



OFFERING MEMORANDUM

600 US-41
PALMETTO, FL

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EXECUTIVE SUMMARY

This project offers a unique \$100,000,000 resort location with a stunning environment. It attracts both locals and tourists, creating opportunities for businesses to capitalize on leisure and recreation. With exceptional amenities, outdoor cabanas and nearby activities, tenants can create an inviting shopping and retail experience. Its strategic placement offers four sources of customers, including hotel guests, convention attendees, over 75,000 ADT on US-41 and neighborhood residents totaling over 4,300. Near popular waterfront areas, enhancing visibility and accessibility, making it an ideal destination for visitors and locals seeking a one-of-a-kind retail experience in a beautiful setting.

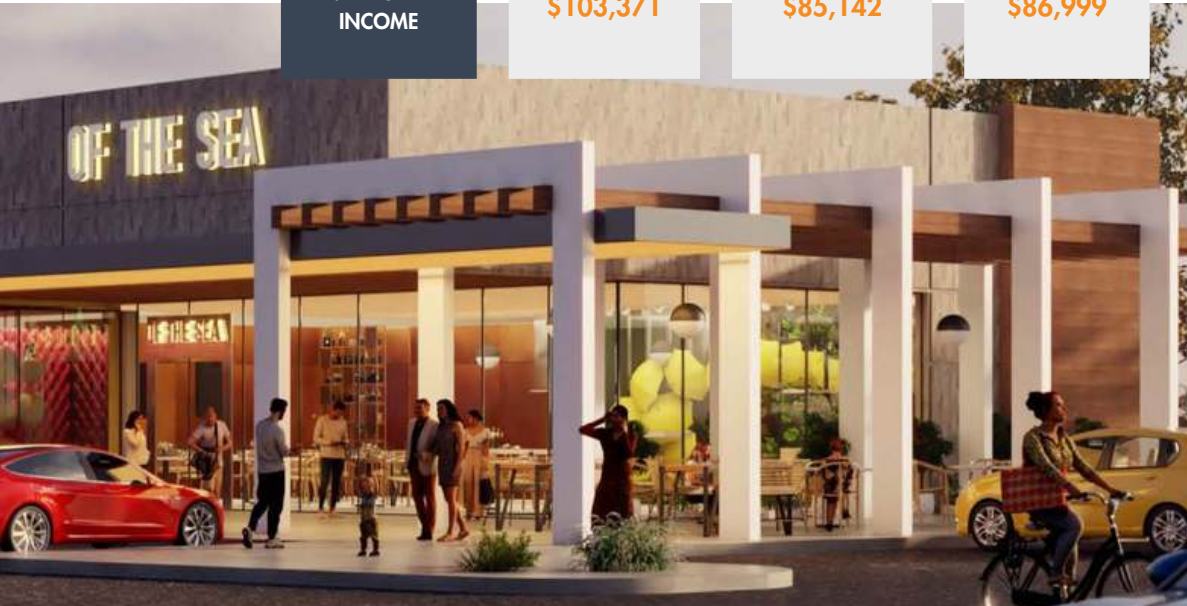


RETAIL PLAZA

The Marriott Palmetto Resort is centrally located to experience Florida's West Coast. The resort is the pinnacle component of the Southwest Florida major redevelopment of the Bradenton Area Convention Center in Palmetto Florida along the Manatee River.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,505	66,119	172,331
MEDIAN AGE	42	42	46
AVERAGE HH INCOME	\$103,371	\$85,142	\$86,999



