

**LEASE**

# West Bradenton Ground Lease / Build-to-Suit Opportunity

**MANATEE AVENUE WEST**

Bradenton, FL 34209

**PRESENTED BY:**

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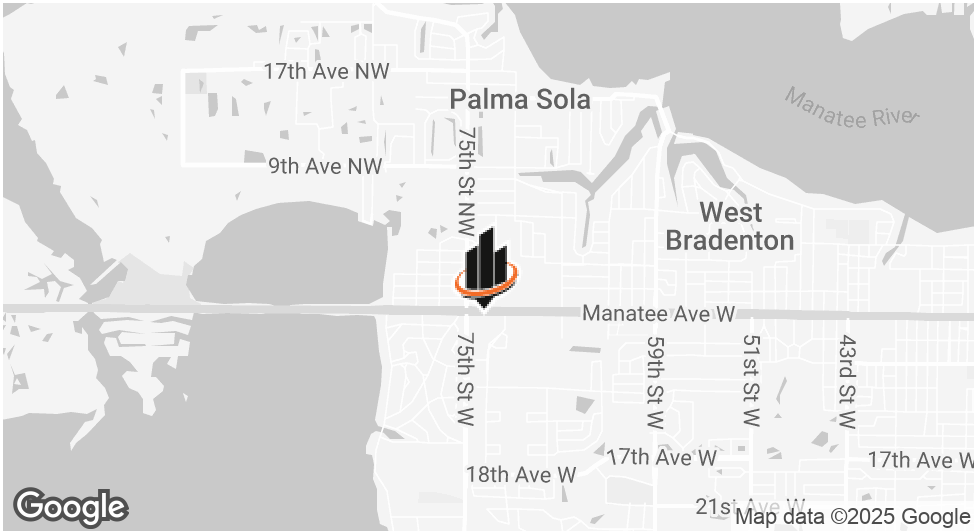
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PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE
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OFFERING SUMMARY

LOT SIZE:	TBD
ZONING:	Suburban Commercial Corridor (SCC) - City of Bradenton
MARKET:	North Port-Sarasota-Bradenton MSA
SUBMARKET:	West Bradenton
TRAFFIC COUNT:	35,000

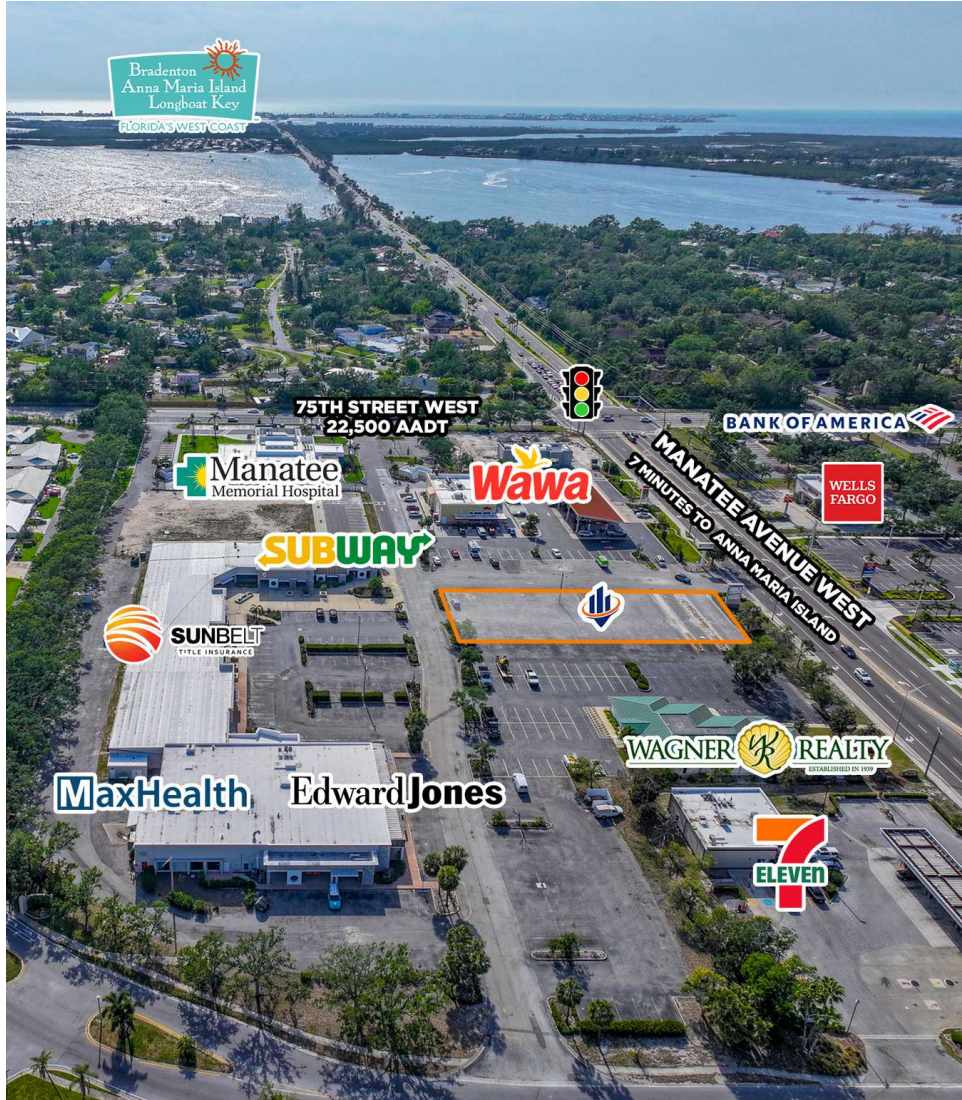
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PROPERTY HIGHLIGHTS

