



SALE

High Visibility Retail / Office Building on U.S. 41 / Tamiami Trail

1003 1ST STREET EAST

Bradenton, FL 34208

PRESENTED BY:

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FL #BK576074

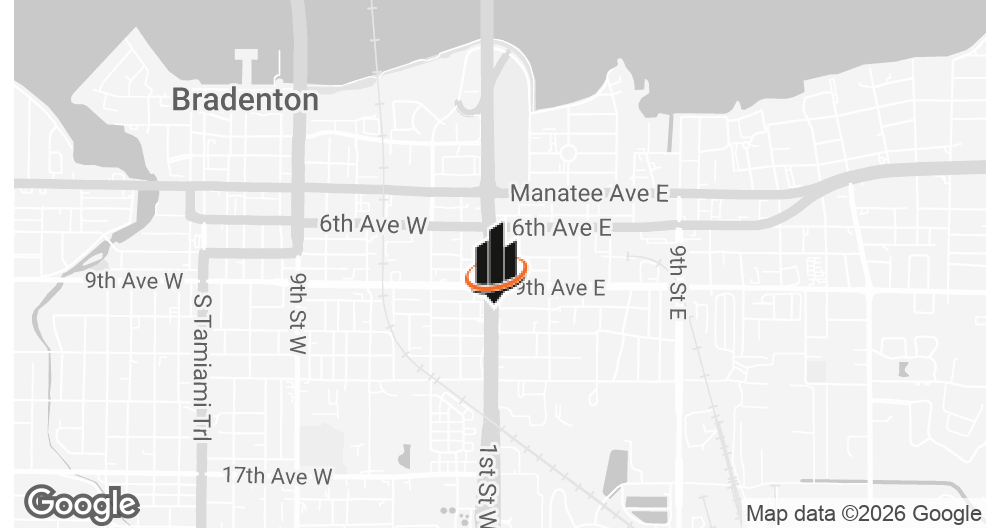
MATT FENSKE

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FL #SL3373336

PROPERTY SUMMARY



SALE PRICE	\$695,000
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OFFERING SUMMARY

BUILDING SIZE:	1,316 SF
LOT SIZE:	0.22 Acres
RENOVATED:	2020
ZONING:	General Urban Open (T4-O)
MARKET:	Bradenton Tamiami Trail Corridor

PROPERTY HIGHLIGHTS

- High Visibility Corner Lot with easily accessible parking off of 10th Avenue East
- Frontage on Tamiami Trail (US 41), one of the busiest corridors in Bradenton, with a Traffic Count of 65,500 vehicles per day
- High traffic location with numerous businesses and employment centers in the area
- Located just south of the downtown core
- Assemblage of properties available to give a total of 0.7+ Acres
- Also available for lease

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This 1,316 +/- Sq retail/ office building is situated on a corner lot with frontage on Tamiami Trail/ US 41 in Bradenton Florida. Tamiami trail is one of the busiest corridors in Bradenton with a traffic count of 65,500 vehicles per day with the site offering easy accessibility and ample parking off of 10th Avenue East.

This offering includes the retail/office building, .22 +/- acre of land with cross access and cross parking easements with Tropical Smoothie next door. Also has the potential to purchase an additional .5+/- acre of vacant land to the east that is ideal for additional retail or office uses and was previously approved for a drive-thru with a special use permit. The building is currently used as an office for Direct Insurance with a lease set to expire in August 2026. A buyer can renew with the current tenant, or re-tenant, or occupy the building with several potential uses including restaurant, cafe, retail, office or medical office uses.

A large number of employers drive business to the area including Pierce Manufacturing, the City of Bradenton, Manatee County Government Buildings, and other employment center.

LOCATION DESCRIPTION

This corner lot offering is located in the city of Bradenton, Florida with frontage on South Tamiami Trail / 1st Street which offers a traffic count of 65,500 cars per day.

This opportunity is less than a quarter mile south of the downtown core at Manatee Avenue / State Road 64, and less than two miles north of Cortez Road. These are two of the the main East-West corridors from Interstate 75 to the east, to Anna Maria Island to the west. Located in downtown is the Manatee River and Riverfront Park, as well as City and County Government and Manatee Memorial Hospital.

