



LEASE

Cortez Road Retail Development Site

3326 CORTEZ ROAD WEST

Bradenton, FL 34207

PRESENTED BY:

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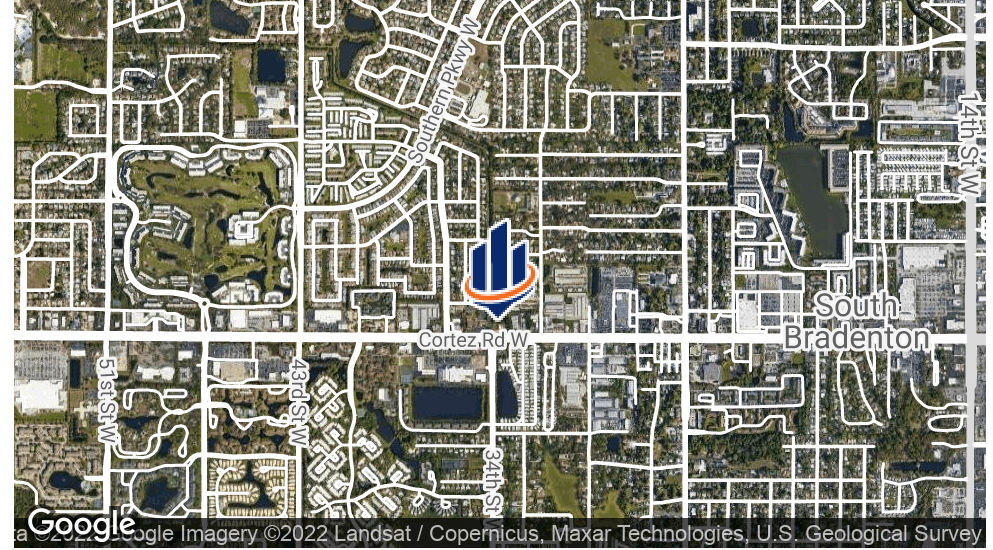
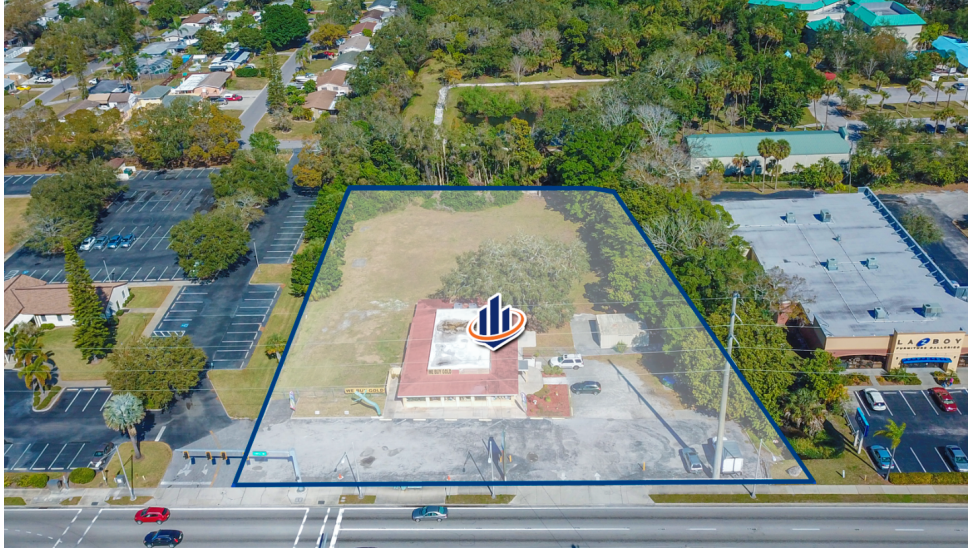
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34TH STREET WEST
17,115 AVERAGE CARS PER DAY

CORTEZ ROAD WEST
53,000 AVERAGE CARS PER DAY

LA Z BOY

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$185,000.00 per year (Ground)
LOT SIZE:	1.6 Acres
ZONING:	General Commercial (GC)
TRAFFIC COUNT:	70,115
APN:	5054700059
VIDEO:	View Here

PROPERTY OVERVIEW

This site is perfect for a national retailer looking for a high-traffic area and great exposure! The site sits at a lighted intersection and is on a corridor with very few infill opportunities. Ideal site for a gas station, bank, or auto-related user. The owner is seeking a long-term land lease with a group that would develop the site.