- Prime, high-visibility location on Manatee Avenue West, surrounded by major national retailers including Target, Wawa, Five Below, and coming soon Starbucks
- Landlord would consider a build-to-suit or ground lease for national credit tenants (coffee and auto-related uses are prohibited)
- Zoned Suburban Commercial Corridor (SCC), allowing for a wide range of retail and professional uses
- Excellent accessibility and visibility with approximately 100' of frontage on one of Manatee County's primary East-West thoroughfares leading to Anna Maria Island

## PROPERTY & LOCATION DESCRIPTION



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## PROPERTY DESCRIPTION

This high-visibility ground lease / build-to-suit opportunity is available as an outparcel to the Manatee West Shopping Center, which features notable tenants such as healthcare provider MaxHealth and national retailers Subway and Edward Jones. The surrounding area benefits from strong traffic generated by nearby retailers including Target, Five Below, Wawa, and Starbucks coming soon.

The parcel fronting Manatee Avenue will potentially accommodate a building upwards of 3,000 SF with a drive-thru. It is located within the Suburban Commercial Corridor zoning district in the city of Bradenton, offering a wide range of potential uses such as a restaurant, drive-thru, office or medical office, among others.

Situated on Manatee Avenue West, one of Bradenton's primary east-west thoroughfares, the site provides direct access from Interstate 75 and Lakewood Ranch to Anna Maria Island. This stretch of Manatee Avenue West serves as the final major retail destination before reaching the Island and has seen significant redevelopment, including a Wawa, Manatee Memorial Hospital Emergency Department, Starbucks coming soon, and the recent openings of Target and Five Below directly across the street.

