



MAGNANIMOUS  
BREWING

**LEASE**

# 9th Street Redevelopment Site Long Term Land Lease

**2800 9TH STREET WEST**

Bradenton, FL 34205

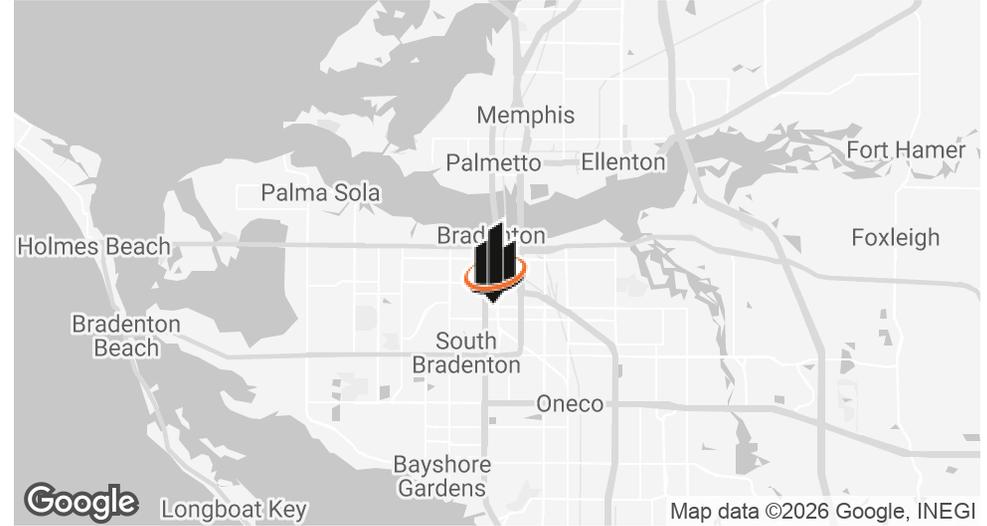
**PRESENTED BY:**

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# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$75,000.00 PER YEAR</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	0.96 Acres
<b>ZONING:</b>	GC- General Commercial
<b>MARKET:</b>	Bradenton
<b>SUBMARKET:</b>	Mid-Town Bradenton
<b>TRAFFIC COUNT:</b>	13,700
	4844500001

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## PROPERTY OVERVIEW

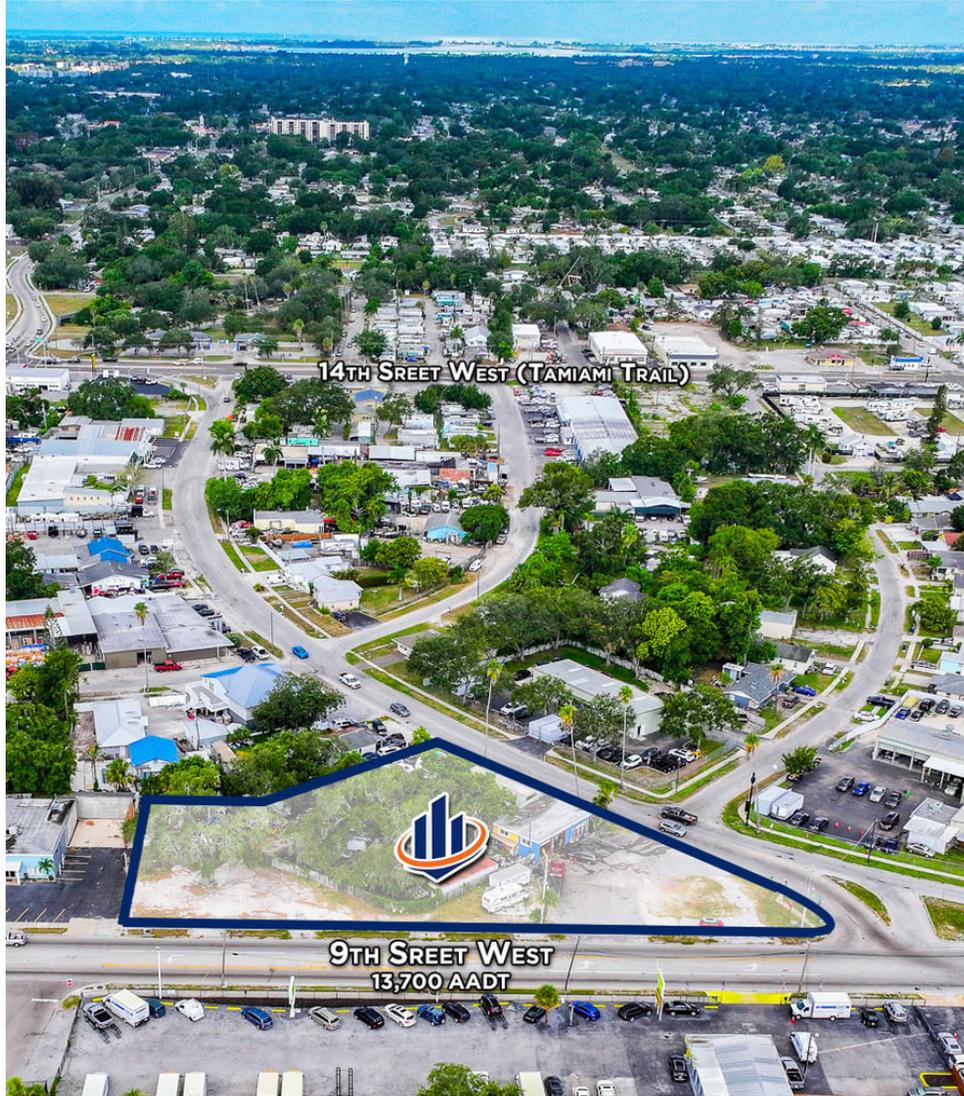
This 1+/- acre well-located site is already zoned General Commercial (Manatee County), and is available for a long term land lease for a new tenant looking to locate here. Prime redevelopment opportunity and location for a tenant or investment group interested in redeveloping the site under a new long-term land lease agreement. The site is perfect for a fast food chain, restaurant, auto service, car wash, gas station, bank, convenience store, or even child care.

