

**SALE**

# High Traffic Car Lot / Redevelopment Opportunity

**1121 14TH STREET WEST**

Bradenton, FL 34205

**PRESENTED BY:**

**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

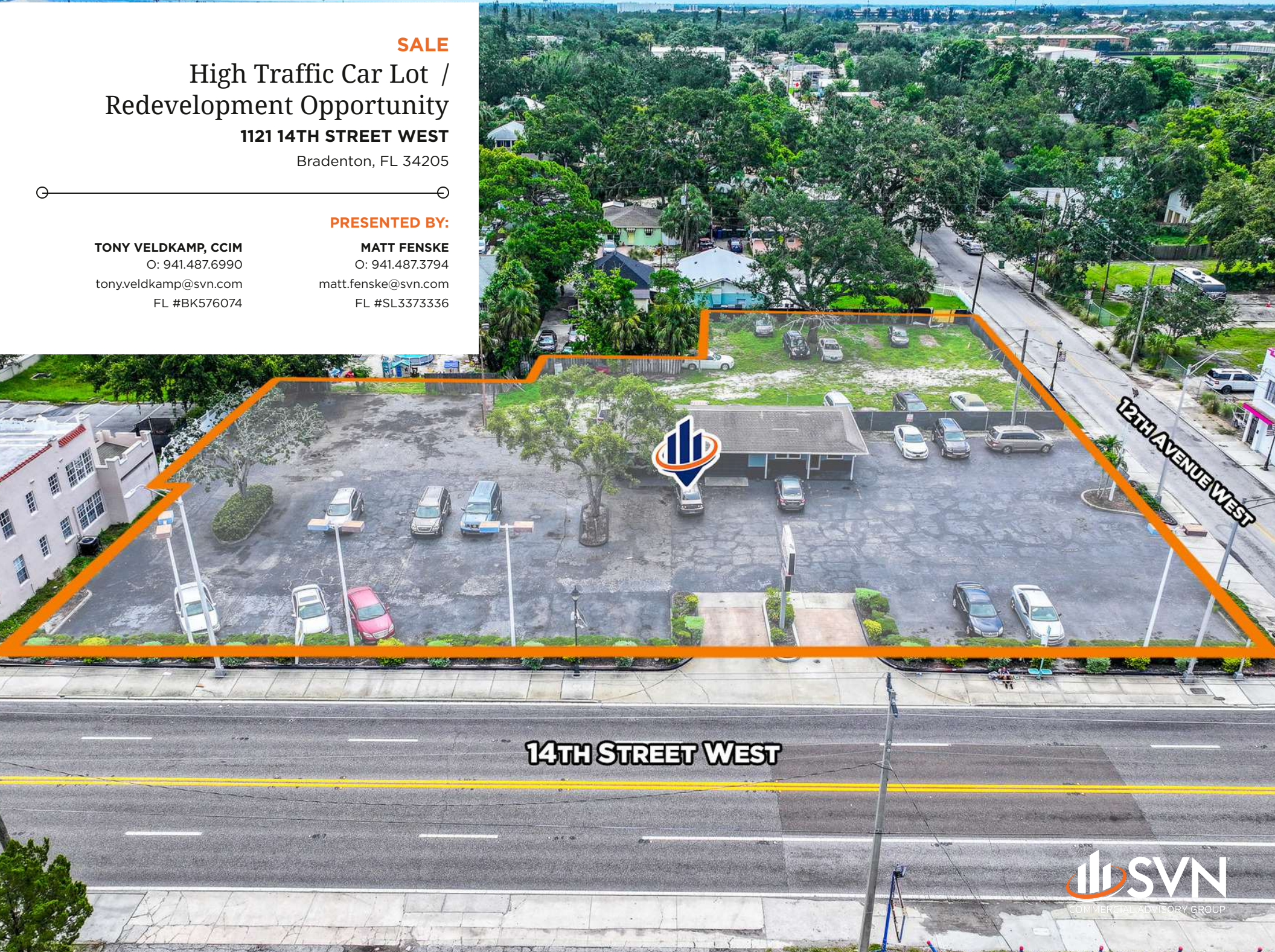
FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

