



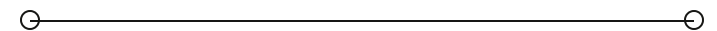
LEASE

2,640 +/- SF

Showroom/Office/Warehouse

4110 18TH STREET WEST

Bradenton, FL 34205



PRESENTED BY:

TONY VELDKAMP, CCIM

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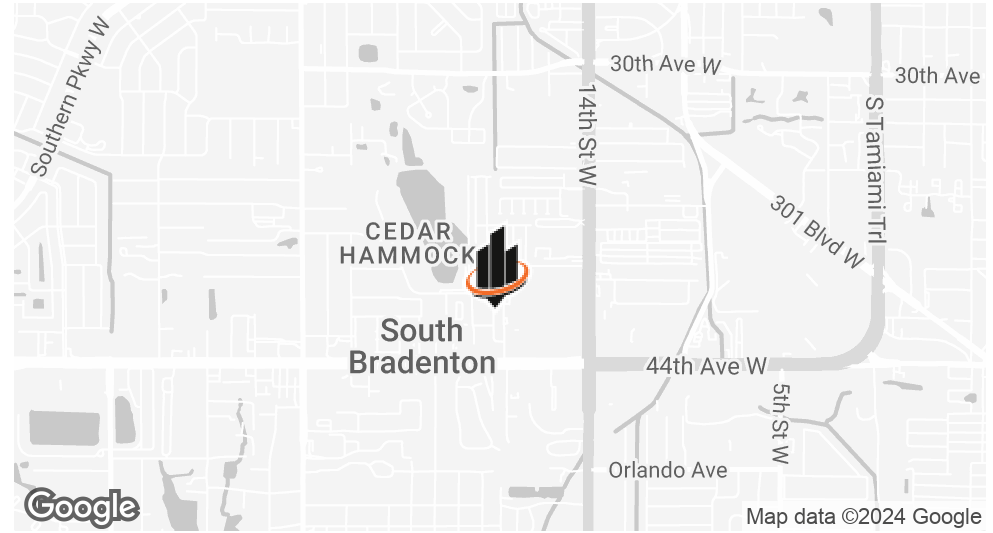
MATT FENSKE

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PROPERTY SUMMARY



LEASE RATE	\$4,750.00 PER MONTH
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OFFERING SUMMARY

AVAILABLE SF:	2,640 SF
LOT SIZE:	0.21 Acres
ZONING:	CG
MARKET:	Sarasota- Bradenton
SUBMARKET:	Cortez Road
TRAFFIC COUNT:	80,000

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PROPERTY HIGHLIGHTS

- Freestanding building with Office, Showroom, and Warehouse Space
- Situated in a densely populated area
- Positioned among a number of national retailers
- AADT Combined from Cortez and Business 41: 80,000
- Large Fenced Parking area

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Desirable 2,640 +/- SF Freestanding Building for Lease in a highly trafficked area of Bradenton, Florida. Positioned behind the Centre Point Commons Shopping Center and across from diverse retail and office buildings, this site offers a unique opportunity to attract more clientele through surrounding businesses.

The property features a vast fenced parking area with rolling gate for employee and customer parking or for equipment storage. The building offers a divided warehouse and office/ showroom opportunity. The concrete warehouse structure consists of two roll up garage doors, one on each side of the building, opening to the rear of the building where there is more room for parking and storage with an awning covered storage area. In the air conditioned office / showroom, there is ample recessed lighting fixtures for visibility and premium ability to showcase product. A separated office space allows for functionality of running your business without impeding on the showroom.

The General Commercial zoning for this property will allow for a multitude of uses. It's location will allow for the easy delivery of product and materials both to the store and out to customers through the large nearby main roads and the ease of accessing the nearby cities of Palmetto and Sarasota. This property is going to allow your business to thrive.