DO NOT DISTURB OR CONTACT CURRENT TENANT. NO SIGN ON PROPERTY.

## PROPERTY HIGHLIGHTS

- Prime location on busy 9th Street West near LECOM Park
- Ideal for fast food chain, gas station, auto service, or bank
- Approximately 300 feet of frontage on 9th Street West

## PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

High visibility general commercial land located just down the street from historic LECOM Park and the exciting new DeSoto Square Mall mixed-use redevelopment project. This premium commercial property is in the heart of Midtown Bradenton in the Village of the Arts, with easy access to the central downtown area and Palmetto to the North, and the Cortez Road corridor to the South. Then via U.S. 41 & U.S. 301 going north & south, and SR 64 and SR 70 running east-west, this site also has easy access south to Sarasota, east to Lakewood Ranch or west out to the beaches of Anna Maria Island.

Property is only 5 minutes from Manatee Memorial Hospital and 14 minutes from the Sarasota Bradenton International Airport. Located just south of Downtown Bradenton and the beautiful new Riverwalk on the Manatee River, this property is just a short drive from the popular breweries and the hub of the Village of the Arts.

## SITE DESCRIPTION

This property consists of 3 parcels, totaling .96+/- acres on the corner of 9th St W and 29th Ave W. Lightly wooded with partially fenced lot surrounding the Auto Shop Building.