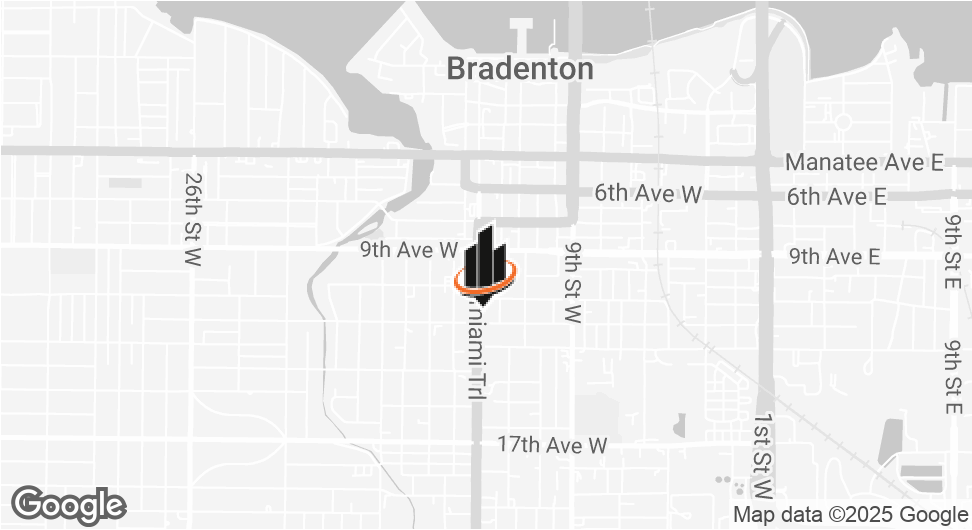


**14TH STREET WEST**

**12TH AVENUE WEST**



PROPERTY SUMMARY



SALE PRICE	\$1,375,000
------------	-------------

OFFERING SUMMARY

BUILDING SIZE:	1,316 SF
LOT SIZE:	0.9 Acres
ZONING:	City of Bradenton - Urban Village (UV)
MARKET:	North Port-Bradenton-Sarasota MSA
TRAFFIC COUNT:	19,900

