

FOR SALE

Rarely does a Florida Marina re-development opportunity like this become available! Here is your chance to purchase, and optimize the upside potential for this property. Enhancement opportunities are limitless. Add wet slips, dry racks, enclosed storage, a Yacht Club with new restaurant, ancillary income-producing amenities...and beyond!

SEAFOOD SHACK MARINA

4110 127th St West Bradenton, FL 34215

SALE PRICE

Unpriced: Refer to RFP/Call for Offers



[CLICK TO VIEW VIDEO](#)



COLDWELL BANKER
COMMERCIAL
REALTY

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FOR SALE

SALE PRICE

Refer to RFP/Call for Offer Page

SEAFOOD SHACK RESTAURANT AND MARINA

4110 127th St West Bradenton, FL 34215 Manatee County



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SEAFOOD SHACK MARINA

4110 127th St West Bradenton, FL 34215

PROPERTY DESCRIPTION

Operating Marina with additional land adjacent to the property for future development/expansion.

PROPERTY HIGHLIGHTS

FOR OVER 42 YEARS THE SEAFOOD SHACK MARINA IN THE HISTORIC FISHING VILLAGE OF CORTEZ, FL HAS BEEN AN IMPORTANT WAYPOINT (MARKER 49A) FOR BOATERS ALONG THE WESTERN-FLORIDA INTRACOASTAL WATERWAY. WITH EASY ACCESS TO THE GULF OF MEXICO, THE MARINA IS IN VERY CLOSE PROXIMITY TO BRADENTON BEACH, ANNA MARIA ISLAND, LONGBOAT KEY TO THE WEST, TAMPA BAY TO THE NORTH AND SARASOTA BAY, LIDO KEY, SIESTA KEY AND VENICE TO THE SOUTH.

THE REAL ESTATE INCLUDING THE SUBMERGED LEASE AREA IS AVAILABLE FOR PURCHASE ON AN UNPRICED BASIS. WE HAVE A DEADLINE WITH A CALL FOR OFFERS DUE BY MAY 15TH 2023. SEE THE REQUEST FOR PROPOSAL GUIDELINES IN THIS OFFERING MEMORANDUM. SERIOUS BUYERS PLEASE, ONLY OFFERS GREATER THAN \$15,000,000.00 WILL BE GIVEN CONSIDERATION.

OFFERING SUMMARY

Sale Price:	Refer to RFP/Call for Offer Page
Lot Size:	5.6+- Acres
Building Size:	Total 24,947 SF
Zoning:	Commercial General (CG)
APN:	Multiple Parcels 7621700059, 7618500057, 7608000159, 7621700109, 7602310356, 7602310554

DEMOGRAPHICS	5 MILES	20 MILES	50 MILES
Total Households	31,861	361,106	1,583,034
Total Population	47,073	673,485	3,289,641
Average HH Income	\$63,913	\$66,797	\$71,168

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Call for Offers/Request For Proposal

Purpose: Seafood Shack Property, Real Estate with an option to purchase Restaurant Business.

Form of Proposal: Contract or Letter of Intent

Proposal to include: Price; Terms; Contingencies; Due Diligence; Closing Costs; Closing Date.

Deposits: Initial \$250,000. Second \$500,000. Initial and second deposits to be non-refundable upon acceptance of Due Diligence results. To be held in escrow by Sellers attorney: Robert Greene. Greene Hamrick Shermer & Johnson. 410 43rd St. Suite N Bradenton, FL 34209

Timeline: Seller preference 90 days for Due Diligence. Closing 60 days later.

Real Estate Commission: Buyer to pay 4% of purchase price at closing.

Additional: Buyer to provide Marina Owner/Operator resume` and evidence of financial ability to close on this transaction.

Deadline for Submittal: Proposals must be received by May 15 , 2023.

