

BRADENTON
RIVERWALK

Manatee
Memorial Hospital

SVN
COMMERCIAL ADVISORY GROUP

DOWNTOWN BRADENTON



OFFERING MEMORANDUM

US41 Retail Out Parcels For Sale

202 13TH AVENUE EAST

Bradenton, FL 34208

PRESENTED BY:

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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.



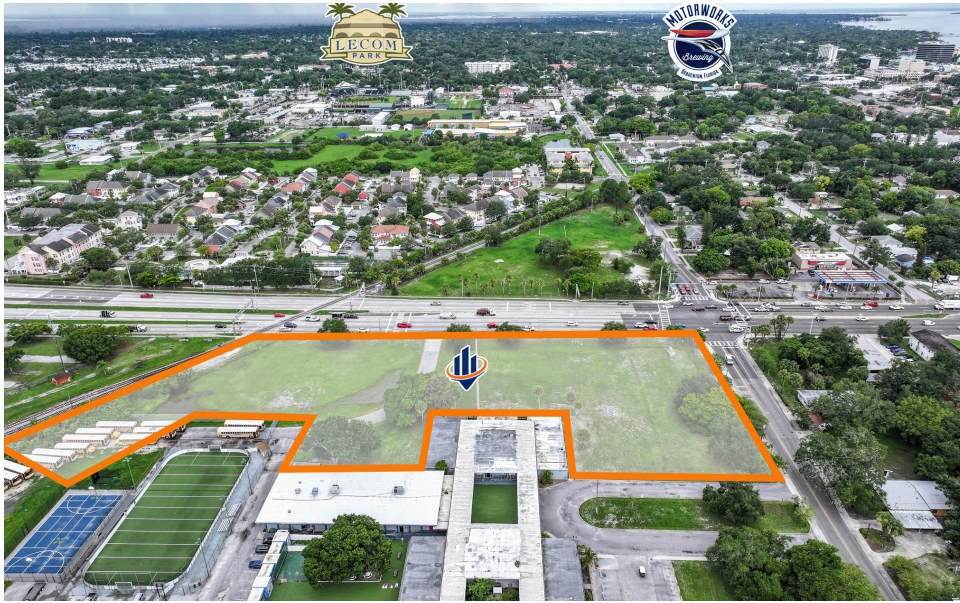
SECTION 1
**Property
Information**

**PARCEL 1
1.5 ACRES**

**PARCEL 2
1.15 ACRES**

**PARCEL 3
1.15 ACRES**

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	Subject to Offer
PARCEL 1:	1.5 Acres
PARCEL 2:	1.15 Acres
PARCEL 3:	1.15 Acres
TOTAL	3.8 Acres

PROPERTY DESCRIPTION

These three parcels, which can be sold separately, front US41 at a signalized intersection, offer a promising Development opportunity. PDMU ZONING will provide flexibility for a wide range of uses, making it ideal for a prospective Land / Retail Pad investor.

Parcel lot lines are flexible depending on the use. Located in the thriving Bradenton area, this property offers a unique opportunity to capitalize on the area's rapid growth and untapped potential, ensuring a profitable investment. Seller will also do a Build-To-Suit or Ground lease

PROPERTY HIGHLIGHTS

- Recently APPROVED PDMU allows multiple use development opportunities
- Parcels can be sold Separately
- Build-to-Suit or Ground Lease Option Available
- Strategic location in the thriving Bradenton area
- Flexibility for a range of uses
- Enviable opportunity for capitalizing on the area's expansion

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the vibrant investment potential of Bradenton, FL! The area around the property offers a dynamic mix of commercial and residential spaces, creating an ideal environment for new business ventures. With easy access to the stunning Riverwalk and the nearby historic downtown district, this location attracts professionals and visitors alike. Developers and Investors will appreciate the proximity to prominent landmarks such as the South Florida Museum, the Bradenton Riverwalk, the Village of the Arts, and the numerous dining and entertainment options. The thriving commercial activity and strategic position make this area an enticing prospect for office-building investors seeking a robust and growing market.