This area of Bradenton is home to several other large employment centers & attractions such as LECOM Park, spring training home of the Pittsburgh Pirates, Manatee Players Theatre, the Bishop Museum, Pierce Manufacturing, Tropicana Orange Juice, Graham Packaging, and Bealls Department Store's corporate headquarters.

PARCEL ASSEMBLAGE



LOT	PARCEL #	ACRES	PRICE
Parcel 1:	4622100059	0.22	\$695,000
Parcel 2:	4622000000	0.17	--
Parcel 3:	4621900002	0.17	--
Parcel 4:	4620200008	0.16	--
		3 Parcel Price:	\$349,000
		0.72	\$1,044,000

ASSEMBLAGE DESCRIPTION

This is an opportunity to purchase this retail/ office building on .22+/- acre along with three additional vacant land parcels totaling .5 +/- acre.

Parcel 1 contains the 1,316 Office Building that can be used for a variety of retail or office uses.

Parcels 2 & 3 offer 0.34 +/- acre that has been previously approve for Drive-Thru use with a special use permit. Ideal for restaurant, retail, office or medical office.

Parcel 4 offers additional parking.

This assemblage offers high visibility and numerous opportunities for growth and development.

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CITY OF BRADENTON- GENERAL URBAN OPEN (T4-O) ZONING

T4-O GENERAL URBAN OPEN

T4-O General Urban Open Zone consists of mixed uses, providing a variety of housing choices, but also allows office and neighborhood-serving commercial uses.

PERMITTED USES

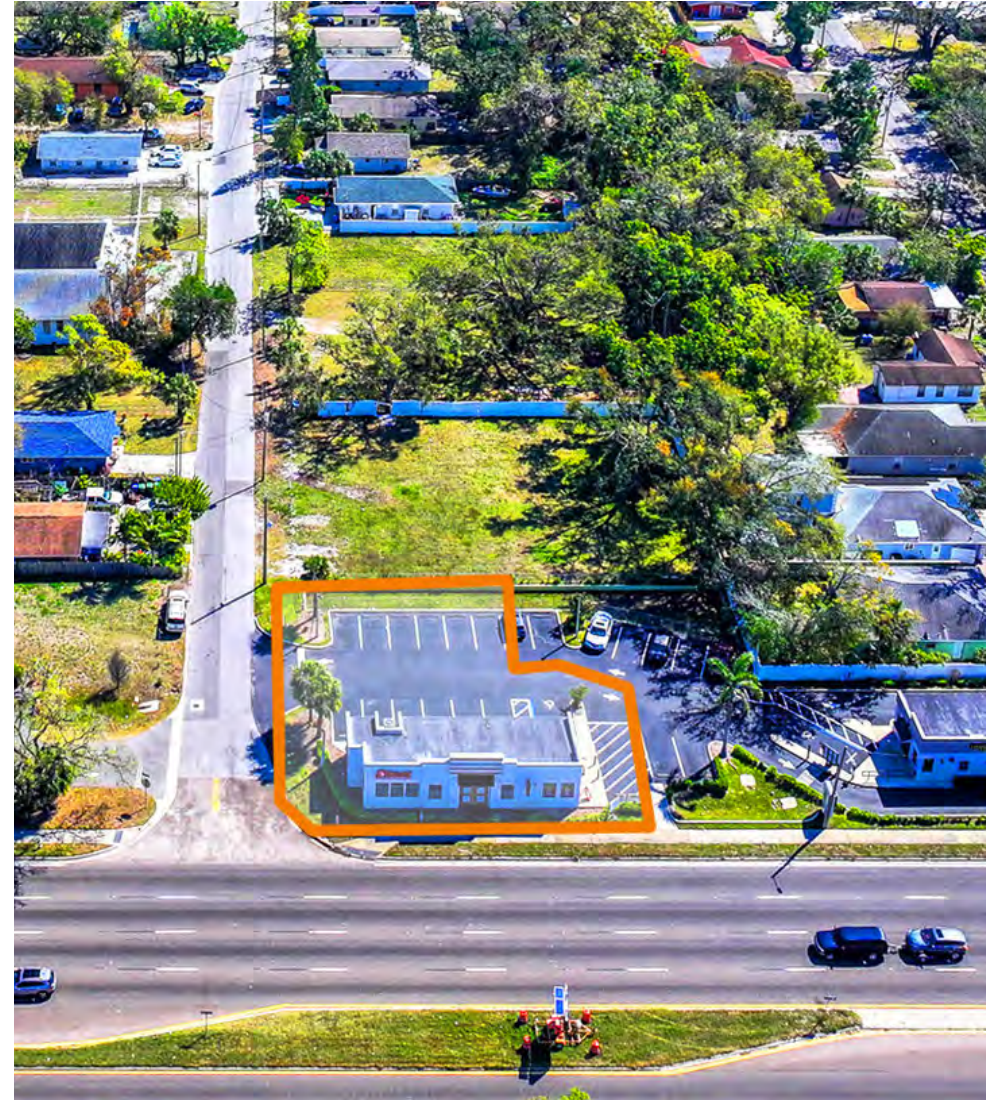
- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Greenhouse < 200 sq. ft.
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Office Building
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o Club
- o College
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Funeral Home
- o Indoor Amusement Center
- o Inn (up to 10 rooms)
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Mini-Storage
- o Museum
- o Outdoor Amusement Center
- o Outdoor Auditorium
- o Passenger Terminal
- o Religious Assembly*
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