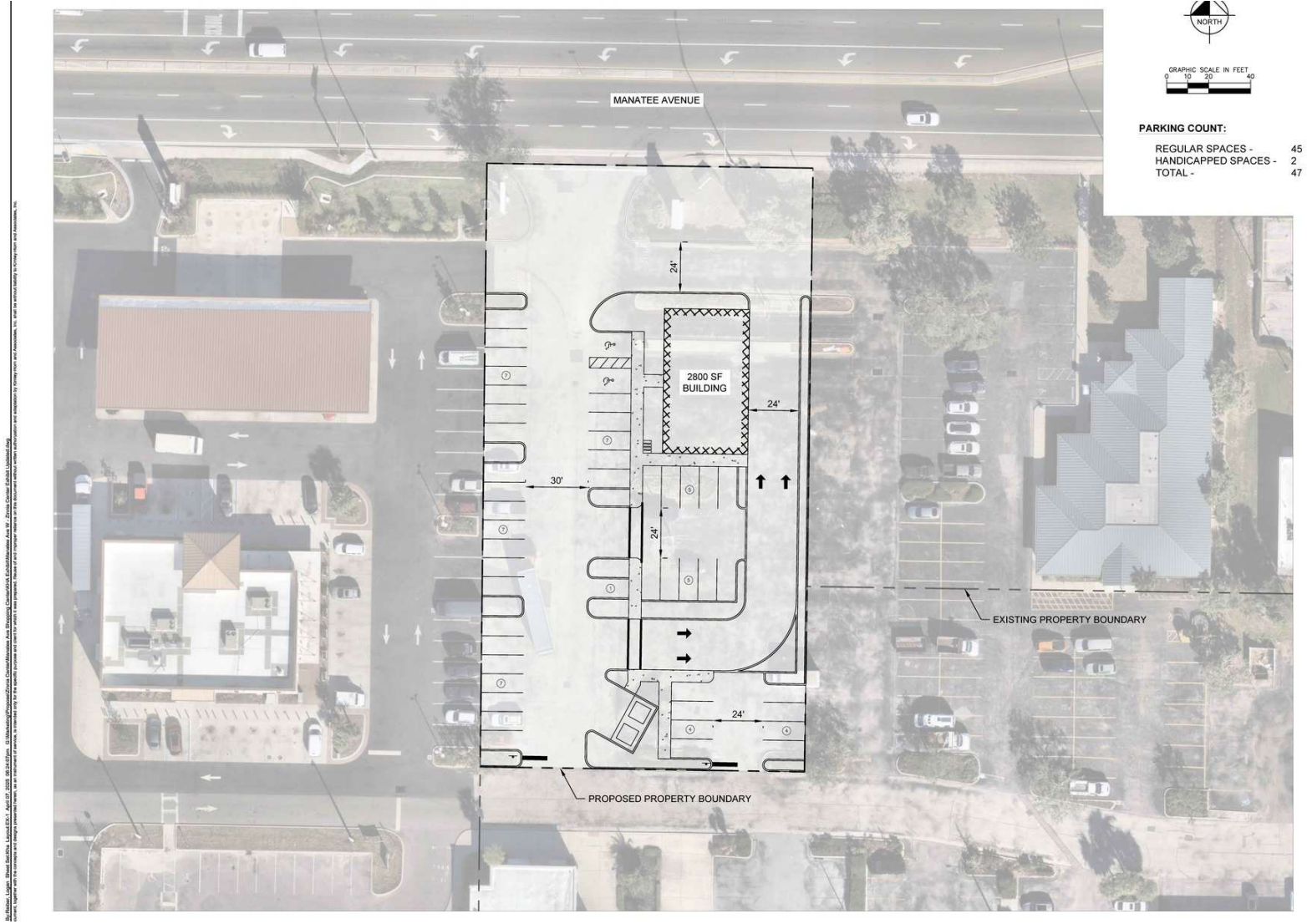
Anna Maria Island attracts nearly four million visitors annually, with an average of approximately 1,100 overnight guests each day, supporting a strong tourism economy. Alongside tourism, the area is home to large employers including Tropicana, Bealls, Fit 2 Run, and HCA Blake Hospital.

## LOCATION DESCRIPTION

Fantastic Manatee Avenue West location at the last major commercial intersection before heading out to Anna Maria Island. High traffic, and high visibility location with easy access to Anna Maria Island to the West, Downtown Bradenton to the East, access to points west (Anna Maria Island), east (downtown Bradenton), south (Cortez Road) and north (coveted NW Bradenton residential area).