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	US41 Retail Out Parcels For Sale
STREET ADDRESS	202 13th Avenue East
CITY, STATE, ZIP	Bradenton, FL 34208
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	SW Florida
SIGNAL INTERSECTION	Yes
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota Bradenton International Airport

PROPERTY HIGHLIGHTS

- Recently APPROVED PDMU allows a wide range of development opportunities
- Parcels can be sold separately
- Build-to-Suit or Ground Lease Option Available
- Strategic location in the thriving Bradenton area
- Flexibility for a range of uses
- Enviable opportunity for capitalizing on the area's expansion

Tropicana

**RV PARK
DEVELOPMENT**

301

SECTION 2
**Location
Information**

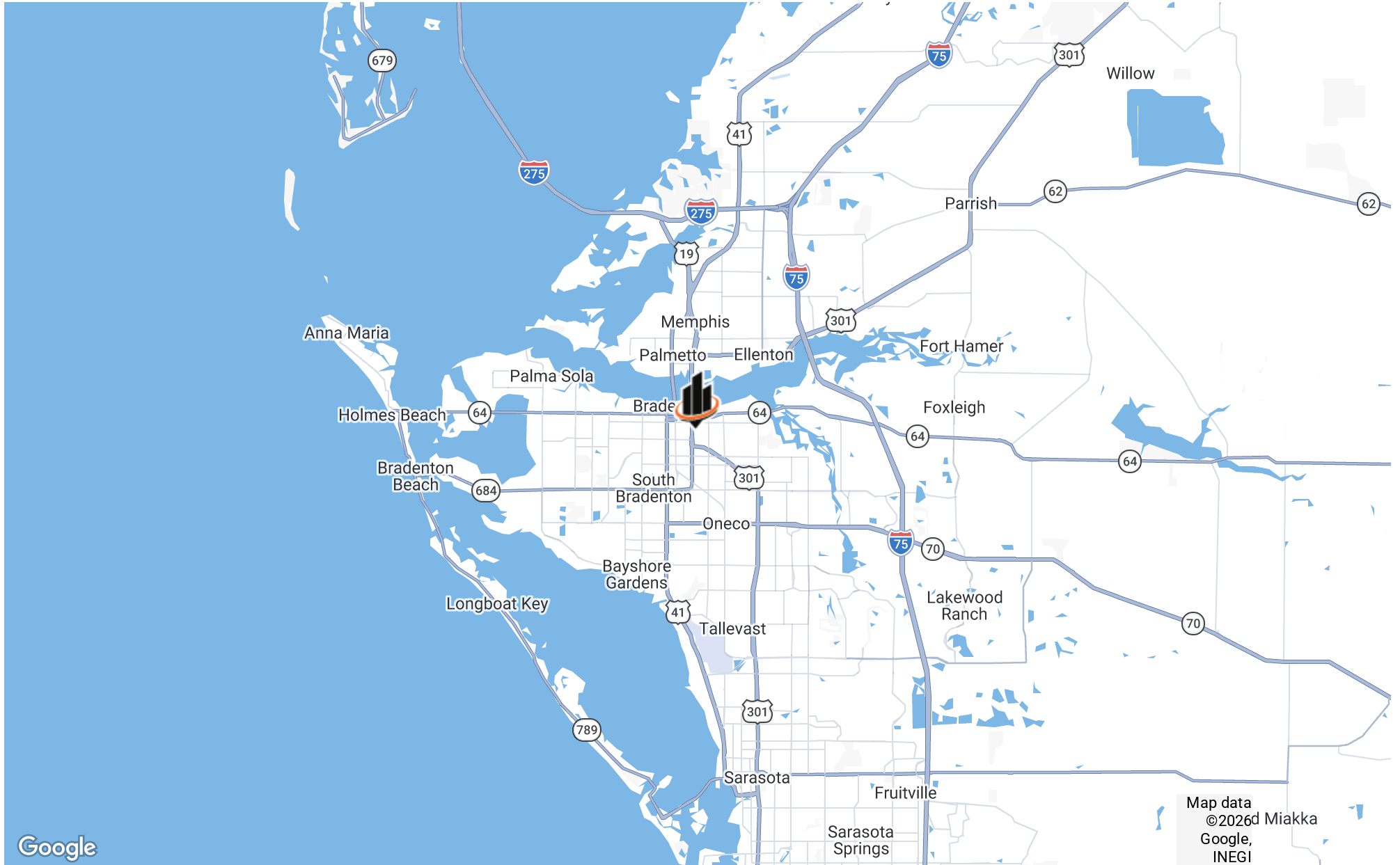
**PARCEL 1
1.5 ACRES**

**PARCEL 2
1.15 ACRES**

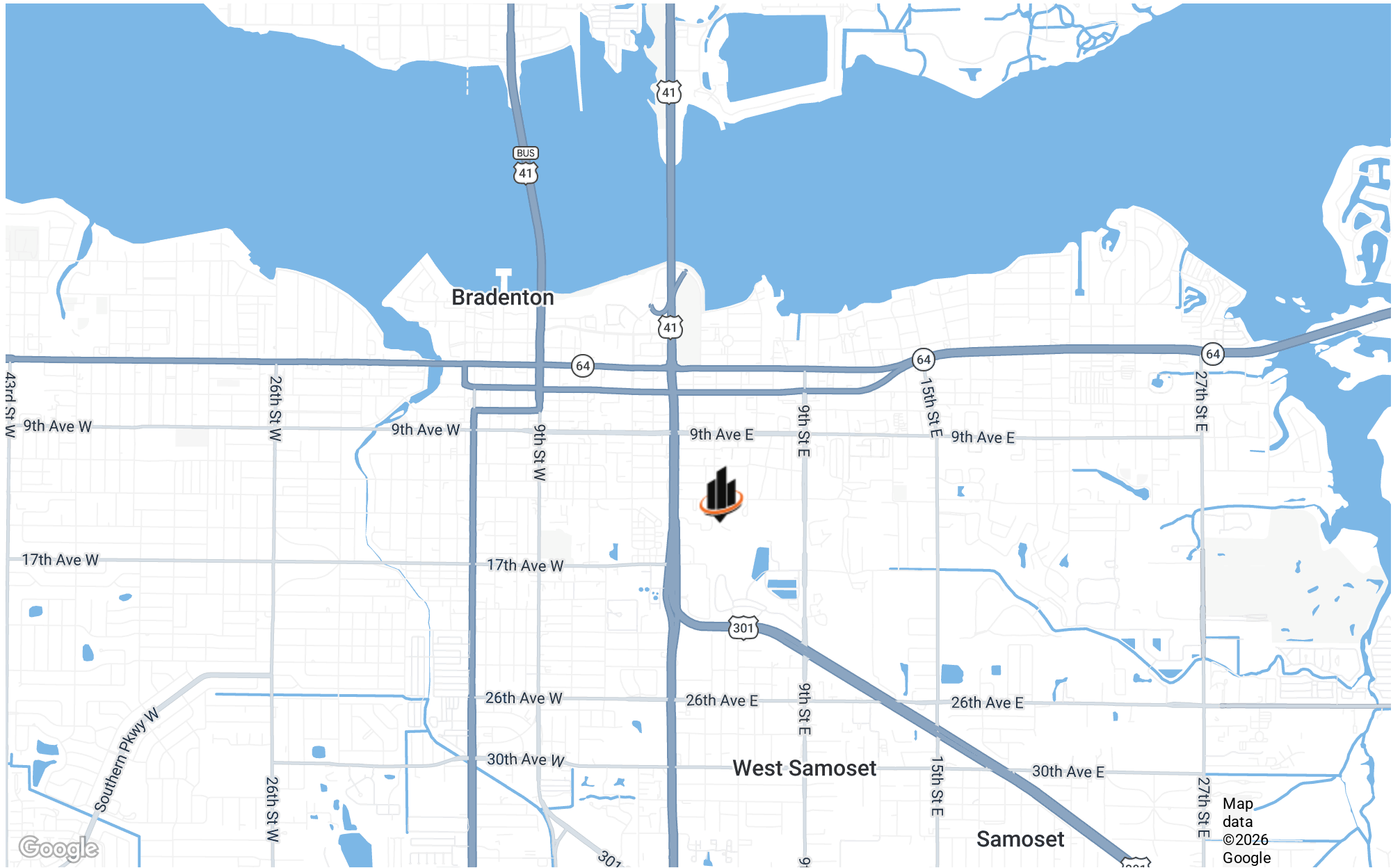
**PARCEL 3
1.15 ACRES**

41

REGIONAL MAP