LOCATION DESCRIPTION

This property is located off of the bustling Cortez Road and Business 41 in Bradenton Florida. Easily one of the busiest roads in Bradenton, Cortez acts as a main East- West thoroughfare between US 301 and Anna Maria Island hosting Industrial, Office, and retail properties throughout. Meanwhile, Business 41 acts as a main North-South Roadway connecting North into Palmetto and south into downtown Sarasota.

This notable property is situated directly behind the Centre Point Commons Shopping Center which features esteemed retailers such as Lowes, Office Depot, Dick's Sporting Goods, Best Buy, Chipotle, and Rooms to go. Other striking features of the property include the robust residential area of over 135,000 people within three miles and the incredible surrounding area amenities such as the Sarasota- Bradenton International Airport, IMG Academy, Riverwalk, and Anna Maria Island.

The high traffic and easy accessibility to this area is a rare opportunity and will be the perfect location for a business needing retail and warehouse space.

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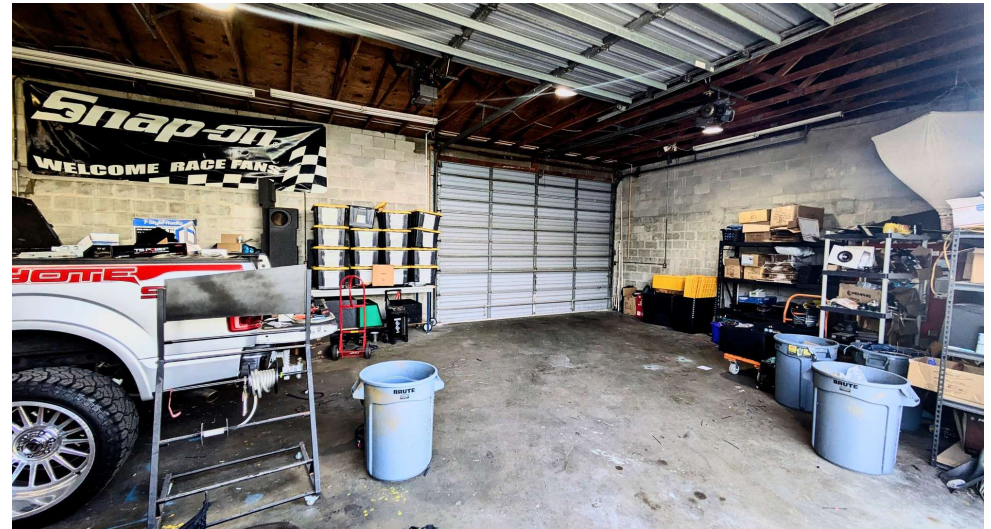
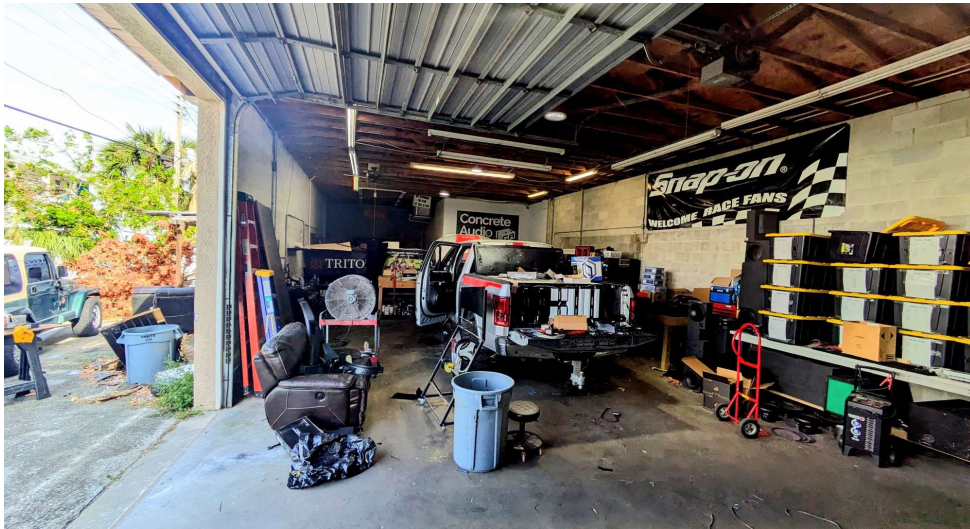
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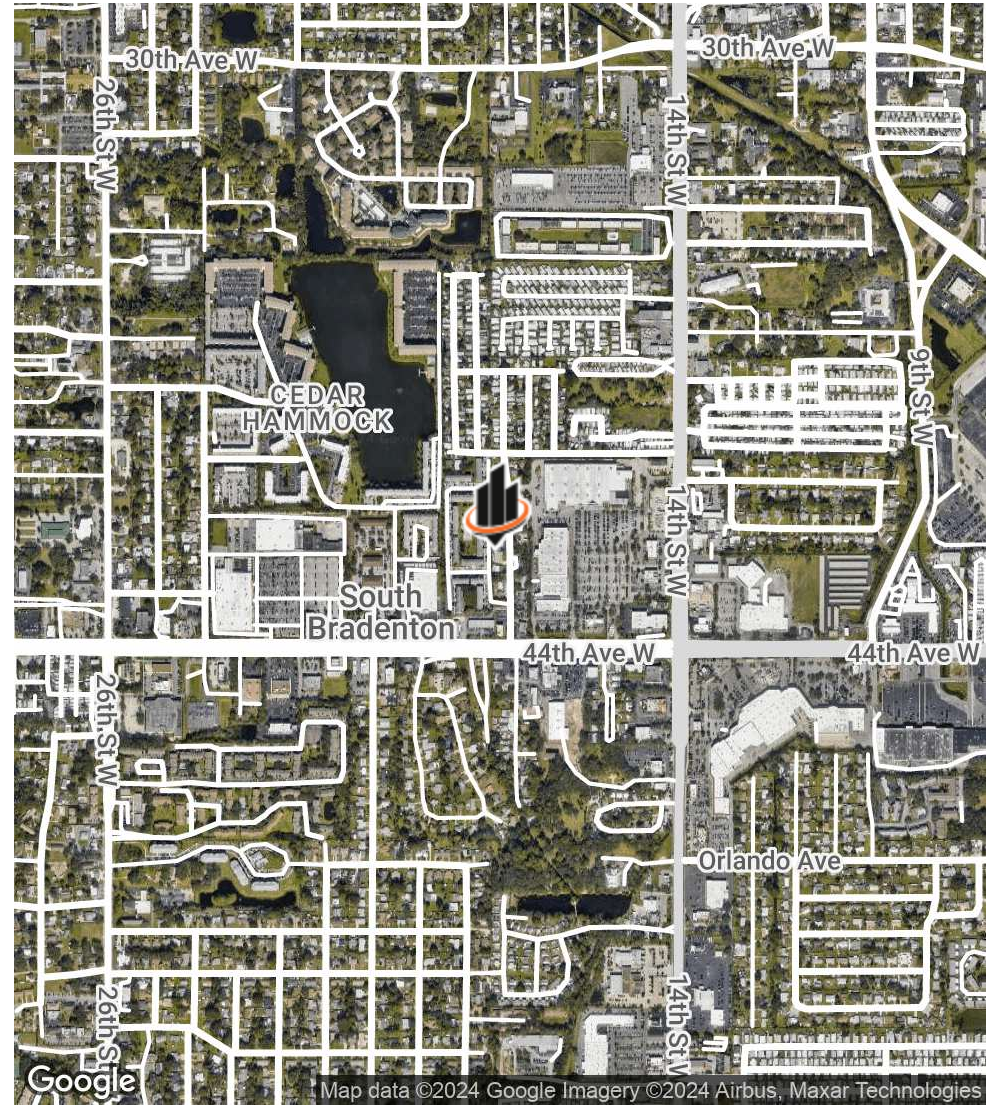
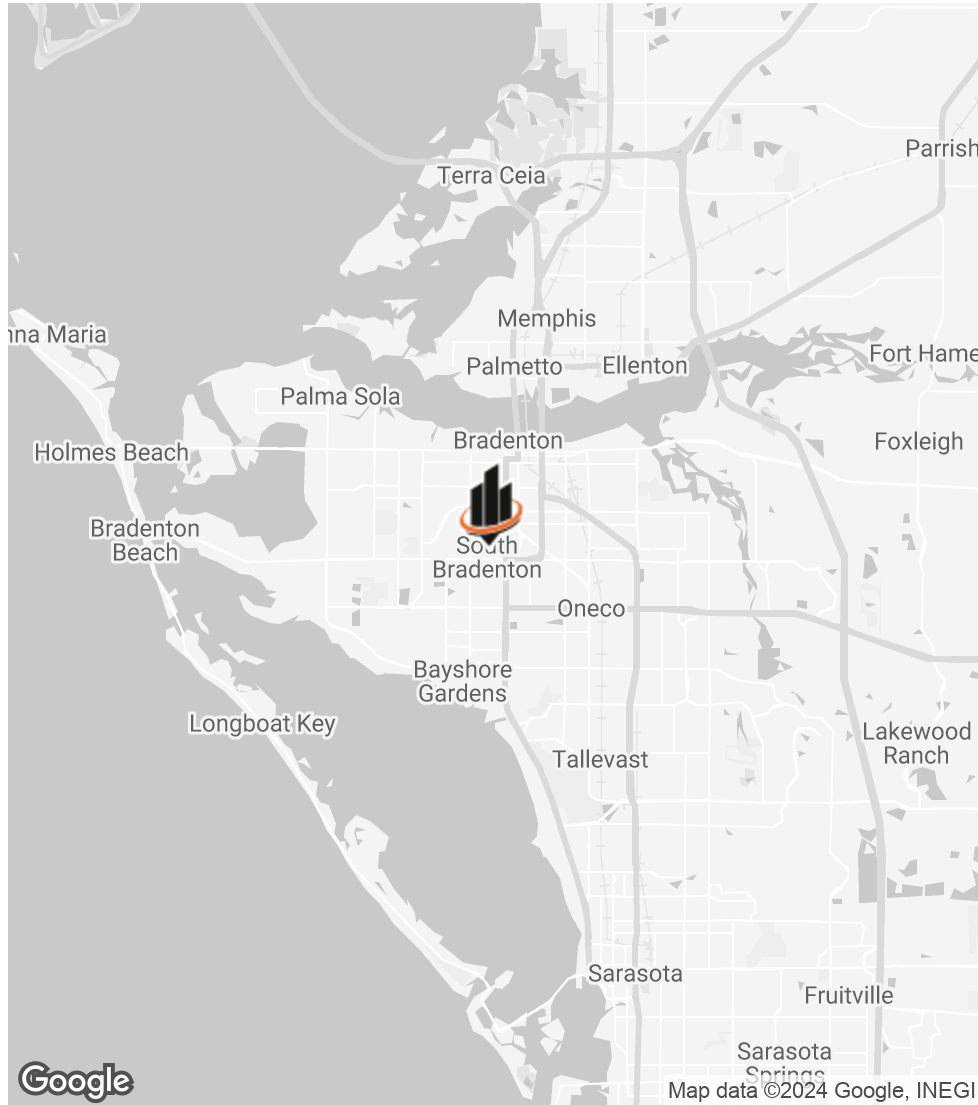
ADDITIONAL PHOTOS