**See Table 4.7 of Form Based Code for additional requirements.*

DEVELOPMENT STANDARDS



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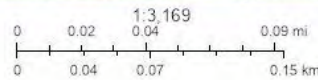
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OPPORTUNITY ZONE



1/15/2026

Opportunity Zone Green: Band_2



CITY OF BRADENTON- OPPORTUNITY ZONE

Opportunity Zones are economically distressed communities nominated by state governors and certified by the U.S. Secretary of the Treasury to encourage investment, job creation, and economic development in underserved areas across the United States. Under certain conditions, investments in Opportunity Zones may qualify for preferential tax treatment. The One Big Beautiful Bill of 2025 made the Opportunity Zone program a permanent part of the tax code and further refined its scope and provisions.

INVESTING IN AN OPPORTUNITY ZONE

Investors may temporarily defer capital gains taxes by reinvesting those gains into a Qualified Opportunity Fund (QOF). Although the Opportunity Zone program was originally designed as a temporary initiative, the One Big Beautiful Bill of 2025 made these tax benefits permanent, providing greater certainty and confidence for investors committing capital to economically distressed areas. Existing Opportunity Zone designations are scheduled to expire at the end of 2026, with new designations expected to take effect in 2027.

Investment Length	Benefits Received
Fewer than 5 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier)
5-7 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier) AND 10% reduction in the amount of the original capital gains when the deferral ends and they are subject to tax
7-10 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier); AND an additional 5% reduction (total of 15%) in the amount of the original capital gains when the deferral ends and they are subject to tax
Greater than 10 years	Permanent tax exclusion of the appreciation in the QOF investment (the initial value of which was the amount of the original capital gains, which were deferred)