LOCATION MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

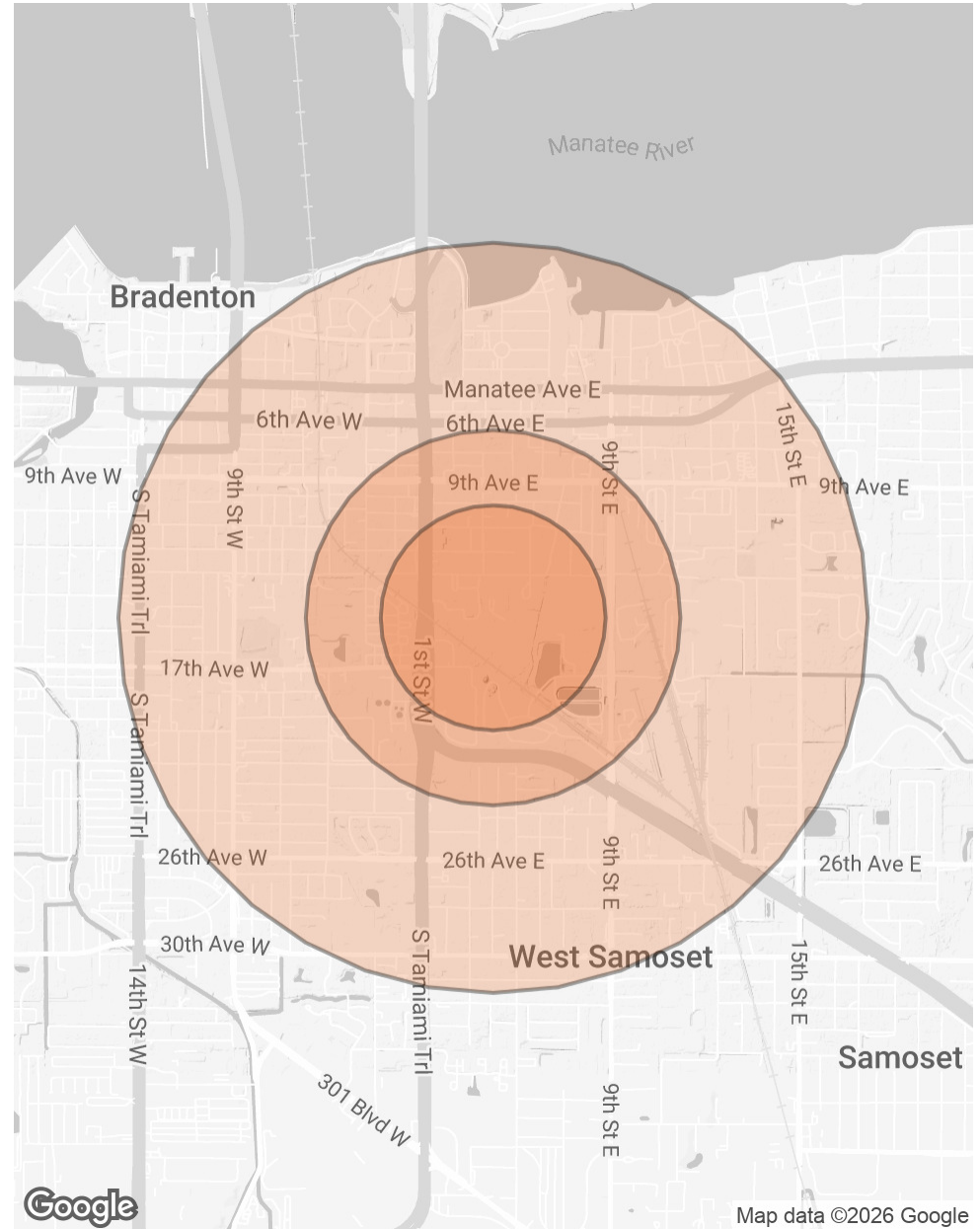
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	499	2,799	12,526
AVERAGE AGE	34	34	37
AVERAGE AGE (MALE)	33	33	36
AVERAGE AGE (FEMALE)	35	35	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	172	950	4,485
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$50,934	\$52,082	\$55,816
AVERAGE HOUSE VALUE	\$183,639	\$185,391	\$208,451