Forward your proposal to:

Elliot Rose

elliott.rose@cbcnrt.com

David Neff

david.neff@cbcnrt.com

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Image of FDOT proposed 124th St Ct W extension to 127th St W. See Link to www.Cortezbridge.com.

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SEAFOOD SHACK MARINA

4110 127th St West Bradenton, FL 34215



PROPERTY DESCRIPTION

Operating Marina with Future Marina expansion of both Wet and Dry slips proposed on the land and water adjacent to property.

LOCATION DESCRIPTION

For over 42 years the Seafood Shack Marina in the Historic Fishing Village of Cortez, FL has been an important waypoint (marker 49A) for boaters along the Western-Florida Intracoastal Waterway. With easy access to the Gulf of Mexico, the Marina is in very close proximity to Bradenton Beach, Anna Maria Island, Longboat Key to the West, Tampa Bay to the North and Sarasota Bay, Lido Key, Siesta Key and Venice to the South.

Fully Operational Marina, Restaurant and ancillary income streams from Jet-ski/Boat Rental, e with additional land for Expansion of Marina Wet Slips and Dry Rackominium boat storage.

These residential markets are experiencing unparalleled population growth and have very strong demographics.

Located just South of the St. Pete and Tampa Bay area. 5 minutes from the gorgeous open waters of the Gulf of Mexico.

This Seafood Shack Marina is situated in one of the most desirable regions for acquisitions in the country. The marina is a 10-minute walk to the beach, 20-minute drive from Lakewood Ranch, and slightly longer from Tampa or St. Pete. Sarasota/Bradenton International Airport is also a 20 minute drive to charming Cortez Village.

It is convenient to a number of popular coastal tourist destinations. Marina guests are minutes away from picturesque historic towns, grocery stores, great dining, shopping, beaches, & numerous world-class golf courses.

SITE DESCRIPTION

Multiple Lot Assemblage with Marina being Sold as a package.

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LOCATION INFORMATION

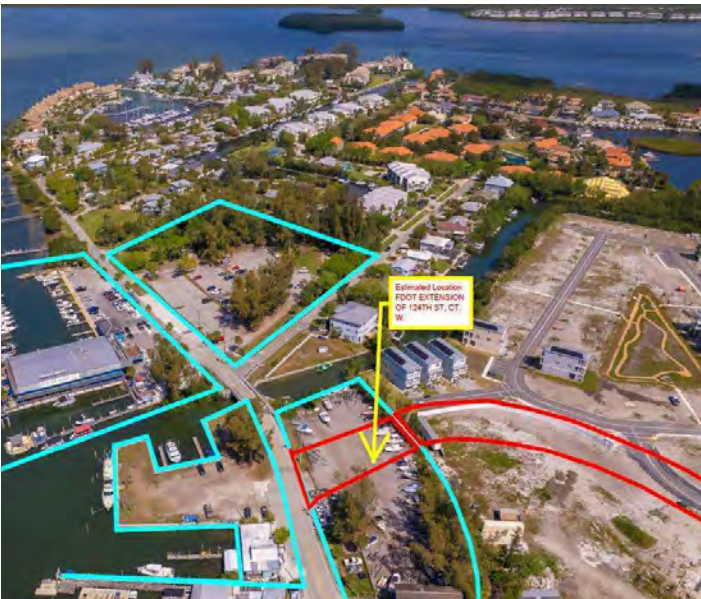
Building Name	Seafood Shack Marina
Street Address	4110 127th St West
City, State, Zip	Bradenton, FL 34215
County	Manatee
Market	Tampa/St. Pete MSA
Sub-market	Sarasota, Bradenton
Cross-Streets	Cortez and 127th
Township	35
Range	16
Section	03
Side of the Street	Northwest
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Bradenton/Sarasota International

ADDITIONAL INFORMATION

A 2021 DEMOGRAPHIC STATISTIC OF OVER 48,120 REGISTERED BOATERS IN THE SARASOTA AND MANATEE COUNTIES. SOURCE US COAST GUARD.