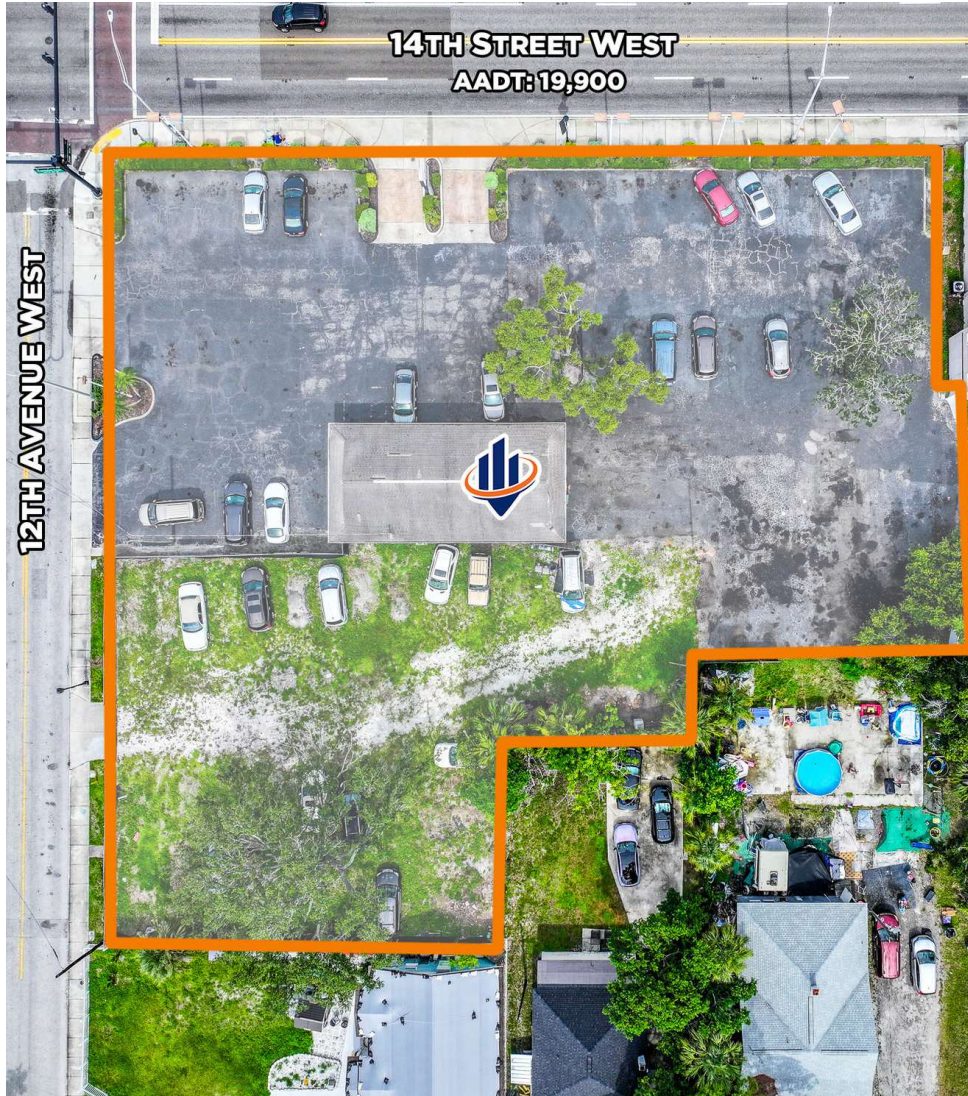
PROPERTY HIGHLIGHTS

- Well-established, fully-operational used car sales lot (price does not include the business)
- High-traffic corridor with AADT of nearly 20,000 vehicles per day
- Bradenton Motors is a highly-regarded business with a strong client base
- Oversized lot with ample room for inventory and storage
- Easily accessible corner lot at a lighted intersection, which is ripe for redevelopment
- Two new apartment complexes recently completed one block north and south of this site
- Owner also willing to sell business, current inventory and accounts receivable from the “Buy Here, Pay Here” financing, in addition to the real estate

TONY VELDKAMP, CCIM  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

MATT FENSKE  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336

## PROPERTY DESCRIPTION



### TONY VELDKAMP, CCIM

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

### MATT FENSKE

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

## PROPERTY DESCRIPTION

Exceptional opportunity to acquire a well-established, fully operational used car sales lot in the heart of Bradenton, Florida (price does not include the business). Located on the high-traffic corridor of 14th Street West with excellent visibility and easy access, this independently owned dealership has built a strong reputation for quality vehicles and outstanding customer service. With 11 years in business as a "Buy Here, Pay Here" business, Bradenton Motors has a strong reputation with 200+ Google Reviews and a 4.4 rating.

This office and two bay repair shop sits on 0.9 +/- acres of land, with a back fenced lot, providing plenty of space for inventory and storage. Large pylon signage at the front of the property gives this business ample visibility from the roadway with an entrance on 14th Street West and 12th Avenue West.

## LOCATION DESCRIPTION

This offering is located in the city of Bradenton, Florida with frontage on 14th Street West and 12th Avenue West with a traffic count of 19,900 cars per day.

This auto sales and repair shop is less than a mile south of the City of Bradenton downtown core and less than two miles north of Cortez Road. These are two of the the main East-West corridors from Interstate 75 to Anna Maria Island. Located in downtown is the Riverfront Park, as well as City and County Government and Manatee Memorial Hospital.

This Bradenton area is home to several other large employment centers & attractions such as LECOM Park, Spring Training home of the Pittsburgh Pirates, Manatee Players Theatre, the Bishop Museum, Sunz Insurance, Pierce Manufacturing, Tropicana Orange Juice, and Bealls Department Stores' corporate headquarters.