Demographics data derived from AlphaMap



ADVISOR BIO 1



MIKE MIGONE CCIM

Senior Investment Advisor

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FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone is a Senior Investment Advisor with SVN | Commercial Advisory Group and a seasoned professional in the commercial real estate industry. Having grown up immersed in real estate—his father was a successful broker in Miami for decades—Mike brings lifelong insight, deep market knowledge, and a passion for the business to every transaction.

Recognized for his professionalism, integrity, and results-driven approach, Mike has consistently ranked among SVN's top performers. In 2024, he was the #1 advisor in sales for SVN in Florida and ranked #11 nationally. Previous accolades include #1 in Florida and #9 nationally in 2019, and #10 in Florida and #33 nationally in 2021.

Mike's expertise spans a wide array of commercial asset classes, with a strong emphasis on multi-family acquisition and medical office, retail, and land for all types of development. He specializes in site identification, deal structuring, and cost analysis and holds the Certified Land Specialist designation from SVN, backed by over \$150 million in land sales volume.

As a CCIM designee, Mike leverages advanced financial and market analysis to guide clients through high-value investment strategies. His ability to translate complex data into actionable decisions has earned him a loyal and long-standing client base.

Mike relocated from Miami to Sarasota in 1991. He and his wife, Cindy, are active in the local arts scene and support several nonprofit organizations. In their free time, they enjoy exploring area parks with their dogs and spending quality time with their family—moments they consider genuinely priceless.

SVN | Commercial Advisory Group

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ADVISOR BIO 2



RYAN MCDONALD

Advisor

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PROFESSIONAL BACKGROUND

Ryan McDonald serves as an Advisor for SVN | Commercial Advisory Group, with a focus on office, retail and land acquisition for national multifamily developers. He also has experience in wholesaling property and rental investment properties. Ryan has started and sold businesses of his own. He has also assisted partners and clients launch their businesses from inception and has worked with them through grand opening and into expansion. Being intimately familiar with all aspects of business ownership allows Ryan to approach his clients' needs from a unique and practical perspective. Born and raised in Sarasota, Ryan graduated Flagler College in St. Augustine with a BA in Business Administration. With his Grandfather having been a custom home builder and his grandmother owning her own real estate brokerage (Erdin Realty), real estate is engrained in his roots. In his spare time, Ryan serves on the Board of Directors for Save Our Y (formal known as Sarasota Family YMCA). He is also a youth archery coach for Community Day School, and enjoys golfing, shooting, fishing and time on the water.

EDUCATION

Flagler College

BA in Business Administration

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