PROPERTY HIGHLIGHTS

- Prime ground lease site on one of the two corridors in Bradenton with direct access to Anna Maria Island
- Ideal site for a gas station, bank, or auto-related user
- High concentration of retail traffic and activity in the area
- Dunkin', Culver's, McDonald's & Taco Bell within a quarter mile
- AADT: 70,115 - 53,000 (Cortez) & 17,115 (34th)

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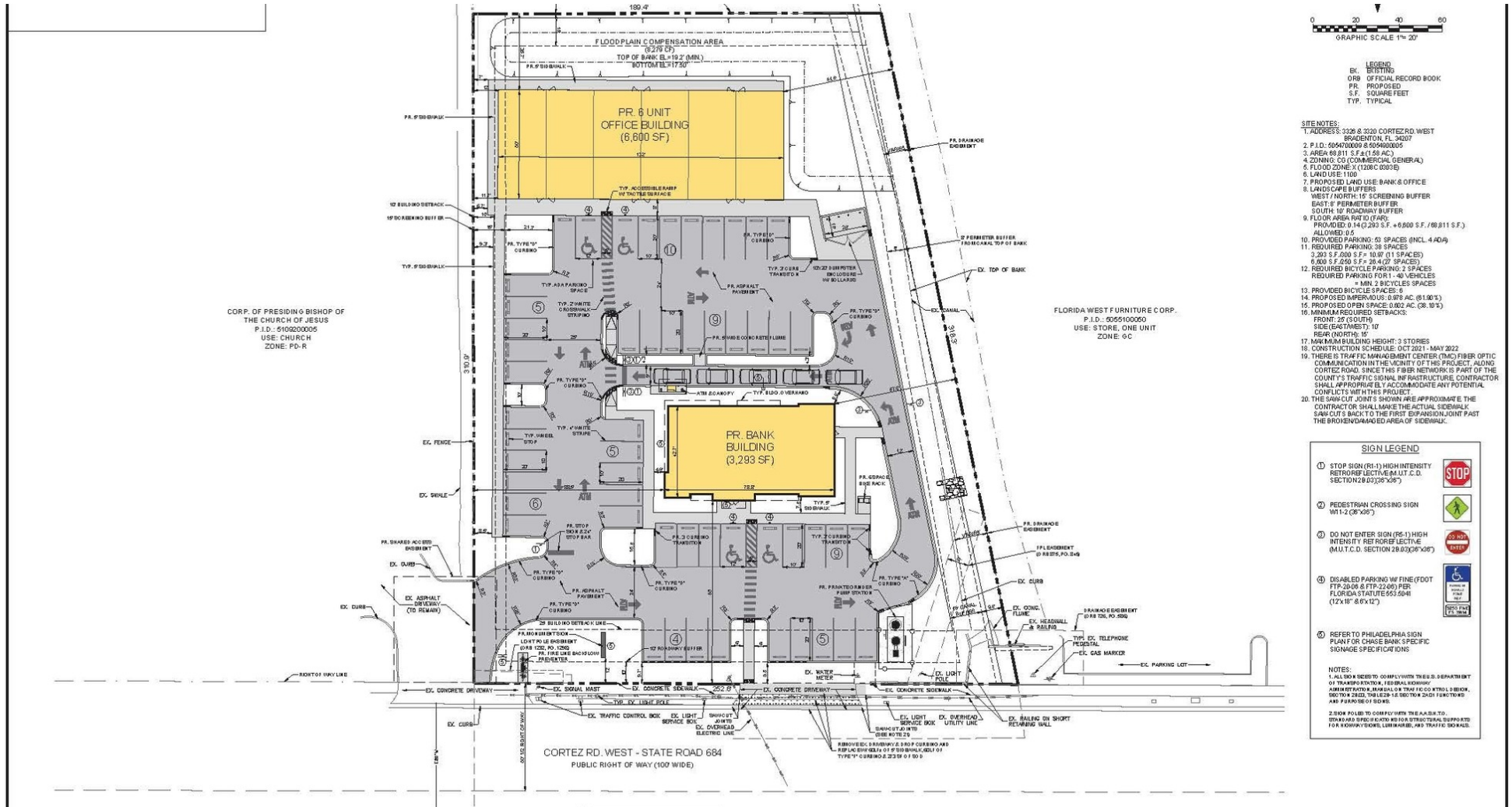
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CONCEPTUAL SITE PLAN