## LOT PHOTOS



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

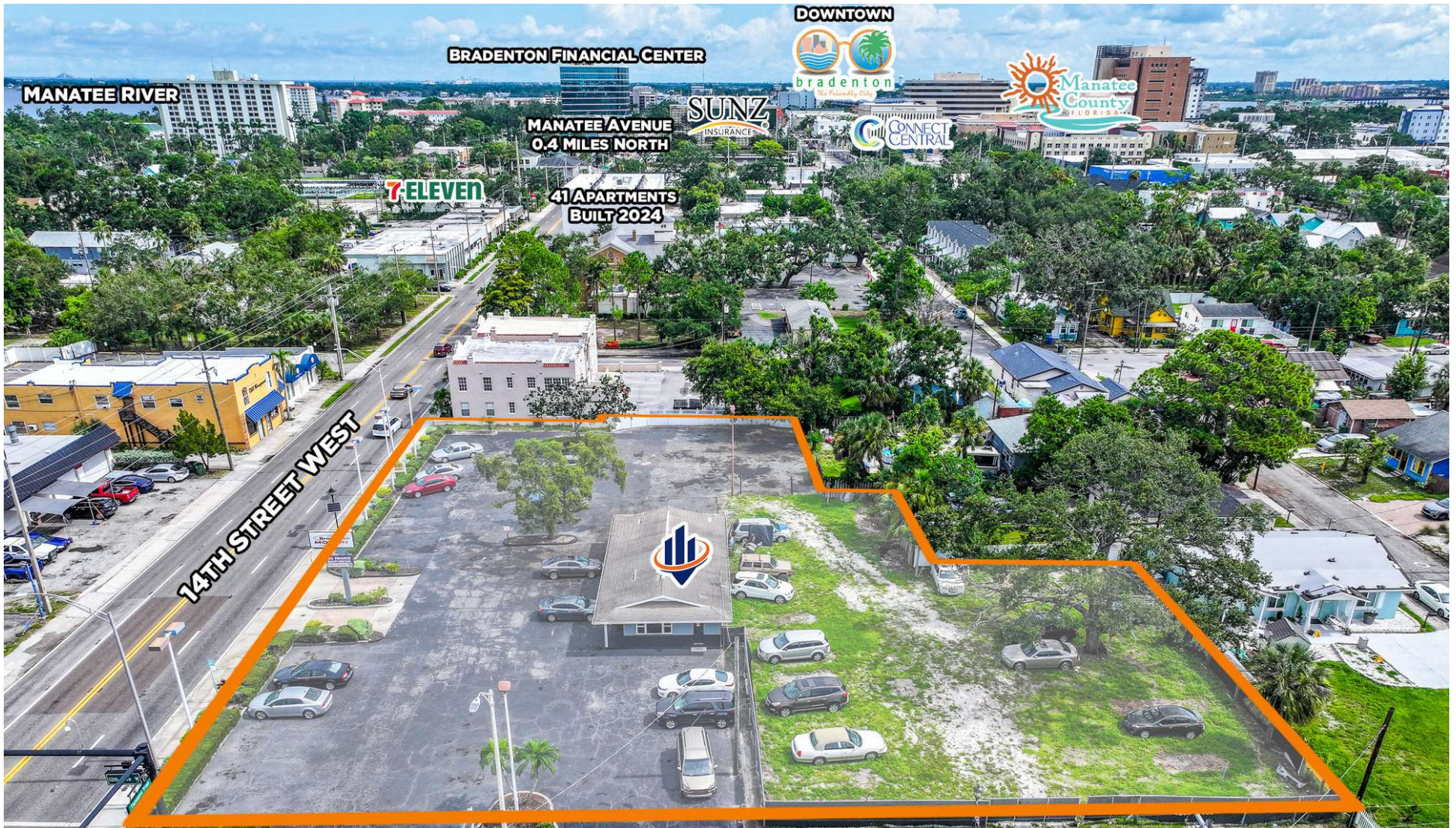
O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