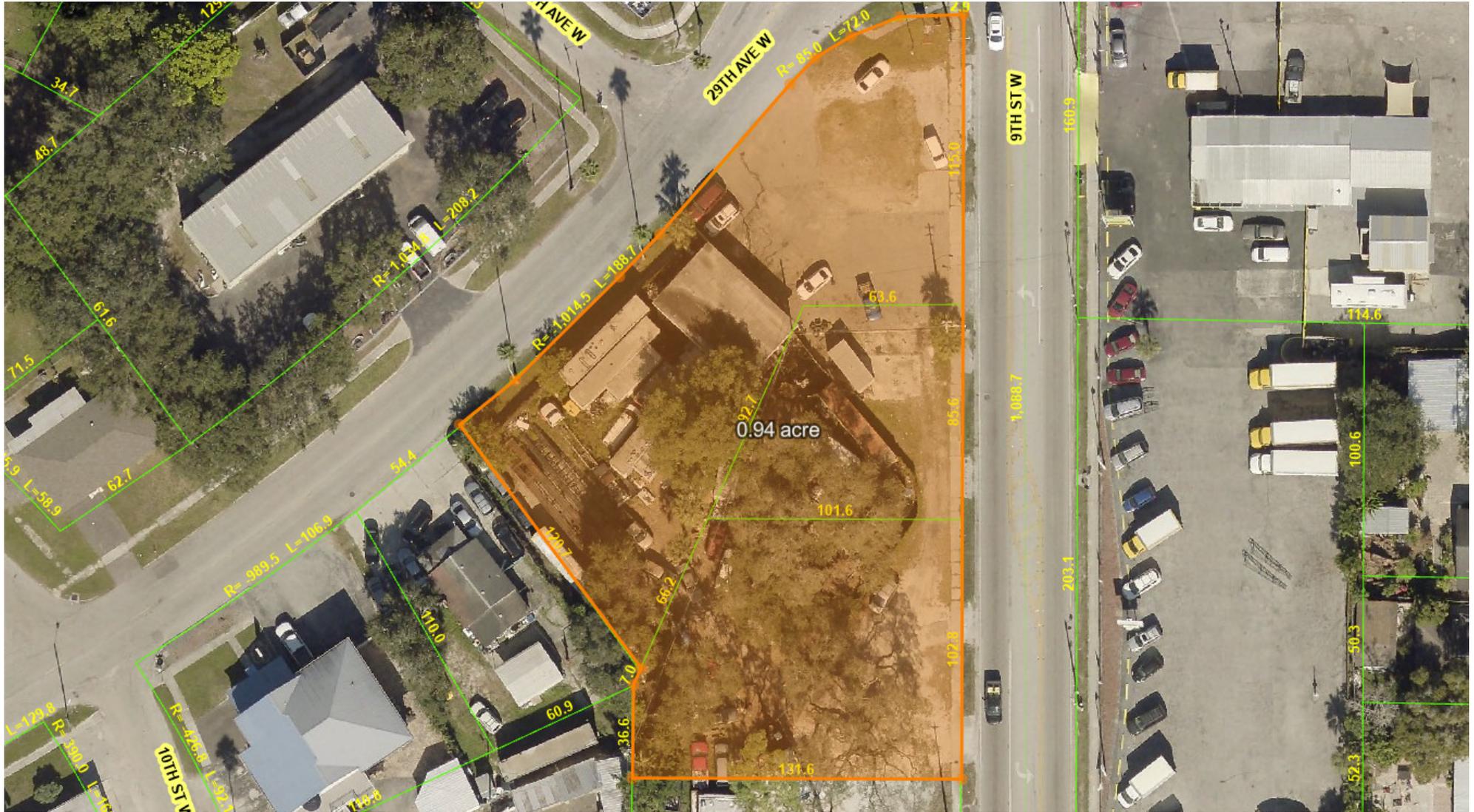
# AERIAL SOUTH



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