CORTEZ BRIDGE WILL UNDERGO A COMPLETE REPLACEMENT STARTING IN 2026-2027. FOR MORE INFORMATION PLEASE GO TO THE FOLLOWING WEBSITE. WWW.CORTEZBRIDGE.COM. FOR VIDEO AND ALL RELEVANT DETAILS.

THERE IS AN ADDITIONAL 100' OF SUBMERGED LAND TO ADD WET SLIPS PAST THE EXISTING OUTER WESTERN BORDER OF THE MARINA.



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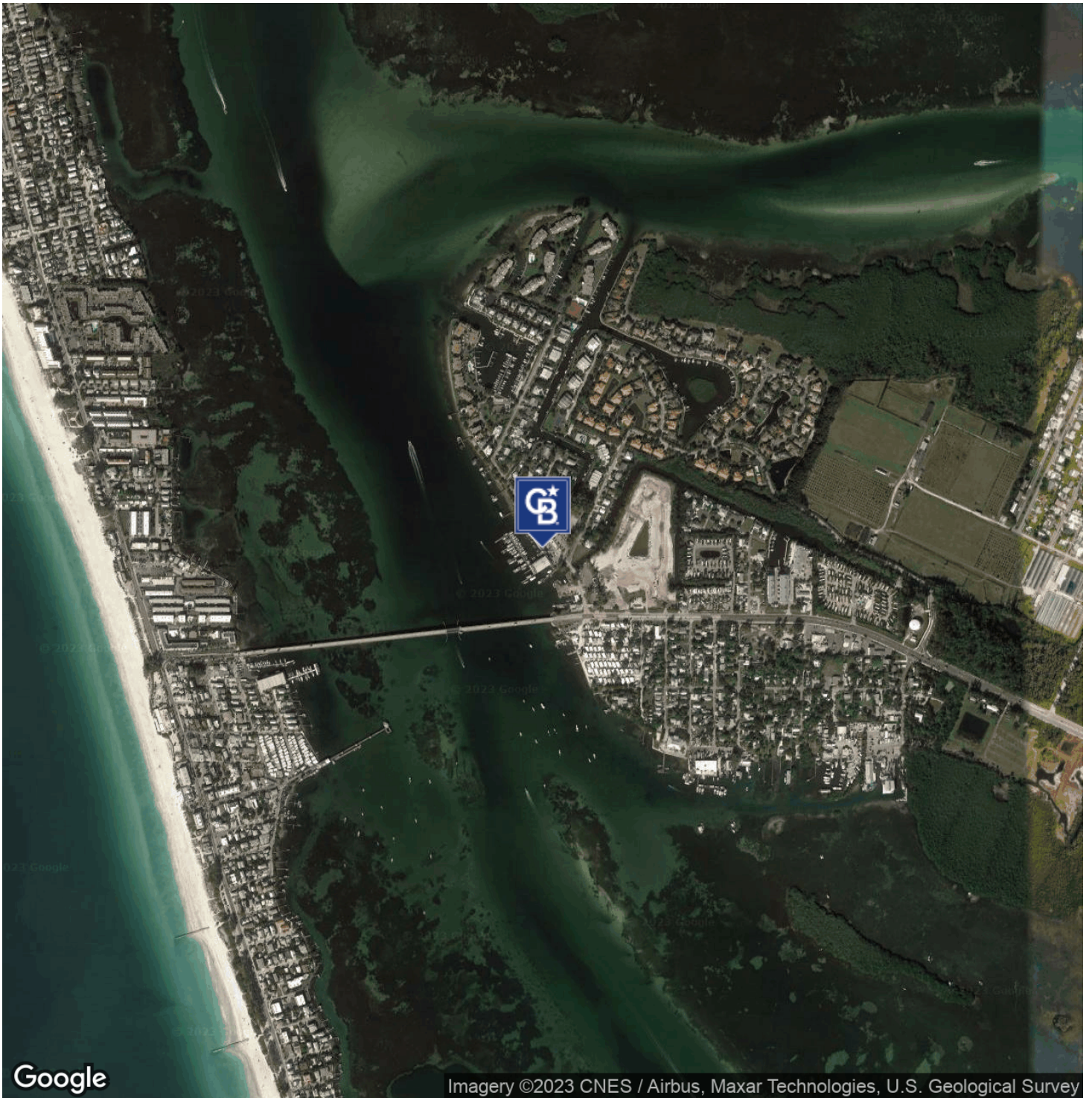