## AERIAL LOOKING NORTH TOWARD DOWNTOWN BRADENTON



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



## AERIAL LOOKING NORTHEAST TOWARD MANATEE COUNTY OFFICES AND THE MANATEE RIVER



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



## AERIAL LOOKING EAST TOWARD 9TH STREET WEST



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

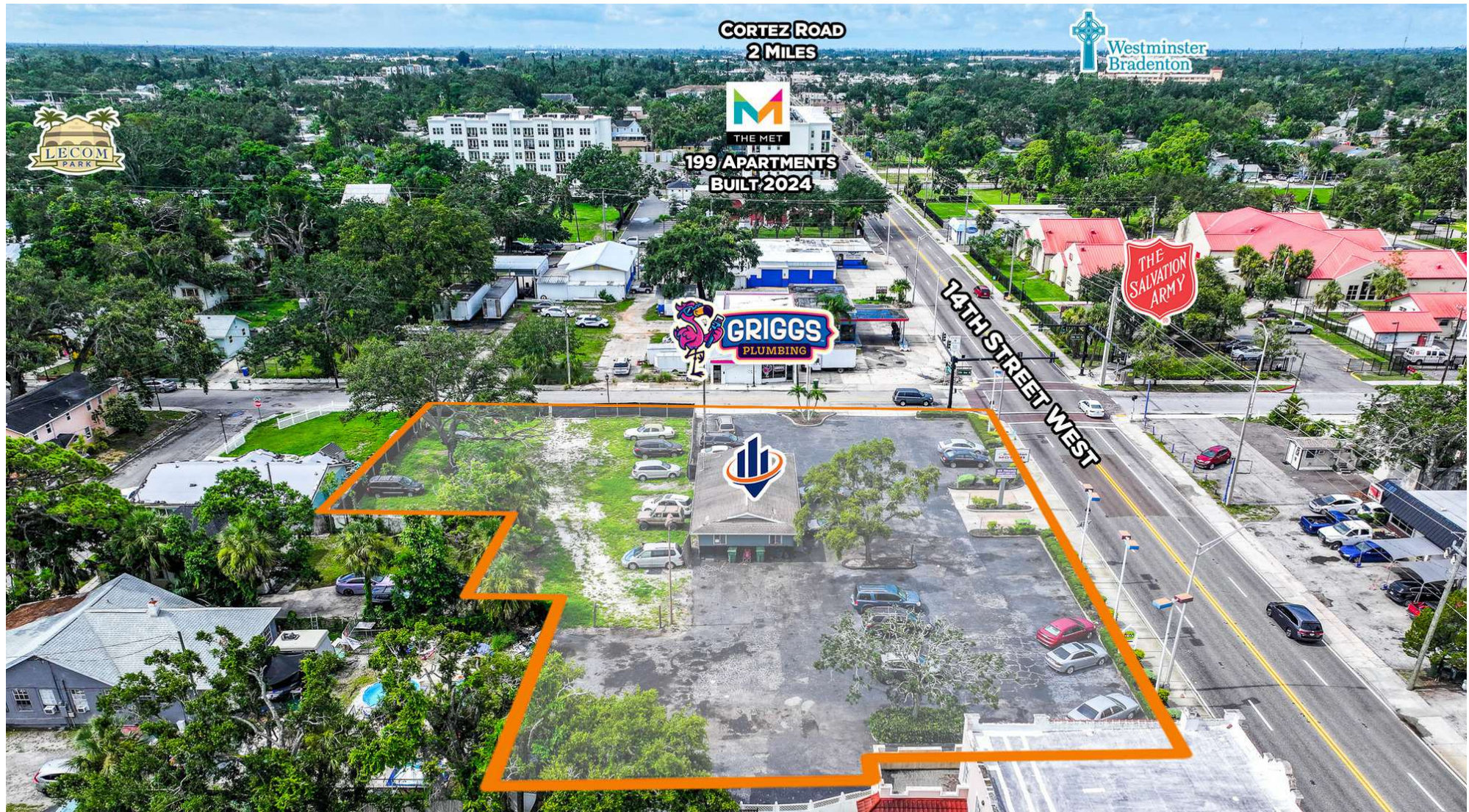
O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