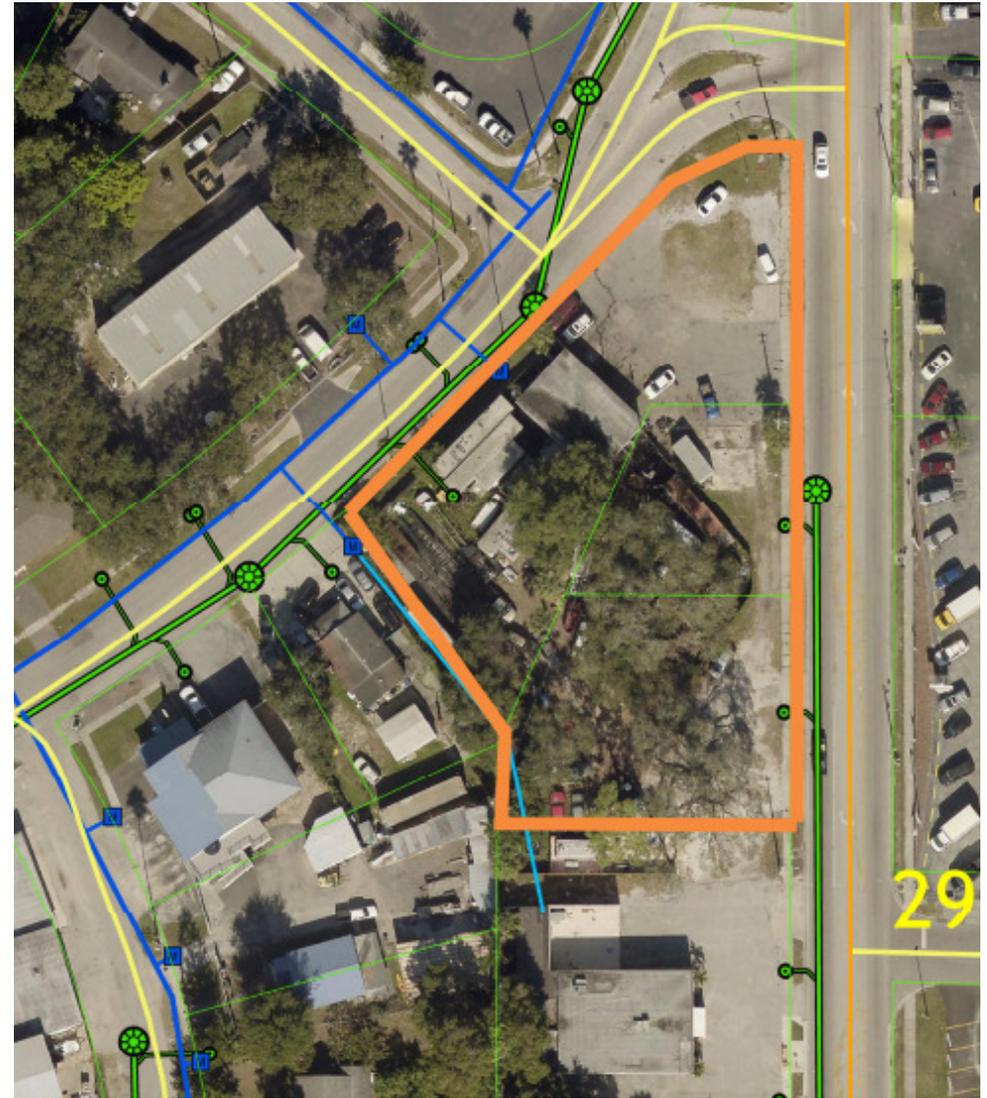
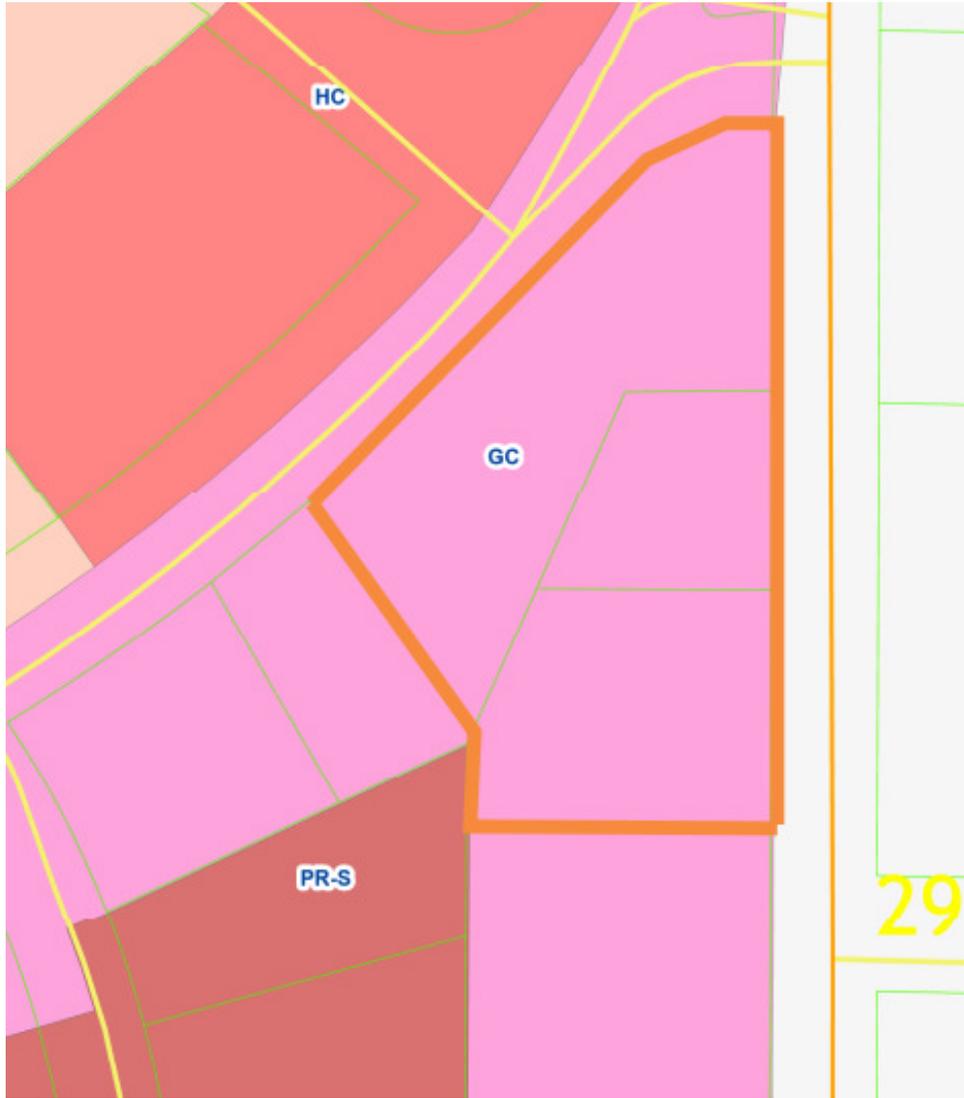
# PROPERTY APPRAISER AERIAL