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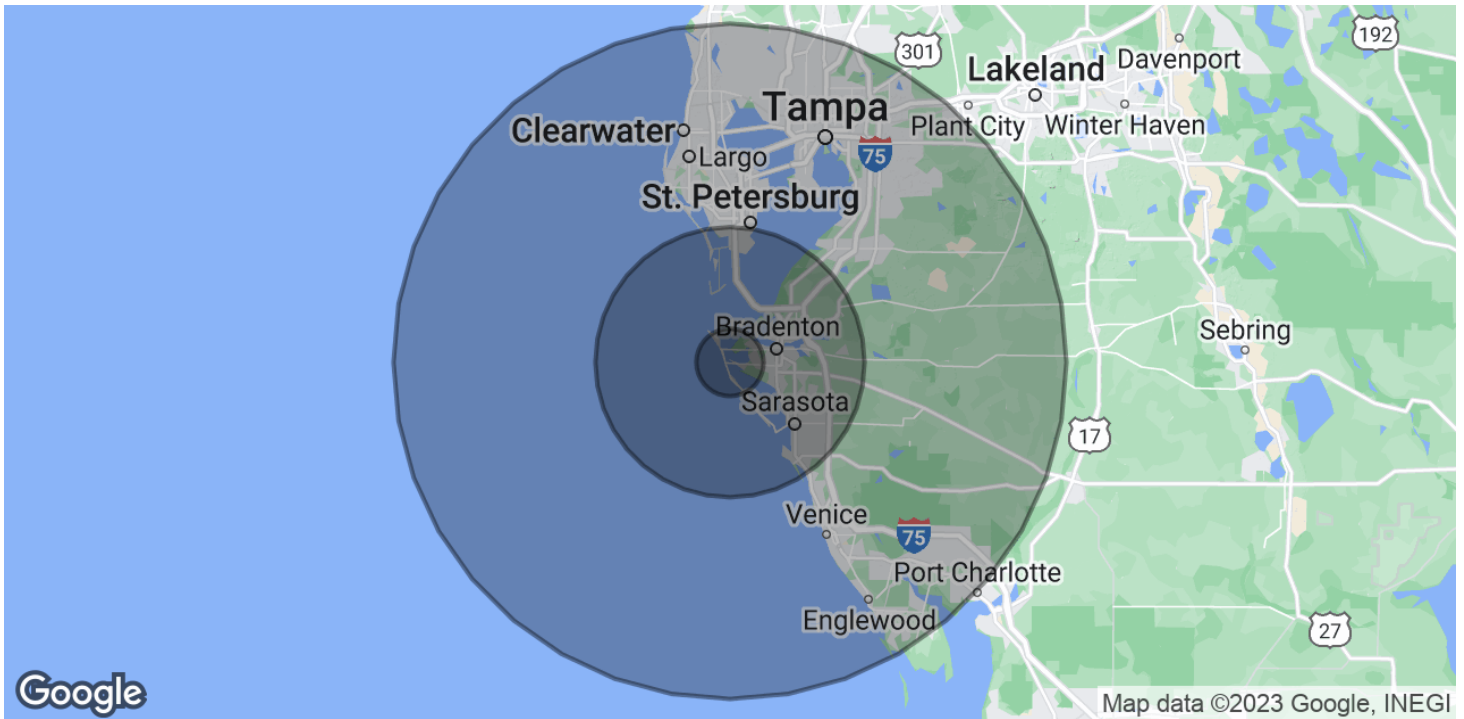