CONCEPTUAL SITE PLAN SHOWING 2,800 SF DRIVE-THRU BUILDING



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7441 MANATEE AVENUE WEST BRADENTON, FL 34209 PROPOSED FOR ZINNIA CENTER II, LLC		Kimley»Horn CONSULTING ENGINEERS 1800 7th STREET, SUITE 200, SARASOTA, FL 34236 WWW.KIMLEY-HORN.COM TELEPHONE 941.551.0906	
DATE APPROVED BY SCALE DESIGNED BY DRAWN BY CHECKED BY		LOCATED PROFESSIONAL DATE APPROVED BY SCALE DESIGNED BY DRAWN BY CHECKED BY	
SHEET NUMBER		REVISIONS	
MANATEE COUNTY, FLORIDA		DATE	



## ABOVE AERIAL WITH CONCEPT PLAN OVERLAID

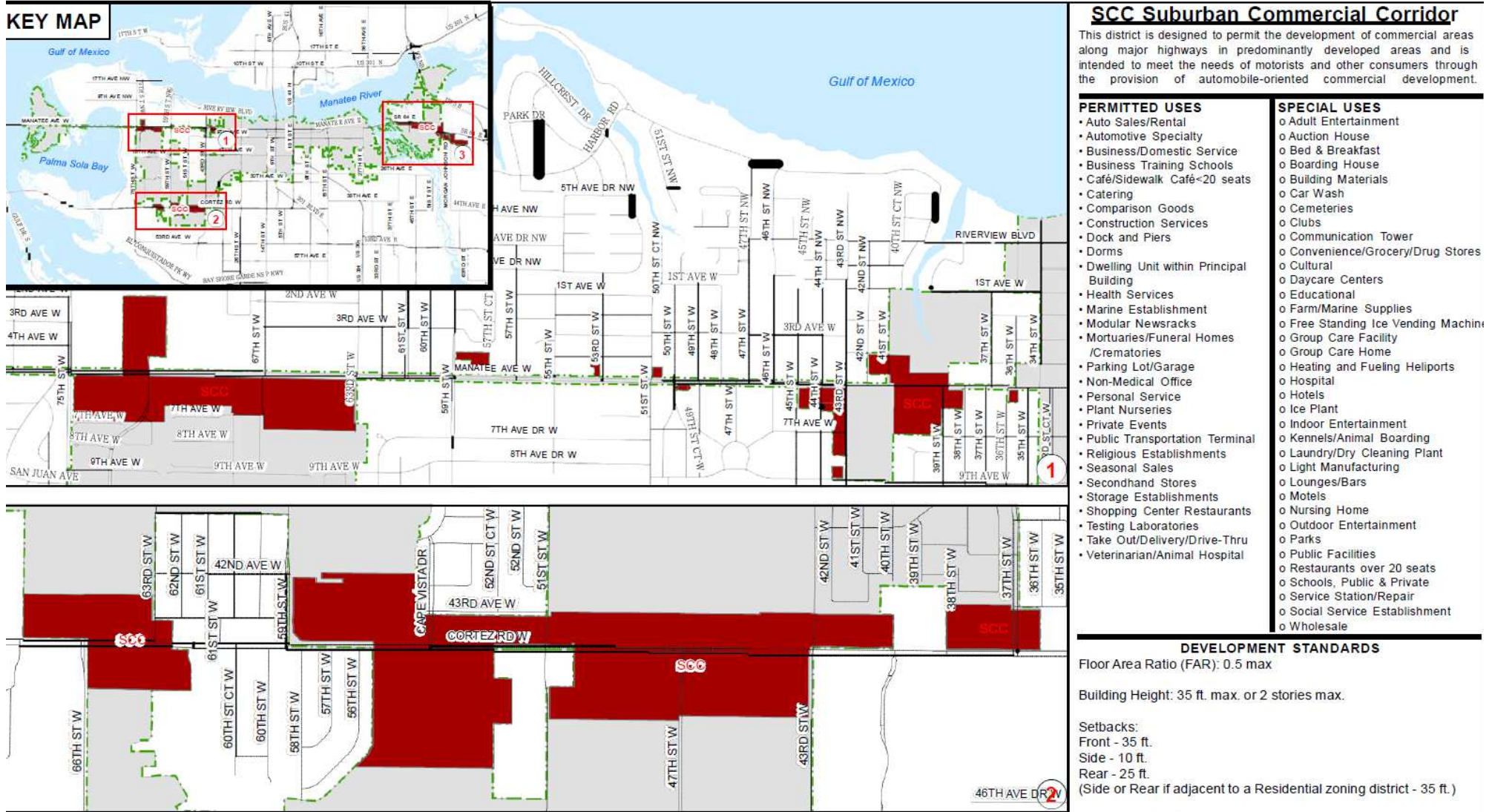


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# CITY OF BRADENTON - SUBURBAN COMMERCIAL CORRIDOR ZONING



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## AERIAL LOOKING NORTH TOWARDS ST.PETERSBURG



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## AERIAL LOOKING EAST TOWARDS DOWNTOWN BRADENTON



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# AERIAL LOOKING SOUTH TOWARDS SARASOTA