- LEGEND**
- EX. BRITTING
 - ORF. OFFICIAL RECORD BOOK
 - PR. PROPOSED
 - S.F. SQUARE FEET
 - TYP. TYPICAL

- SITE NOTES:**
1. ADDRESS: 3326 S. 3230 CORTEZ RD. WEST BRADENTON, FL 34207
 2. P.I.D.: 0054700009 & 0054900005
 3. AREA: 69,811 S.F. (1.56 AC.)
 4. ZONING: GC (COMMERCIAL GENERAL)
 5. FLOOD ZONE: (1208C 0303E)
 6. LAND USE: 100
 7. PROPOSED LAND USE BANK: 8 OFFICE
 8. LANDSCAPE BUFFERS: WEST / NORTH: 15' SCREENING BUFFER EAST / PERIMETER BUFFER SOUTH: 10' ROADWAY BUFFER
 9. FLOOD AREA FOOTPRINT (FAR): PROVIDED: 0.14 (2,293 S.F. + 5,600 S.F. / 69,811 S.F.) ALLOWED: 0.5
 10. PROVIDED PARKING: 43 SPACES (INCL. 4 ADA) ALLOWED: 35
 11. REDUCED PARKING: 38 SPACES (3,203 S.F. / 200 S.F. x 16' W / 01 SPACES) 6,800 S.F. / 200 S.F. x 34' W / 02 SPACES)
 12. REDUCED BICYCLE PARKING: 2 SPACES (REQUIRED PARKING FOR 1 - 40 VEHICLES = MIN. 2 BICYCLES SPACES)
 13. PROVIDED IMPERVIOUS: 0.67% AC. (81,900 S.F.)
 14. PROPOSED IMPERVIOUS: 0.67% AC. (81,900 S.F.)
 15. PROPOSED OPEN SPACE: 0.002 AC. (38,100 S.F.)
 16. MINIMUM REQUIRED SETBACKS: FRONT: 20' (SOUTH) SIDE (EAST/WEST): 10' REAR (NORTH): 15'
 17. MINIMUM BUILDING HEIGHT: 3 STORES
 18. CONSTRUCTION SCHEDULE: OCT 2021 - MAY 2022
 19. THERE IS TRAFFIC MANAGEMENT CENTER (TMC) FIBER OPTIC COMMUNICATION IN THE VICINITY OF THIS PROJECT ALONG CORTEZ ROAD. SINCE THIS FIBER NETWORK IS PART OF THE COUNTY'S TRAFFIC SIGNAL INFRASTRUCTURE CONTRACTOR SHALL APPROPRIATELY ACCOMMODATE ANY POTENTIAL CONFLICTS WITH THIS PROJECT.
 20. THE BANK CUT JOINTS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL MAKE THE ACTUAL SIDEWALK BANK CUTS BACK TO THE FIRST EXPANDED JOINT PAST THE BROKEN/DAMAGED AREA OF SIDEWALK.

- SIGN LEGEND**
1. STOP SIGN (R-1) HIGH INTENSITY RETRO REFLECTIVE (M.U.T.C.D. SECTION 2B.03.025 X26")
 2. PEDESTRIAN CROSSING SIGN (W-12.02 X36")
 3. DO NOT ENTER SIGN (R5-1) HIGH INTENSITY RETRO REFLECTIVE (M.U.T.C.D. SECTION 2B.03.026 X36")
 4. DISABLED PARKING W/ FINE (F007) F.T.P. 2006 & F.T.P. 2200) PER FLORIDA STATUTES 655.5041 (12' X 12' 6" X 12")
 5. REFER TO PHILADELPHIA SIGN PLAN FOR CHASE BANK SPECIFIC SIGNAGE SPECIFICATIONS.
- NOTES:**
- 1. ALL SIGN REQUESTS TO COMPLY WITH THE SIGNAGE DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SECTION 2B.03.025, THE SIGN 1E SECTION 2A.01 FUNCTIONS AND PURPOSES SIGN.
 - 2. SIGN POLES TO COMPLY WITH THE A.A.S.H.T.O. SIGN AND SPECIFICATIONS AND STRUCTURAL SUPPORTS FOR ROADWAY TRUCK LIGHTS, AND TRAFFIC SIGNALS.

MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting <small>800 Professional Parkway, Suite 200, Lakeland, Florida 34051, U.S.A. TEL: 888.466.4666 www.morrisengineering.com</small>		DATE: 07-22-21 PROJECT: CORTEZ RD RETAIL DRAWING: 01-COR-SP DRAWN: [] CHECKED: []		SITE PLAN CORTEZ ROAD RETAIL DEVELOPMENT MANATEE COUNTY, FLORIDA		SCALE: 1"=20' SHEET: 5 OF 13 MATTHEW J. MORRIS P.L. LICENSE NO. 9084	
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PROPERTY APPRAISER MAP



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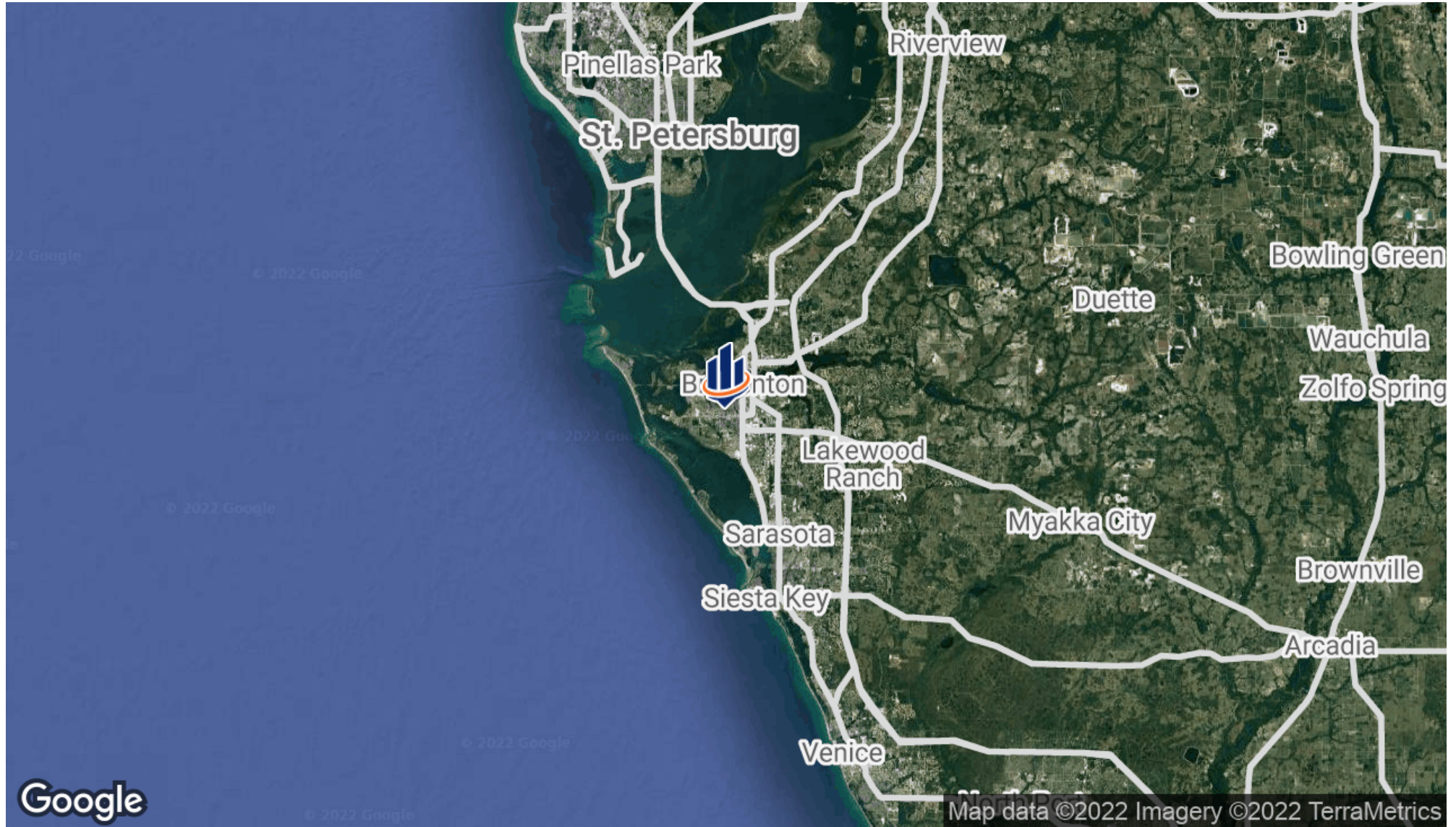
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AERIAL MAP