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POPULATION	5 MILES	20 MILES	50 MILES
Total Population	47,073	673,485	3,289,641
Average Age	56.8	48.6	45
Average Age (Male)	55.6	47.2	43.7
Average Age (Female)	57.3	49.8	46

HOUSEHOLDS & INCOME	5 MILES	20 MILES	50 MILES
Total Households	31,861	361,106	1,583,034
# of Persons per HH	1.5	1.9	2.1
Average HH Income	\$63,913	\$66,797	\$71,168
Average House Value	\$365,906	\$289,266	\$254,616

* Demographic data derived from 2020 ACS - US Census

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DOCKAGE RATES*

CALL FOR COMMERCIAL RATES

TRANSIENT SLIPS

\$2.50 per ft/day under 50ft.
\$3.50 per ft/day 50ft. & over

MONTHLY SLIPS

\$15.00 per ft/monthly A, B & C docks
\$16.00 per ft/monthly D dock
\$17.00 per ft/monthly E, F, G & I docks

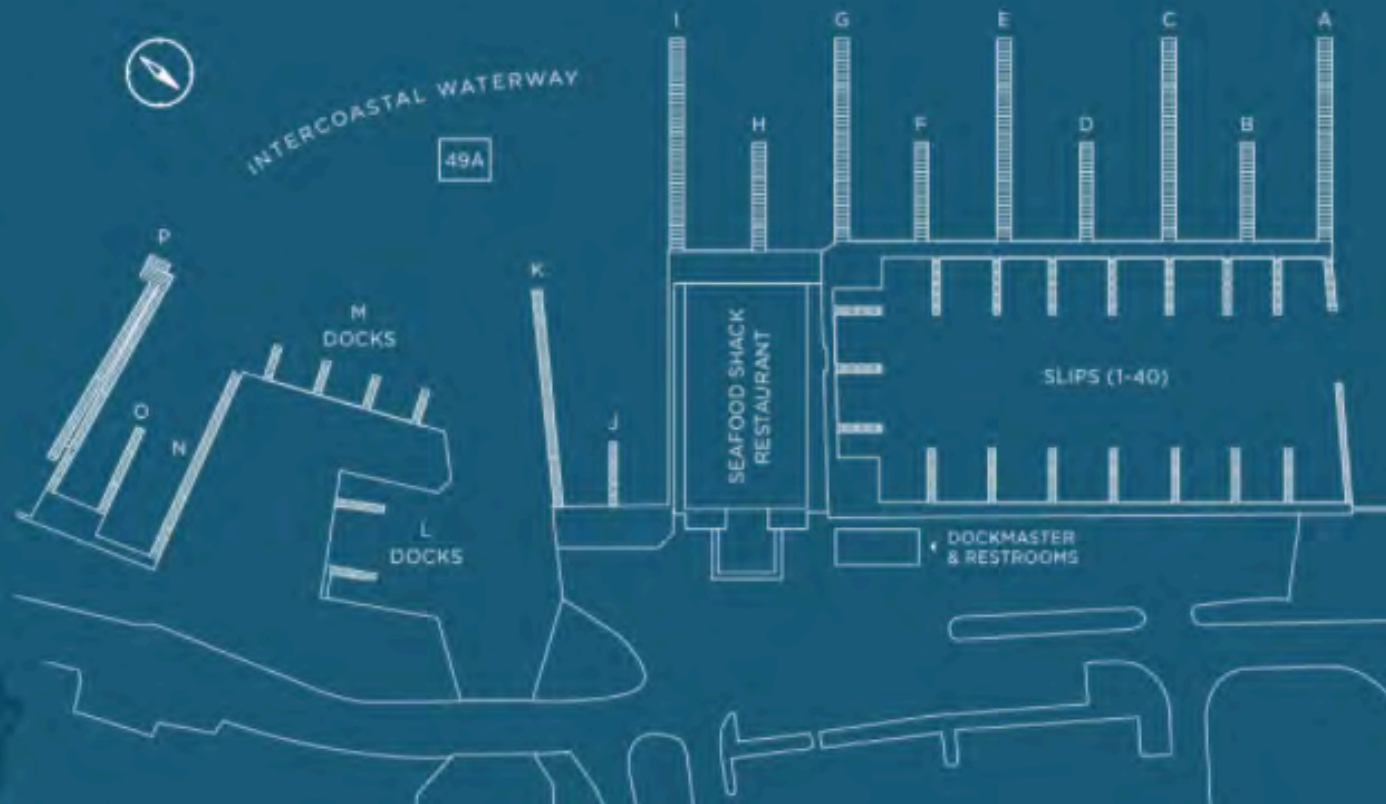
WEEKLY SLIPS

\$15.00 per ft/week under 50ft.
\$18.00 per ft/week 50ft. & over

ELECTRICAL & UTILITIES

(1) 30 amp \$45.00/month
(2) 30amp or (1) 50amp \$90.00/month
(2) 50amp \$180.00/month

*All rates are subject to 7% sales tax. Rates availability & information are subject to change without notice. Dockage rates are based on slip size or vessel LOA, whichever is greater.



SEAFOODSHACK.COM








SEAFOOD SHACK

MARINA SITE PLAN

The Seafood Shack Marina has been a landmark in the historic fishing village of Cortez since 1971. Hugging the mainland shore of Anna Marie Sound and Sarasota Bay, this centrally located marina is situated north of the Cortez drawbridge. Right on the Intracoastal Waterway at Marker 49A, Seafood Shack Marina is fully accommodating with 68 deep water and sailboat safe slips.

INTERCOASTAL WATERWAY

49A

-  Washroom
-  Showers
-  Fuel Dock
-  Ice Machine
-  H2O Watersportz
-  Marina Pavilion
-  Waterfront Patio



SAMPLE CONCEPT FOR RE-DEVELOPMENT

An aerial architectural rendering of a waterfront development. The scene features a large marina with numerous boats docked at wooden piers. In the background, a large, multi-story building with a white facade and a flat roof is situated on a grassy hillside. To the right, a prominent circular building with a white, domed roof is visible. The water is a deep blue, and the sky is a pale, hazy blue. The overall style is that of a conceptual architectural drawing.