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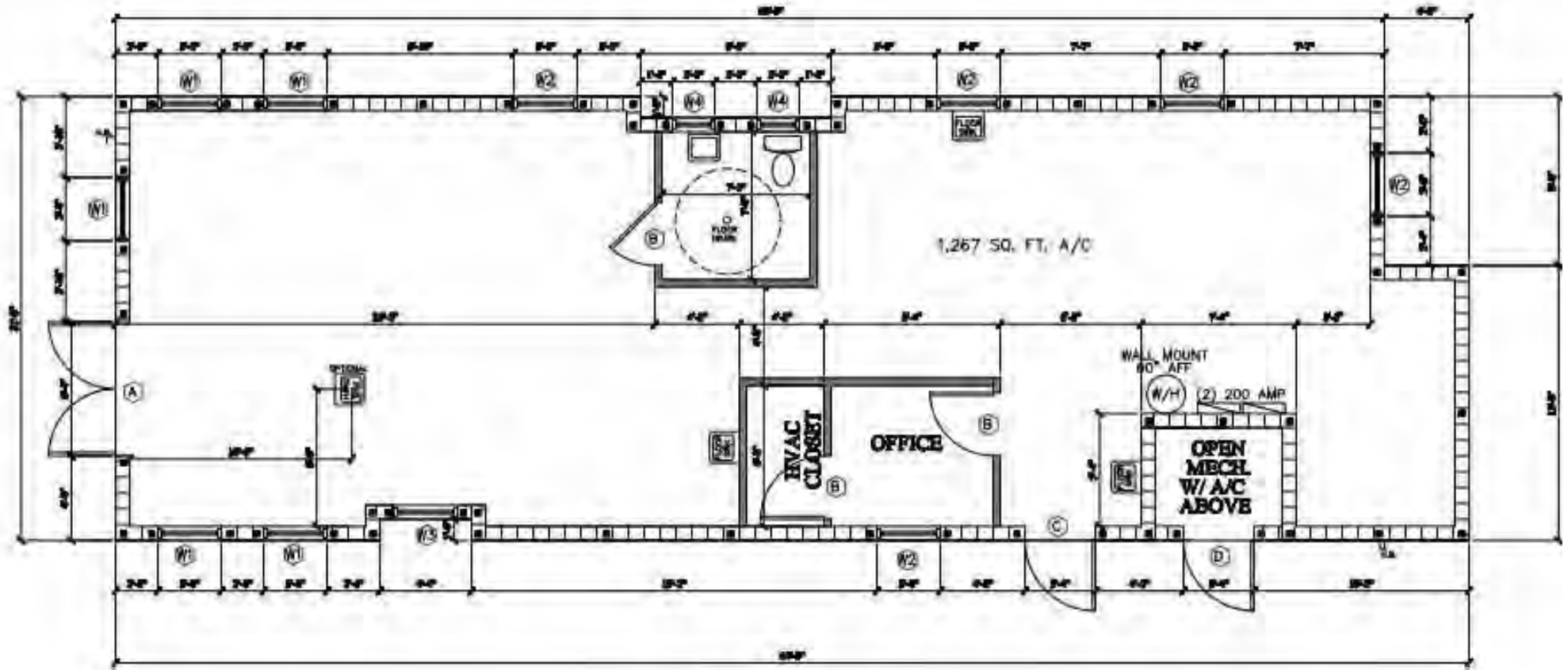
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FLOOR PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"

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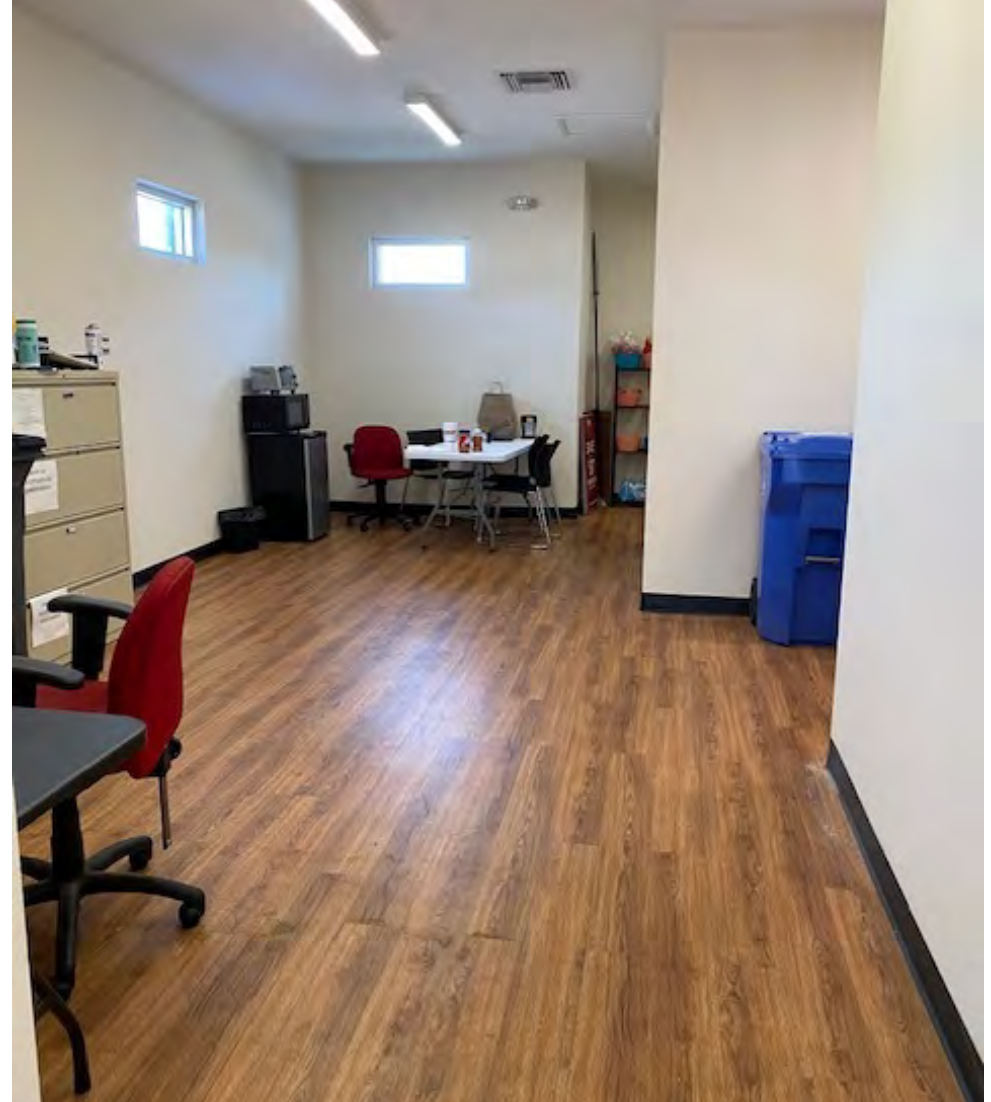
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL LOOKING NORTH TOWARD DOWNTOWN BRADENTON & PALMETTO