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LOCATION MAP



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SVN | COMMERCIAL ADVISORY GROUP 5

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

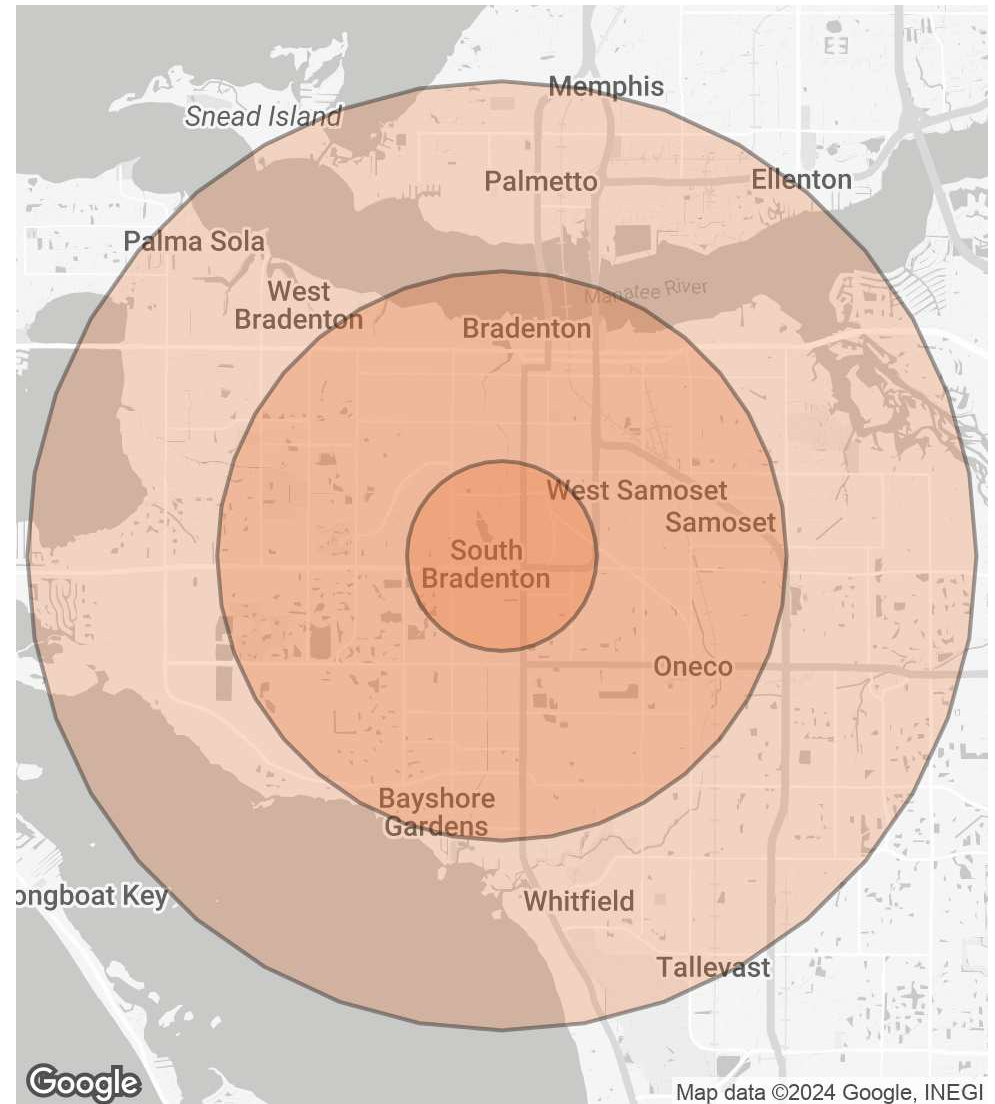
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,200	128,805	207,944
AVERAGE AGE	44	44	46
AVERAGE AGE (MALE)	43	43	45
AVERAGE AGE (FEMALE)	45	45	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,908	54,537	88,308
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$58,771	\$67,656	\$76,331
AVERAGE HOUSE VALUE	\$175,652	\$233,927	\$297,761

Demographics data derived from AlphaMap



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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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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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