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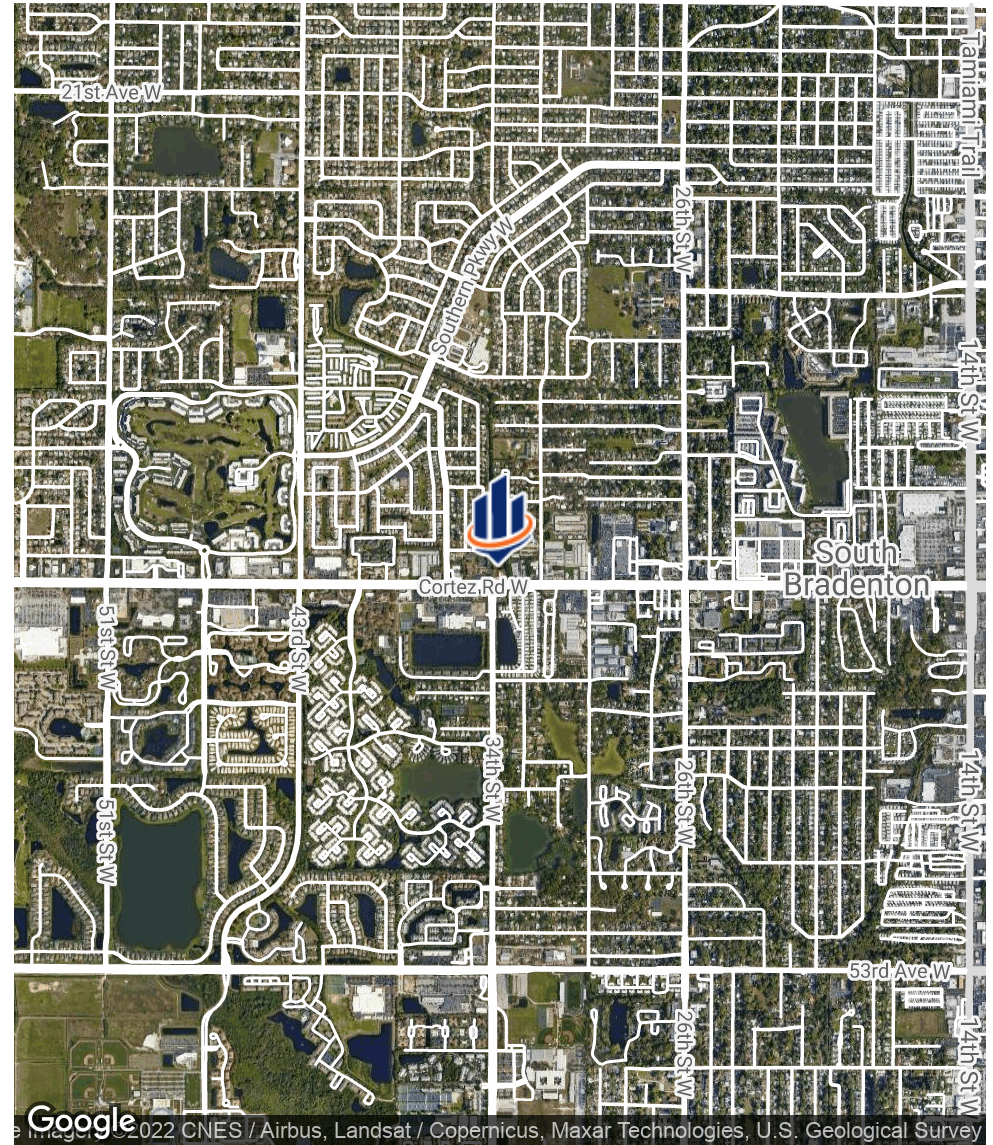