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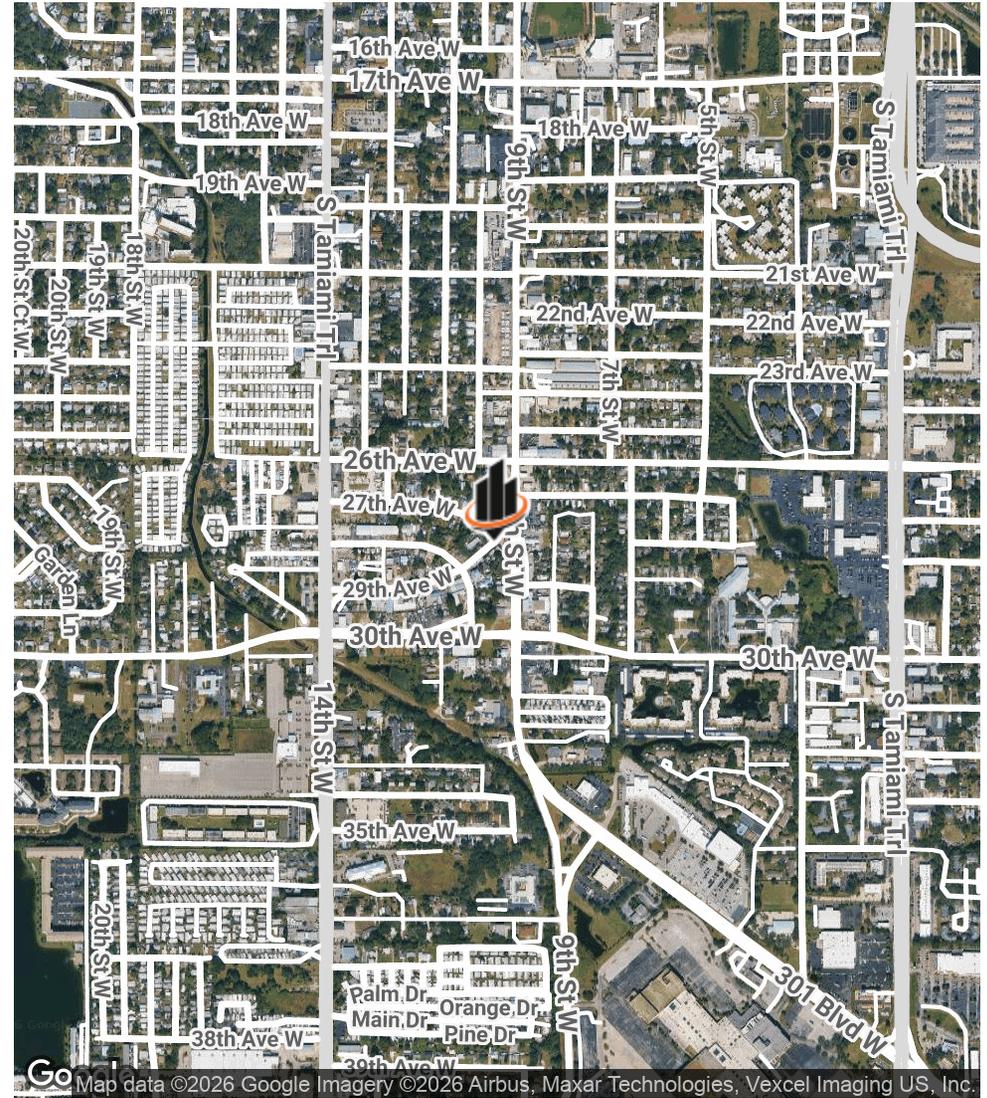