The
Shack

Marina · Bar · Grill

Cortez, FL · USA · Est. 1971



Marina · Bar · Grill

Cortez, FL · USA · Est. 1971

249 WET SLIPS (DOCKMINIUMS)

250 DRY SLIPS (RACKMINIUMS) IN BOAT STORAGE FACILITY, FEATURING OWNERS' RECREATION AREAS & LOUNGES

YACHT CLUB - 20,000+ SF RESTAURANT & PRIVATE CLUB, INCLUDING ROOFTOP POOL OVERLOOKING THE BAY

PUBLIC RESTAURANT - 6,500 SF WATERFRONT RESTAURANT INCLUDING CHIKI-TIKI BAR

ON-SITE PARKING

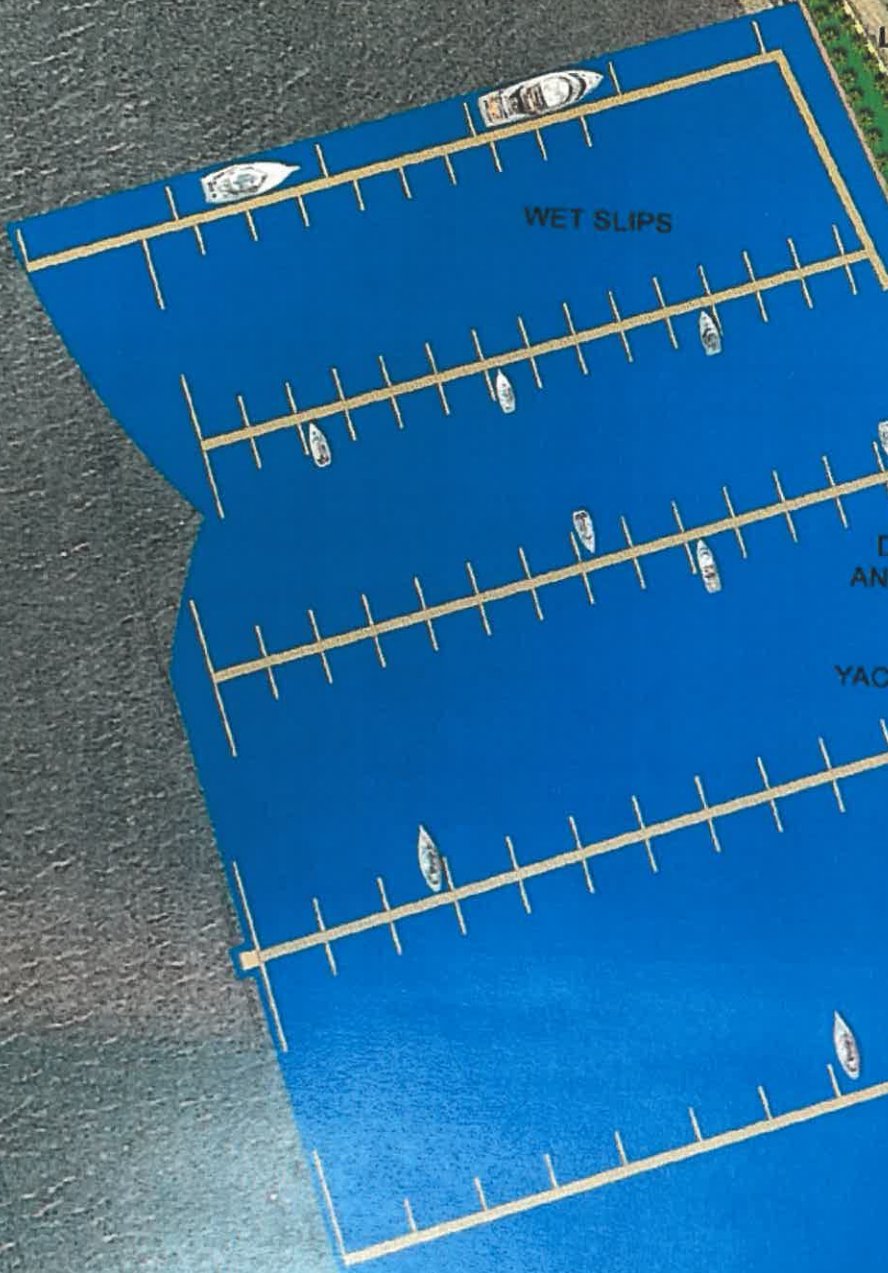
DATE: 2023-02-28

THE SHACK MARINA BAR & GRILL

CORTEZ, FLORIDA | PROGRAM

BY LAND: 4110 127TH ST W, CORTEZ, FLORIDA 34215 | BY SEA: MARKER 49A ON THE ICW | 27°28.215 N 82°41.425 W

VANDYK
P R O P E R T I E S



LINEAR PARK

BOAT STORAGE FACILITY

DOCKMASTER AND LIGHTHOUSE

YACHT CLUB

RESTAURANT

RETAIL/ JET SKI RENTAL