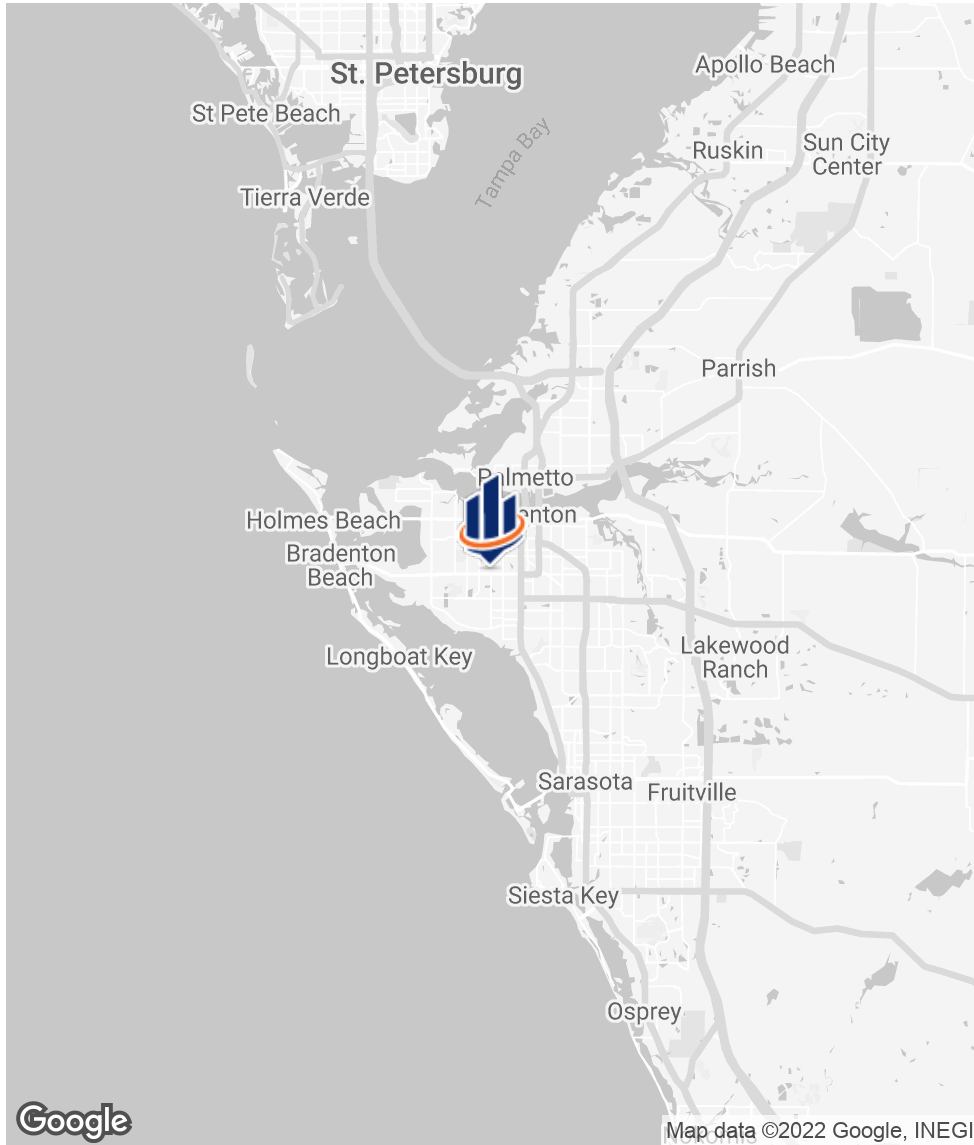
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