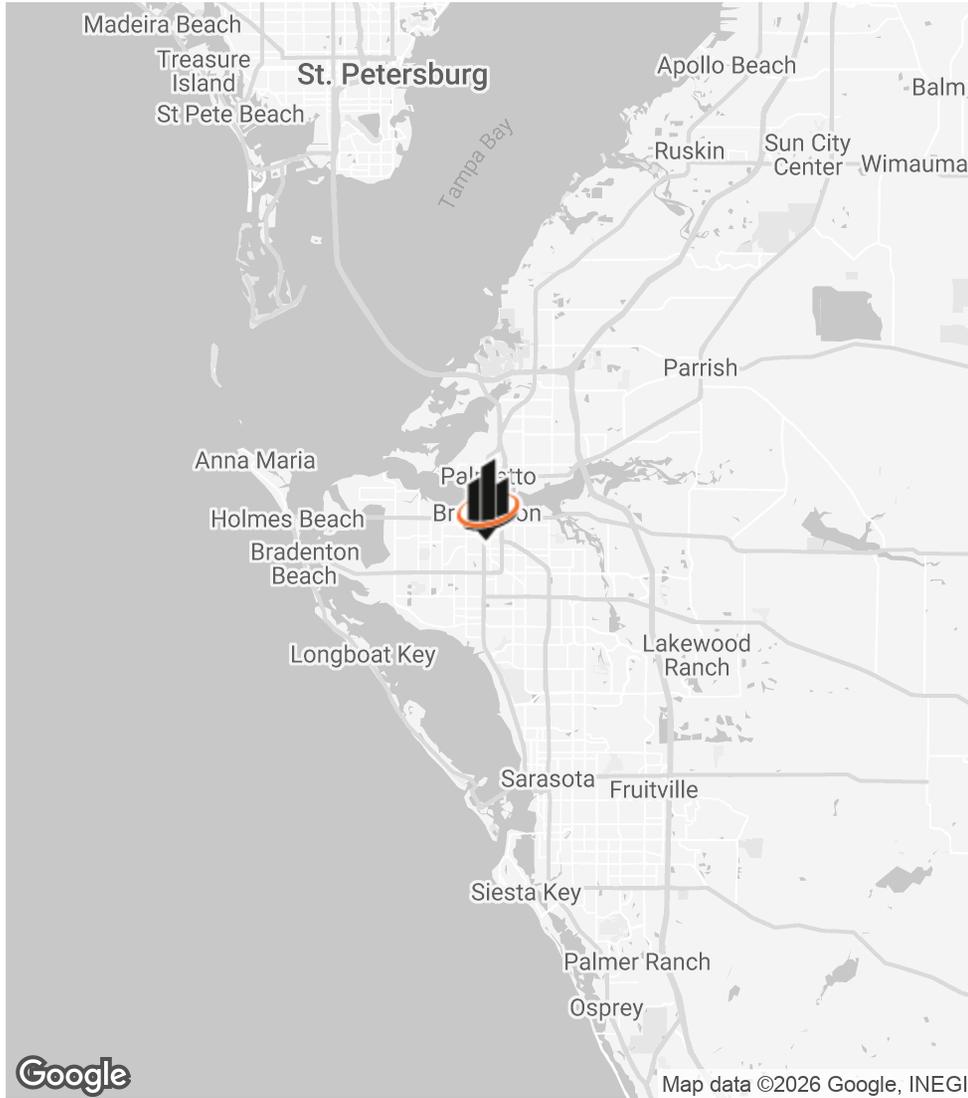
# ZONING MAP & WATER/SEWER MAP