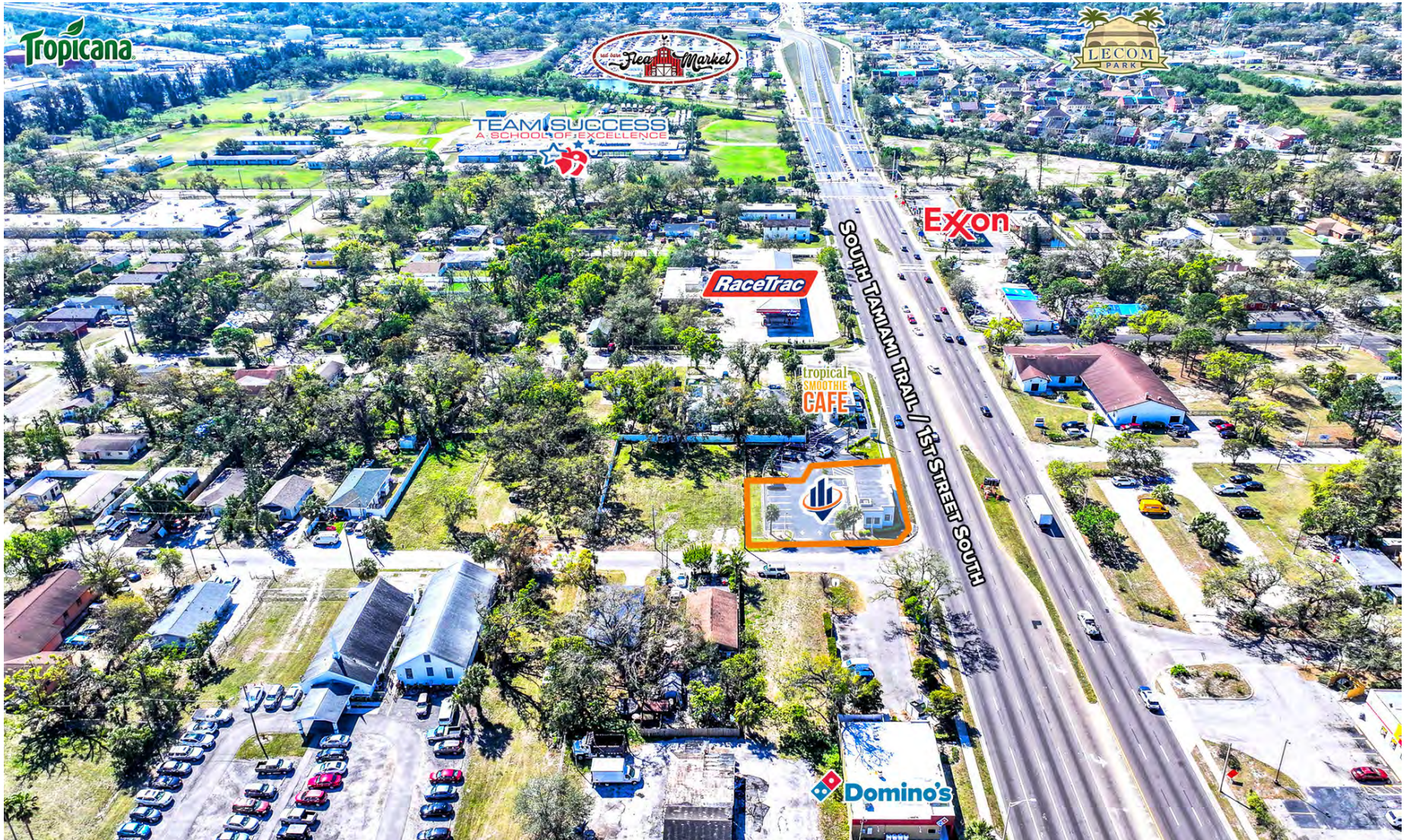


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HIGH VISIBILITY RETAIL / OFFICE BUILDING ON U.S. 41 / TAMIA MI TRAIL | 1003 1st Street East Bradenton, FL 34208SVN | COMMERCIAL A

AERIAL LOOKING SOUTH TOWARD SARASOTA



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HIGH VISIBILITY RETAIL / OFFICE BUILDING ON U.S. 41 / TAMIA MI TRAIL | 1003 1st Street East Bradenton, FL 34208SVN | COMMERCIAL A