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GROUND UP, LUXURY, FULL-SERVICE MARRIOTT HOTEL AND SPA



48,000 SF OF OUTDOOR FLEXIBLE MEETING AND ENTERTAINMENT SPACE



SHUTTLE SERVICE FOR FLORIDA WEST COAST AMENITIES



10,000 SF OF INDOOR MEETING SPACE



VIP ROOFTOP BAR + LOUNGE



RESORT STYLE POOL



81 UNIT
MULTIFAMILY HIGHRISE
(OVER PARKING & RETAIL)

PHASE I RETAIL
7,500 SF

HOTEL TOWER

HOTEL BALLROOM PODIUM

PHASE II RETAIL
15,000 -35,000 SF

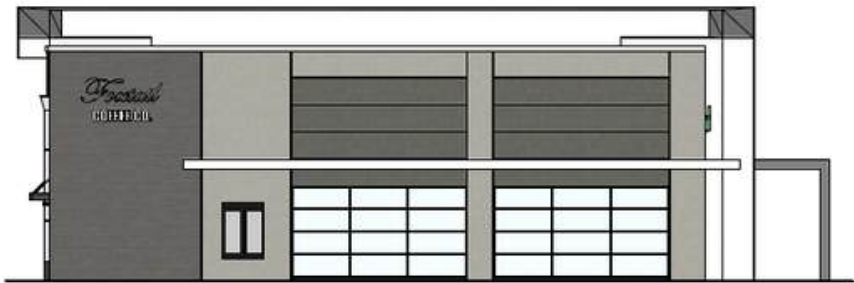
FUTURE RETAIL
EVENT PLAZA

14,000 SF
BALLROOM
EXPANSION

EXISTING
CONVENTION
CENTER



Front Elevation
Scale: 1/4" = 1'-0"



Left Elevation
Scale: 1/4" = 1'-0"



Right Elevation
Scale: 1/4" = 1'-0"