## AERIAL LOOKING SOUTH TOWARD CORTEZ ROAD



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

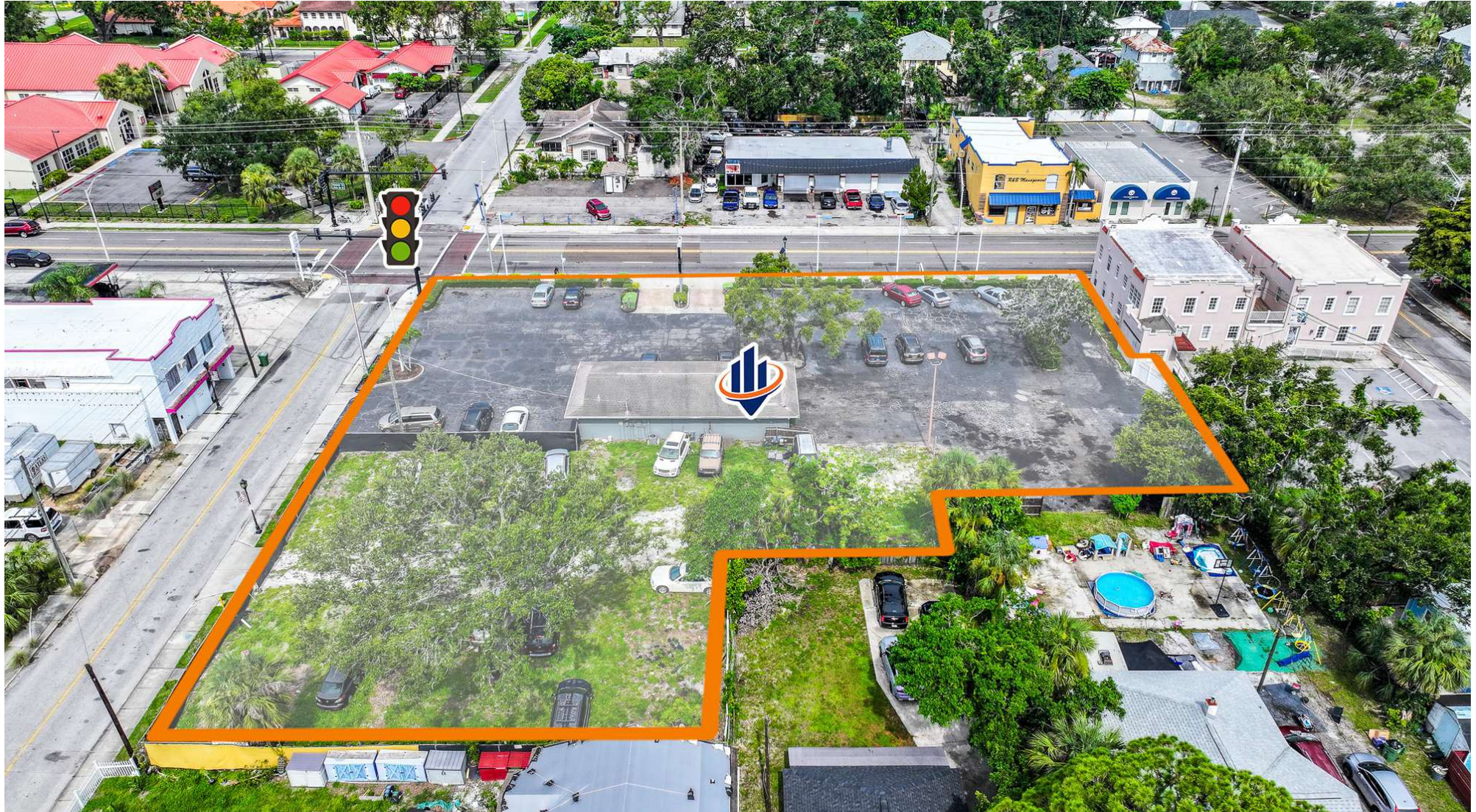
O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