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## AERIAL LOOKING WEST TOWARDS ANNA MARIA ISLAND



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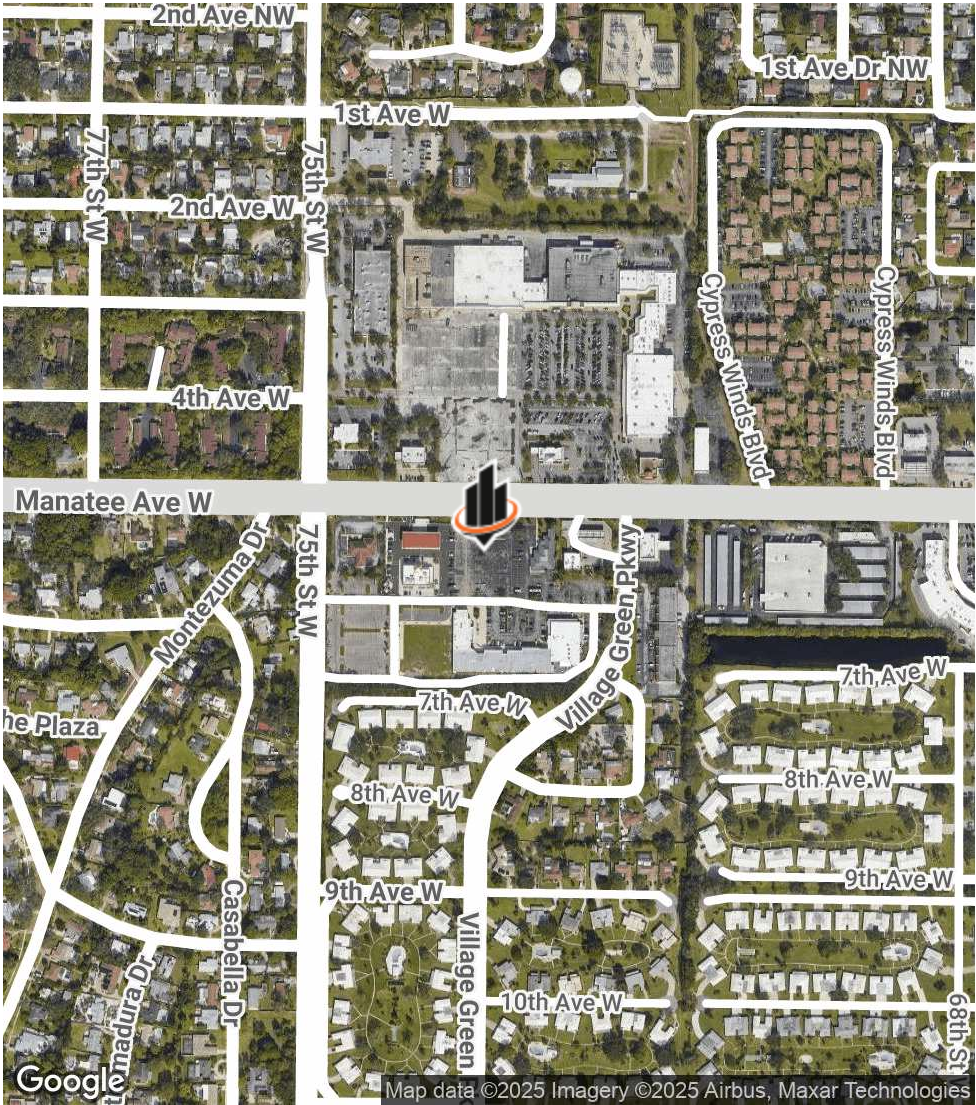
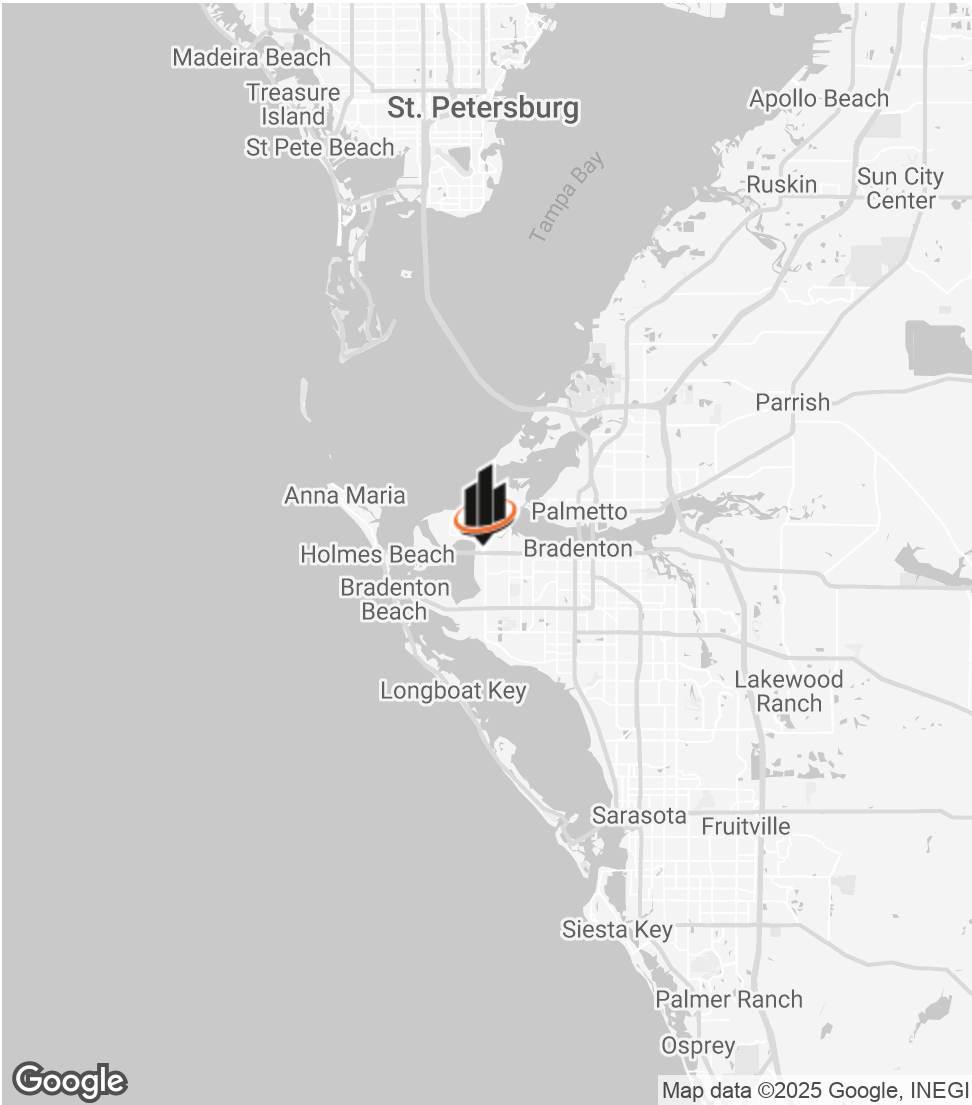
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LOCATION MAPS