AERIAL LOOKING EAST TOWARD INTERSTATE 75 / LAKEWOOD RANCH



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AERIAL LOOKING WEST TOWARD ANNA MARIA ISLAND

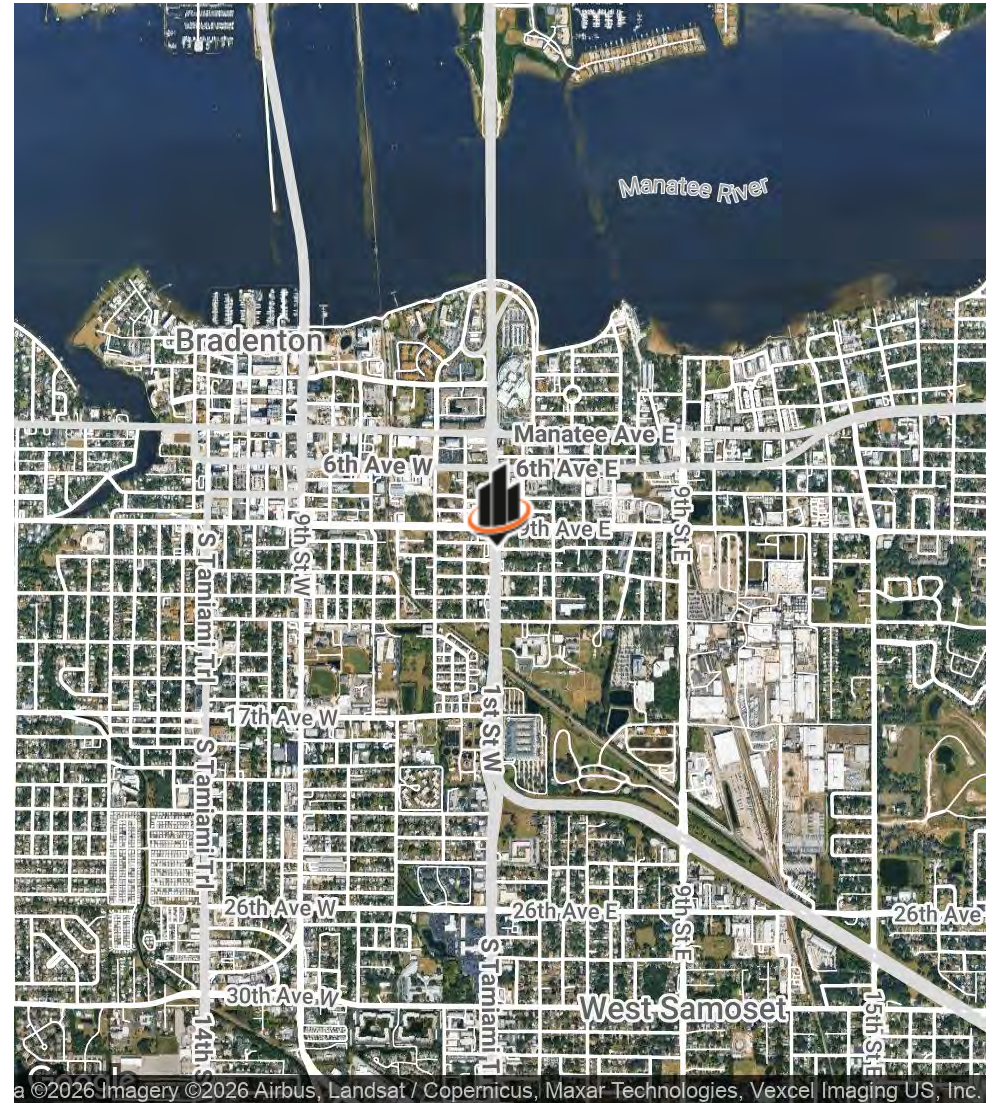
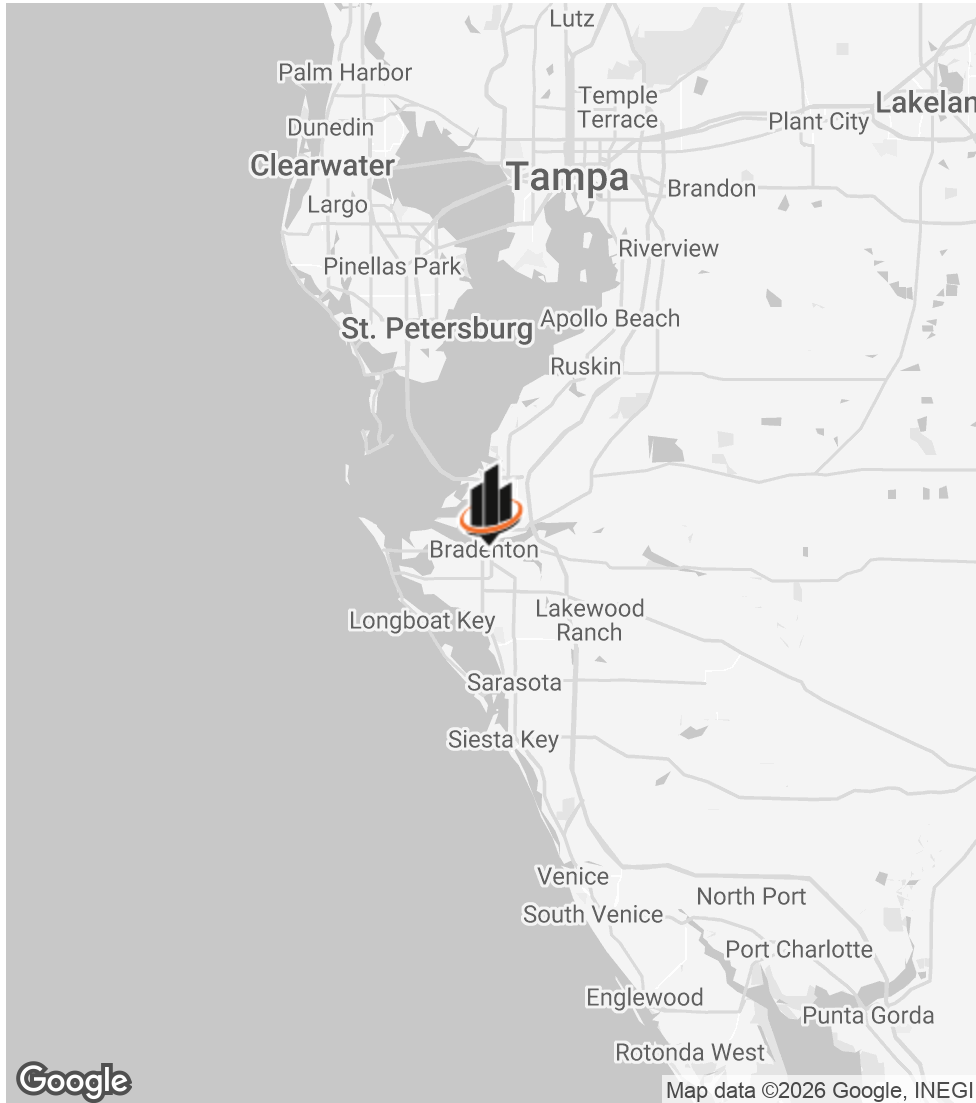