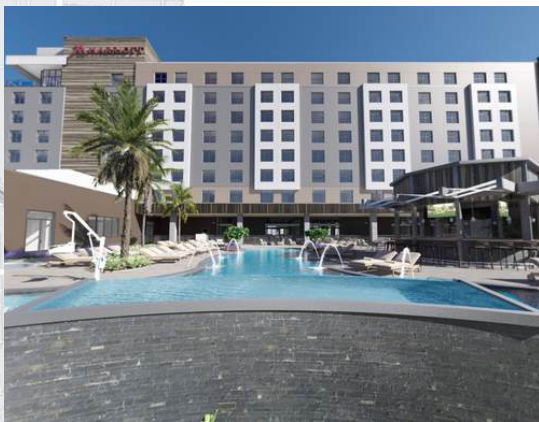
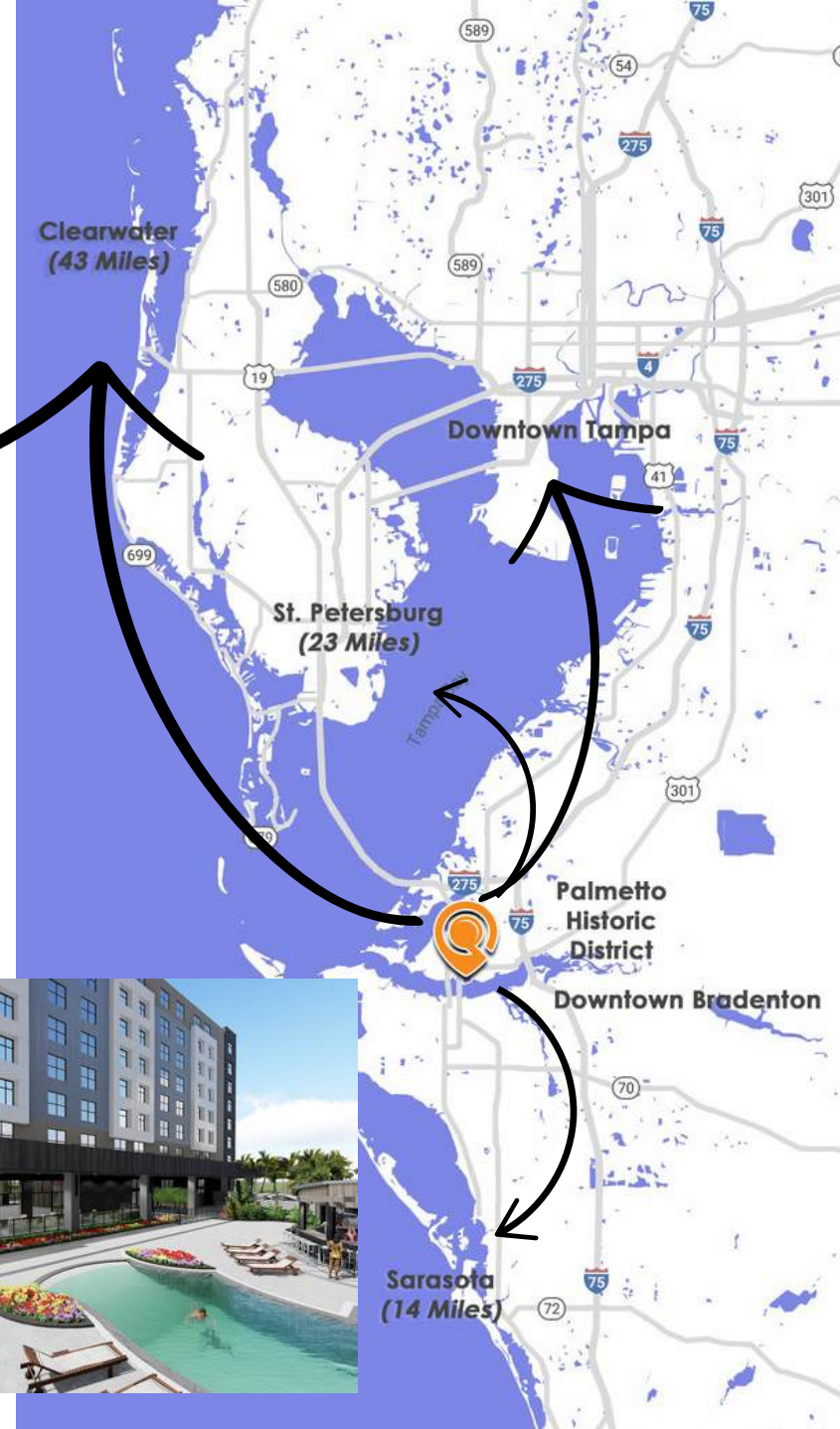
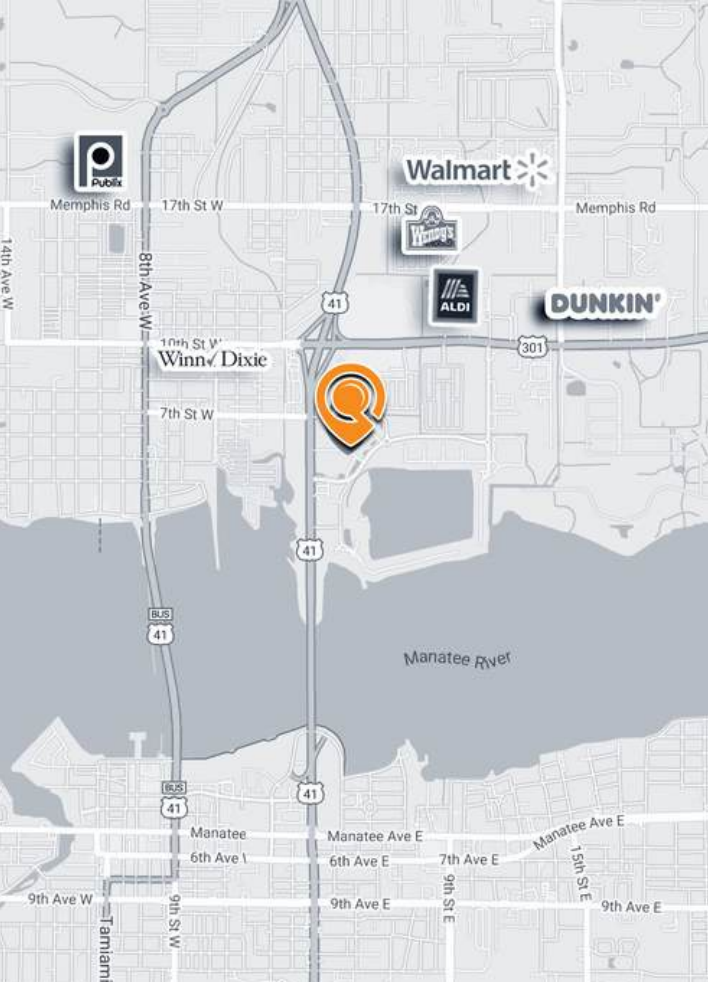
Back Elevation
Scale: 1/4" = 1'-0"





LOCATION OVERVIEW

The Marriott Palmetto Resort and Spa is located within close proximity to Tampa Bay and Anna Maria Island. The Resort is adjacent to the Manatee River which has a historic connection with boating and water activities dating all the way back, and even prior to, the Spanish explorer Hernando DeSoto. The Manatee River was referred to by DeSoto and his explorers as Oyster River for its rich population of oysters. The Manatee River is a 36-mile-long river in Manatee County, Florida. The river forms in the northeastern corner of Manatee County and flows









MARRIOTT MASTER PLAN

Retail Master Plan

Option 2



IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by LQ Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. LQ Commercial and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.





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