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## RETAILER MAP



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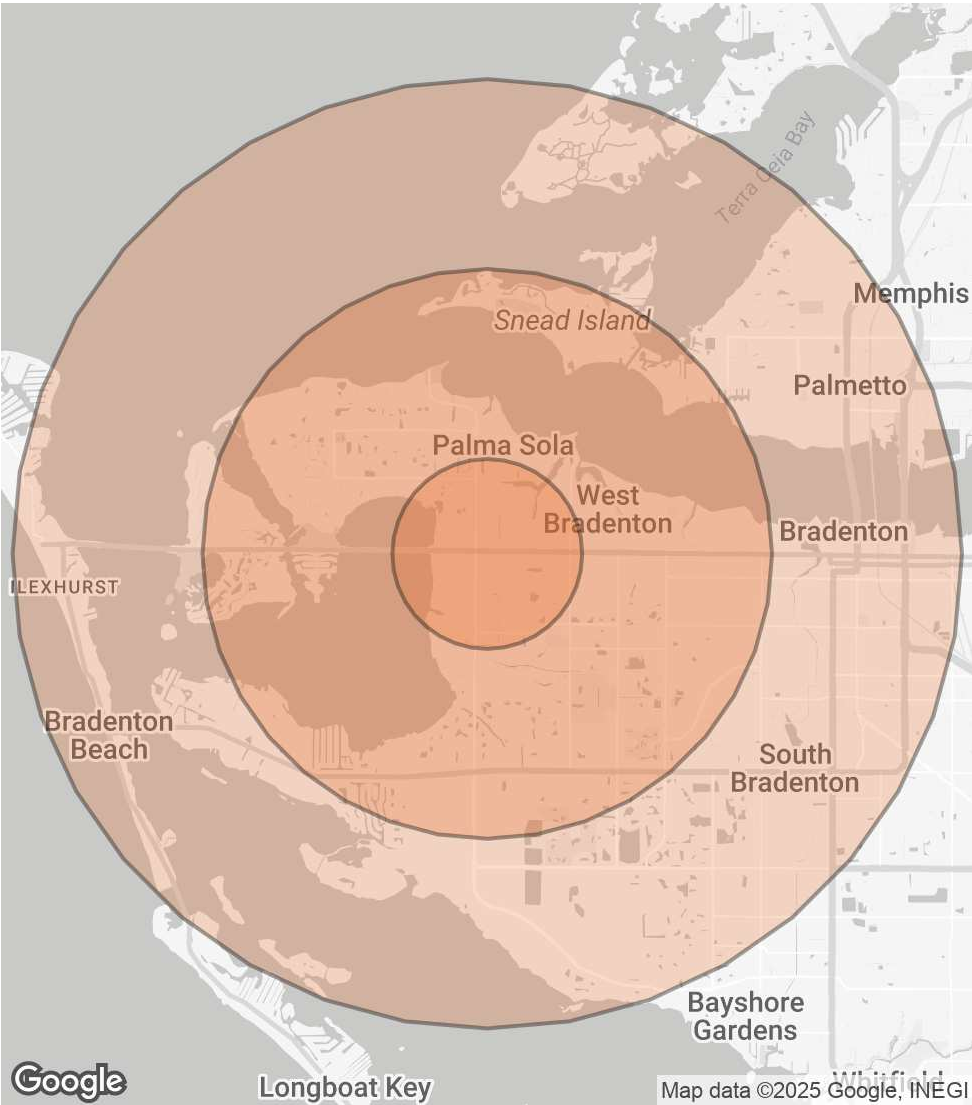


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,554	51,356	119,422
AVERAGE AGE	55	52	48
AVERAGE AGE (MALE)	53	50	47
AVERAGE AGE (FEMALE)	56	53	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,869	23,660	53,228
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$107,493	\$97,987	\$83,583
AVERAGE HOUSE VALUE	\$470,832	\$412,237	\$348,225

Demographics data derived from AlphaMap



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## ALL ADVISOR BIOS



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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 \$140 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 PGA Golf Management program 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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### 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 completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.

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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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