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LOCATION MAP



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RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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DEMOGRAPHICS MAP & REPORT

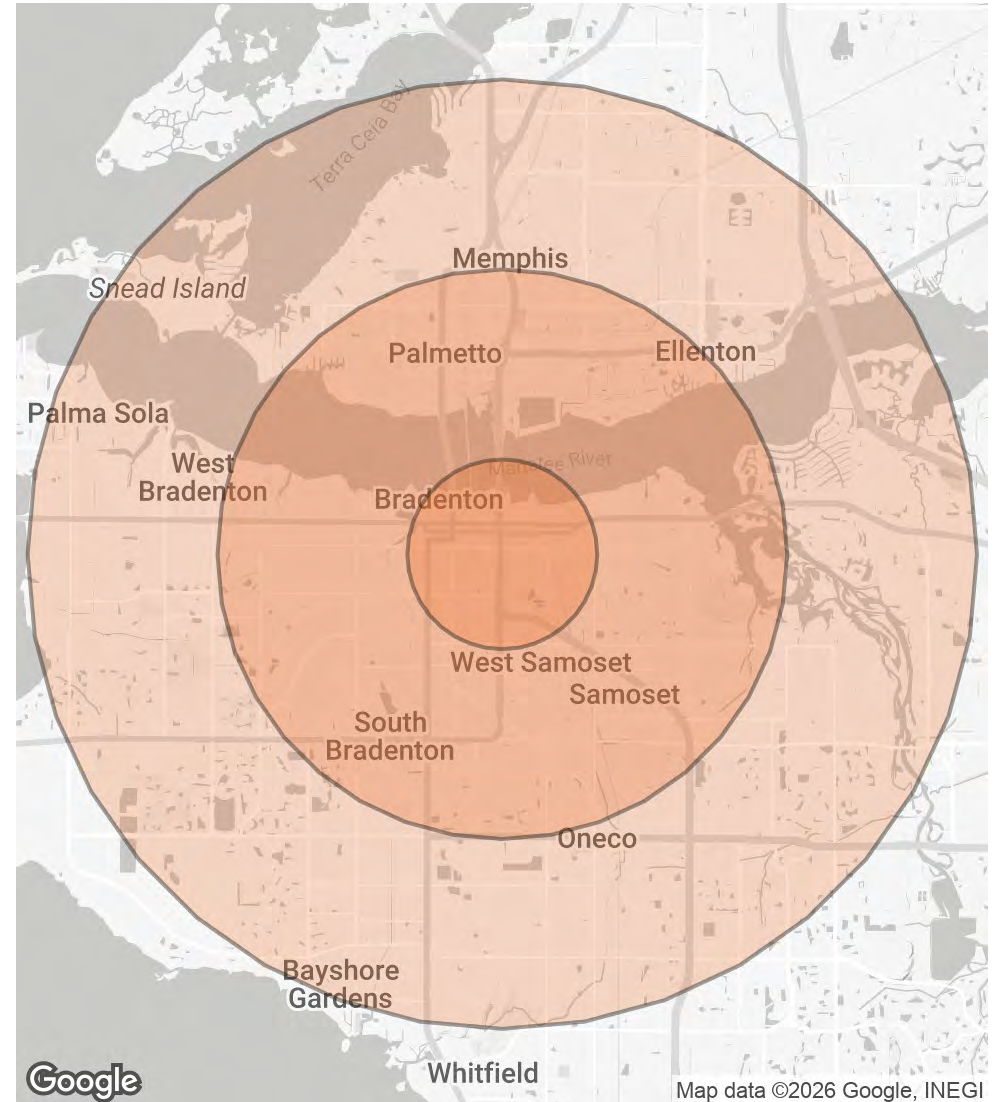
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,400	94,964	213,608
AVERAGE AGE	40	43	45
AVERAGE AGE (MALE)	39	42	44
AVERAGE AGE (FEMALE)	41	44	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,461	38,477	90,235
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$60,003	\$67,828	\$76,482
AVERAGE HOUSE VALUE	\$233,001	\$263,981	\$301,250

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 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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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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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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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