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# LOCATION MAP



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# RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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# DEMOGRAPHICS MAP & REPORT

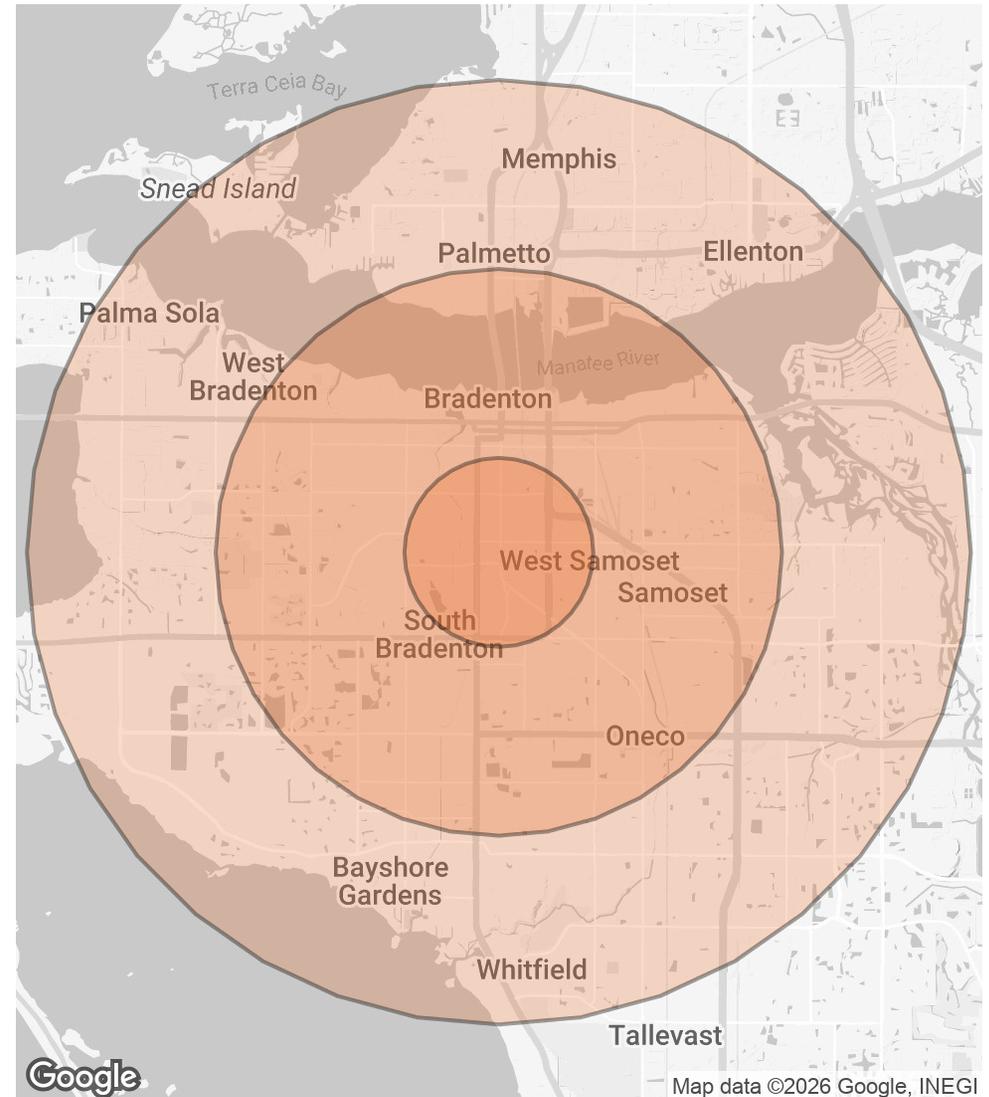
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	18,036	110,891	206,002
<b>AVERAGE AGE</b>	37.4	42.2	44.8
<b>AVERAGE AGE (MALE)</b>	39.1	40.6	42.8
<b>AVERAGE AGE (FEMALE)</b>	38.6	43.5	45.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	8,500	52,279	97,320
<b># OF PERSONS PER HH</b>	2.1	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$35,508	\$46,550	\$54,077
<b>AVERAGE HOUSE VALUE</b>	\$105,311	\$131,879	\$167,073

2020 American Community Survey (ACS)



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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

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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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