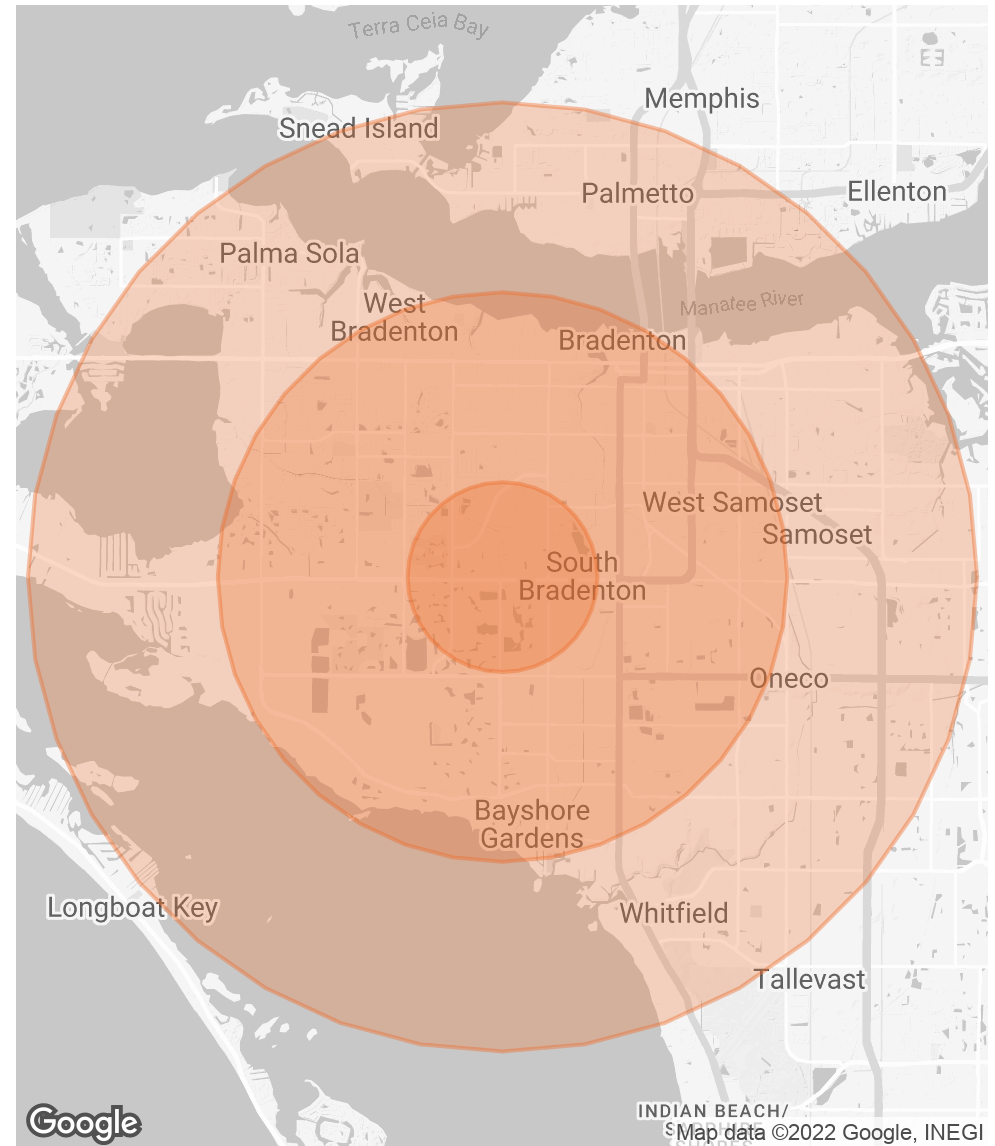
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,188	97,683	173,786
AVERAGE AGE	49.2	46.4	45.4
AVERAGE AGE (MALE)	45.1	44.3	43.8
AVERAGE AGE (FEMALE)	50.1	47.7	46.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,680	50,633	85,007
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$46,448	\$45,203	\$52,827
AVERAGE HOUSE VALUE	\$209,929	\$185,865	\$183,191

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



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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 twenty five 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 \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.



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Matt Fenske

Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as office and industrial sales. Matt has been involved in over \$40 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 over ten years ago. Matt currently resides in Downtown Sarasota and enjoys playing golf and spending time on the water.

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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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