ENTRY PARK

VALET PARKING DECK

SALES CENTER



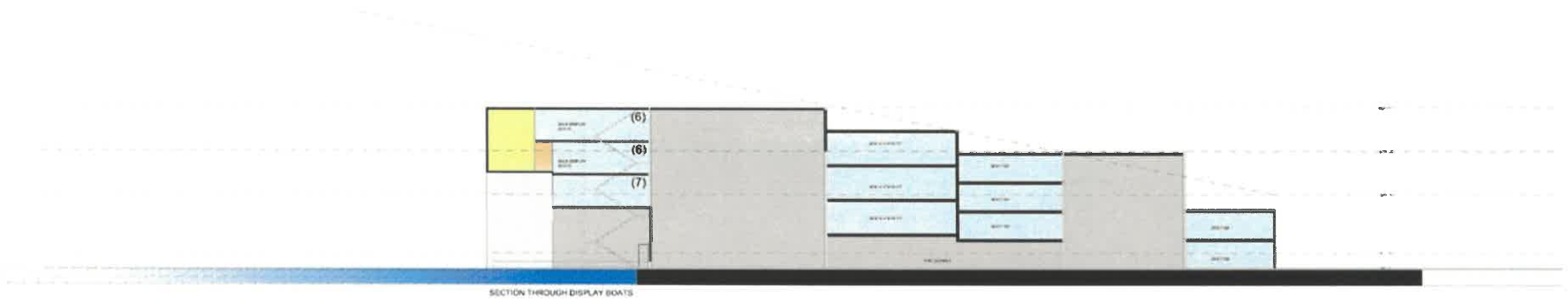
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THE SHACK MARINA BAR & GRILL

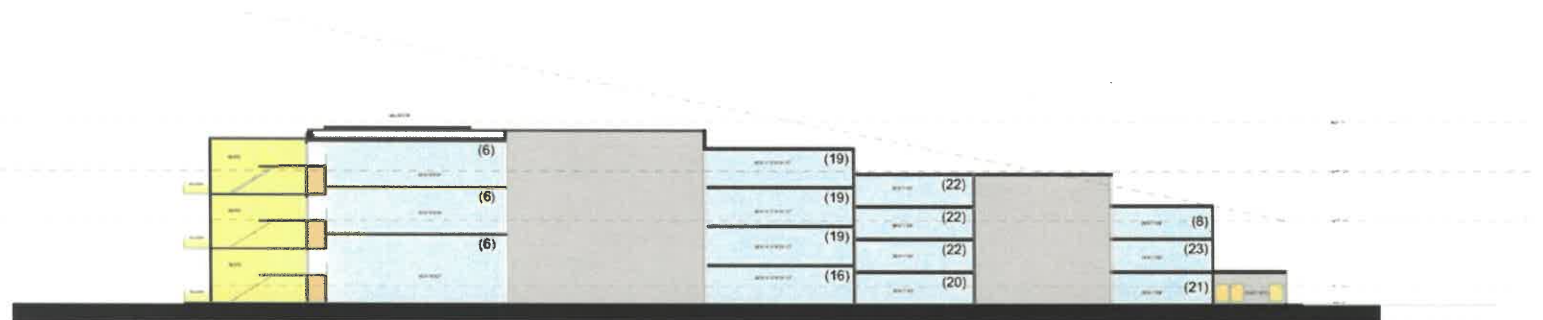
CORTEZ, FLORIDA | VIEW FROM CORTEZ BRIDGE

BY LAND: 4110 127TH ST W, CORTEZ, FLORIDA 34215 | BY SEA: MARKER 49A ON THE ICW | 27°28,215 N 82°41,425 W

VANDYK
P R O P E R T I E S



SECTION THROUGH DISPLAY BOATS



SECTION THROUGH SUITES
(248 TOTAL BOATS)

THE SHACK MARINA BAR & GRILL

CORTEZ, FLORIDA | BOAT STORAGE BUILDING SECTIONS

BY LAND: 4110 127TH ST W, CORTEZ, FLORIDA 34215 | BY SEA: MARKER 49A ON THE ICW | 27°28.215 N 82°41.425 W

DATE: 2023-02-28

VANDYK
PROPERTIES

SEAFOOD SHACK MARINA

4110 127th St West Bradenton, FL 34215



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