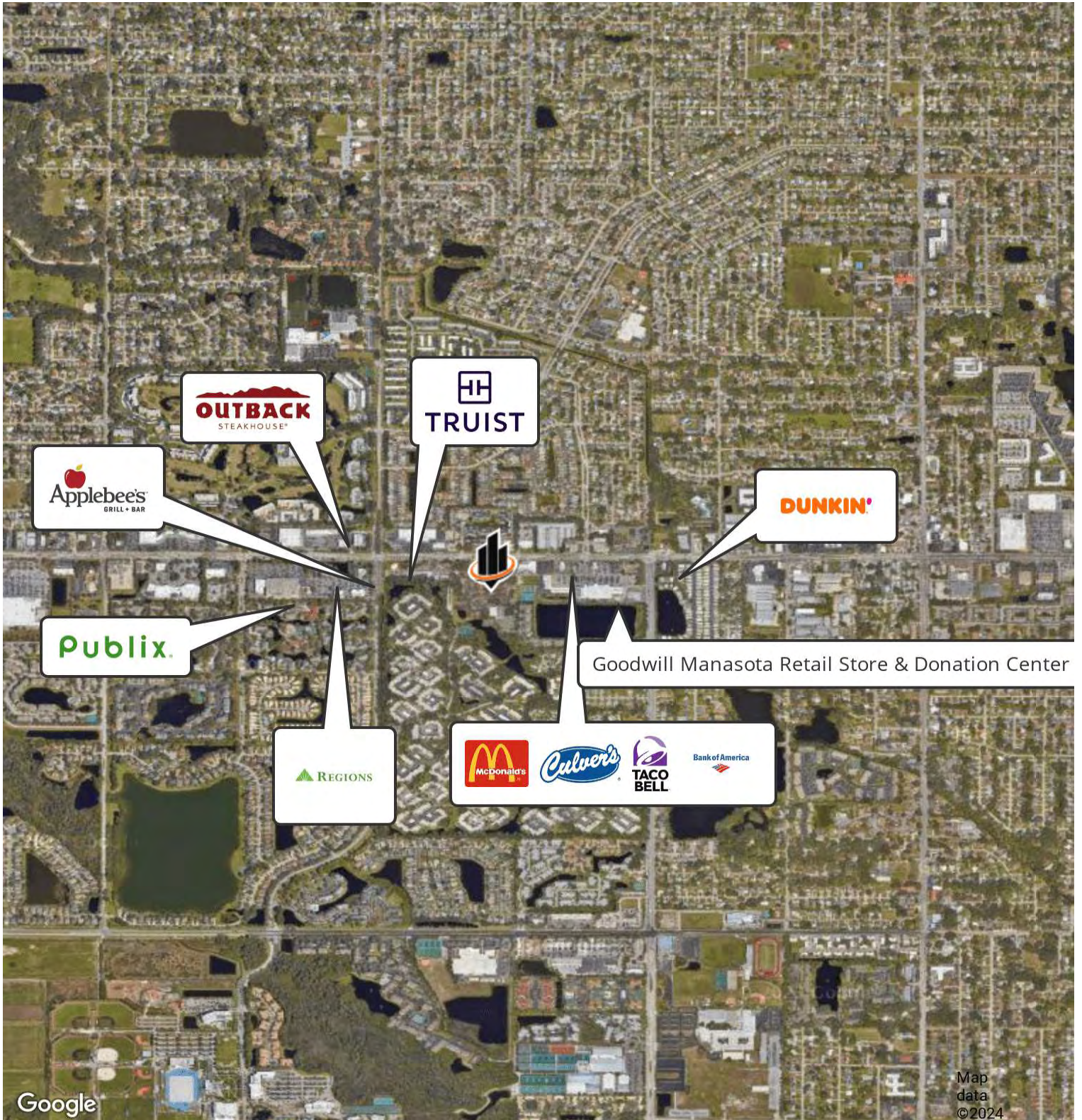
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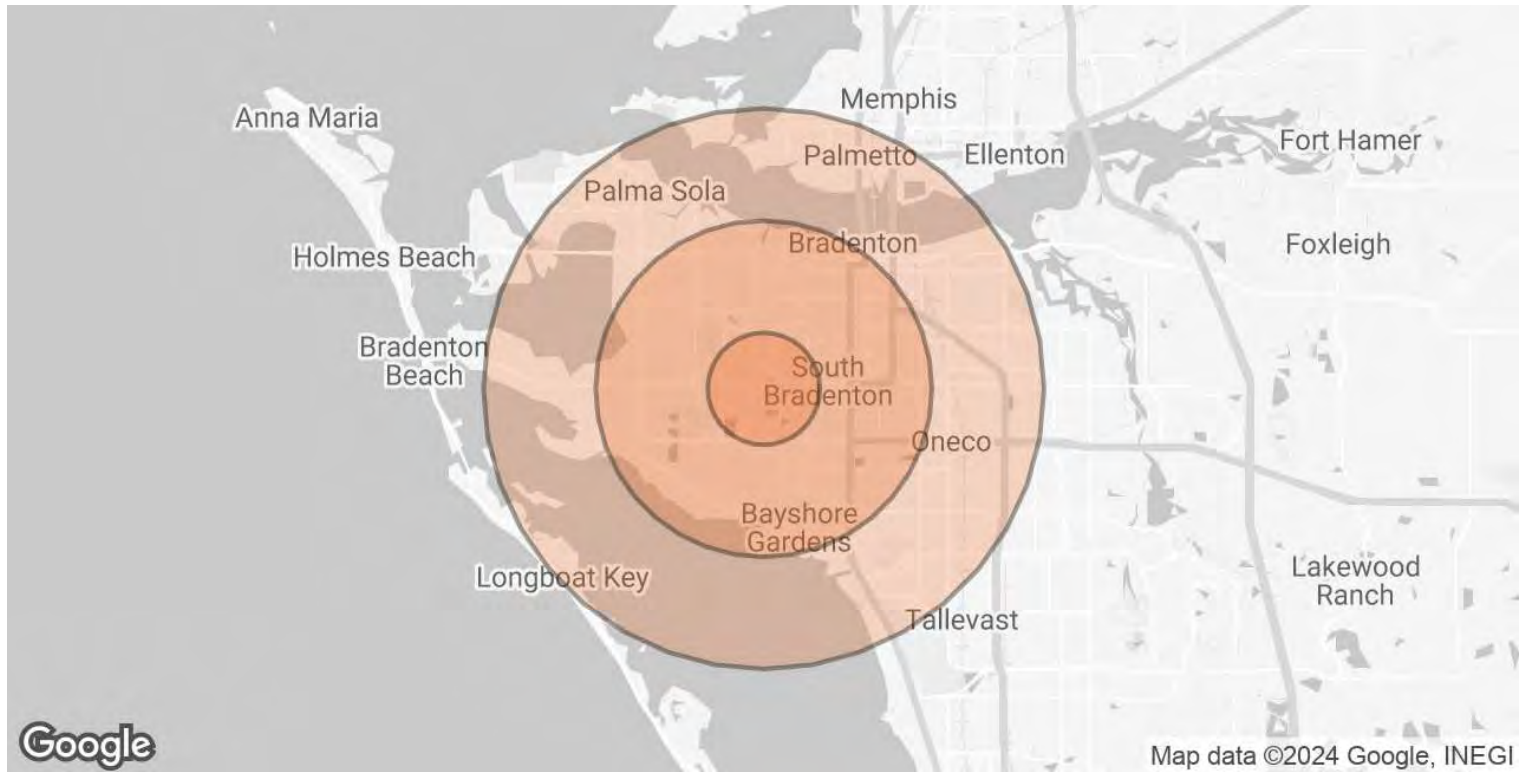
RETAILER MAP



TONY VELDKAMP, CCIM
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,586	91,275	171,454
AVERAGE AGE	51.7	46.9	45.1
AVERAGE AGE (MALE)	49.7	44.8	43.7
AVERAGE AGE (FEMALE)	51.4	48.1	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,091	47,569	83,775
# OF PERSONS PER HH	1.6	1.9	2.0
AVERAGE HH INCOME	\$45,111	\$45,028	\$53,198
AVERAGE HOUSE VALUE	\$260,748	\$192,064	\$188,555

* Demographic data derived from 2020 ACS - US Census

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 FL #SL3373336

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.

Phone: 941.487.6990
Cell: 941.374.9657
tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite
500
Sarasota, FL 34236



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.

Phone: 941.487.3794
Cell: 941.773.9984
matt.fenske@svn.com
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500
Sarasota, FL 34236

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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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