## AERIAL LOOKING WEST



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

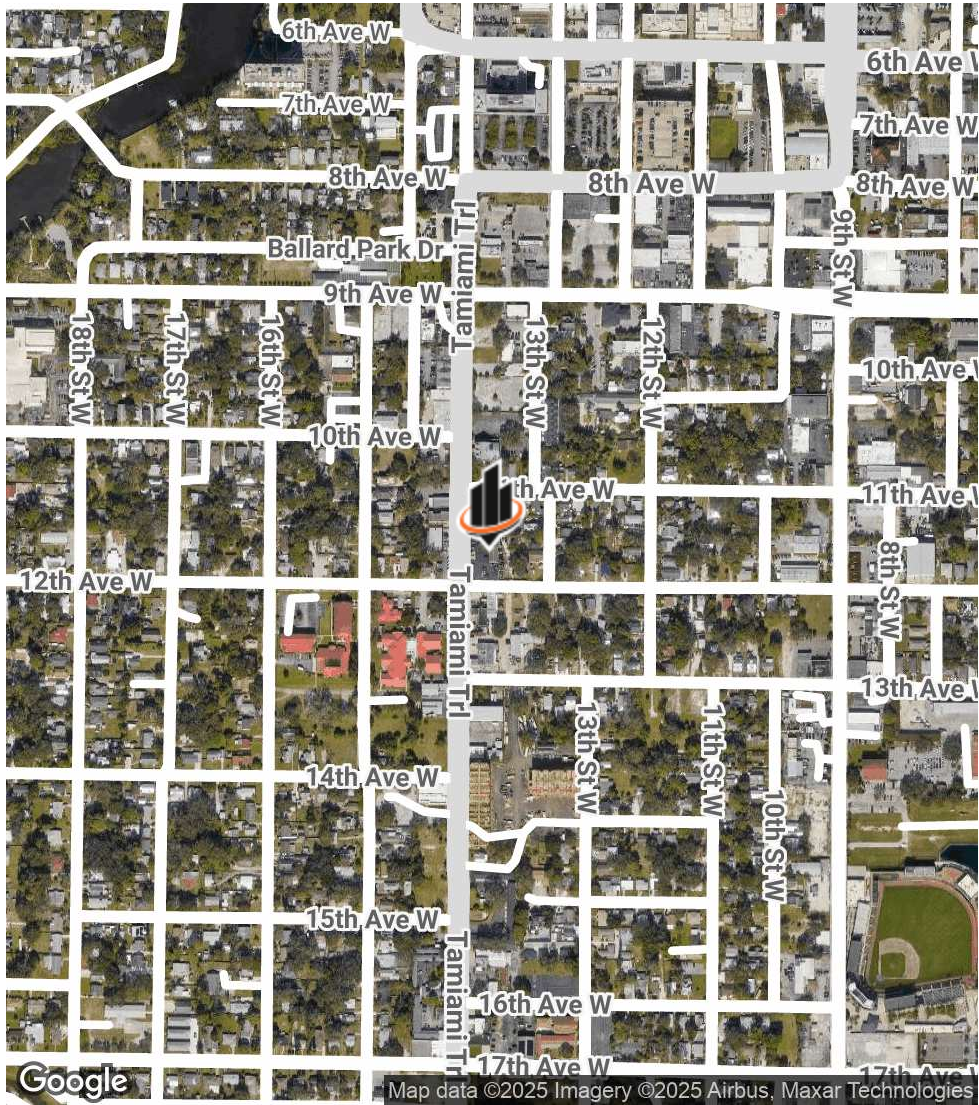
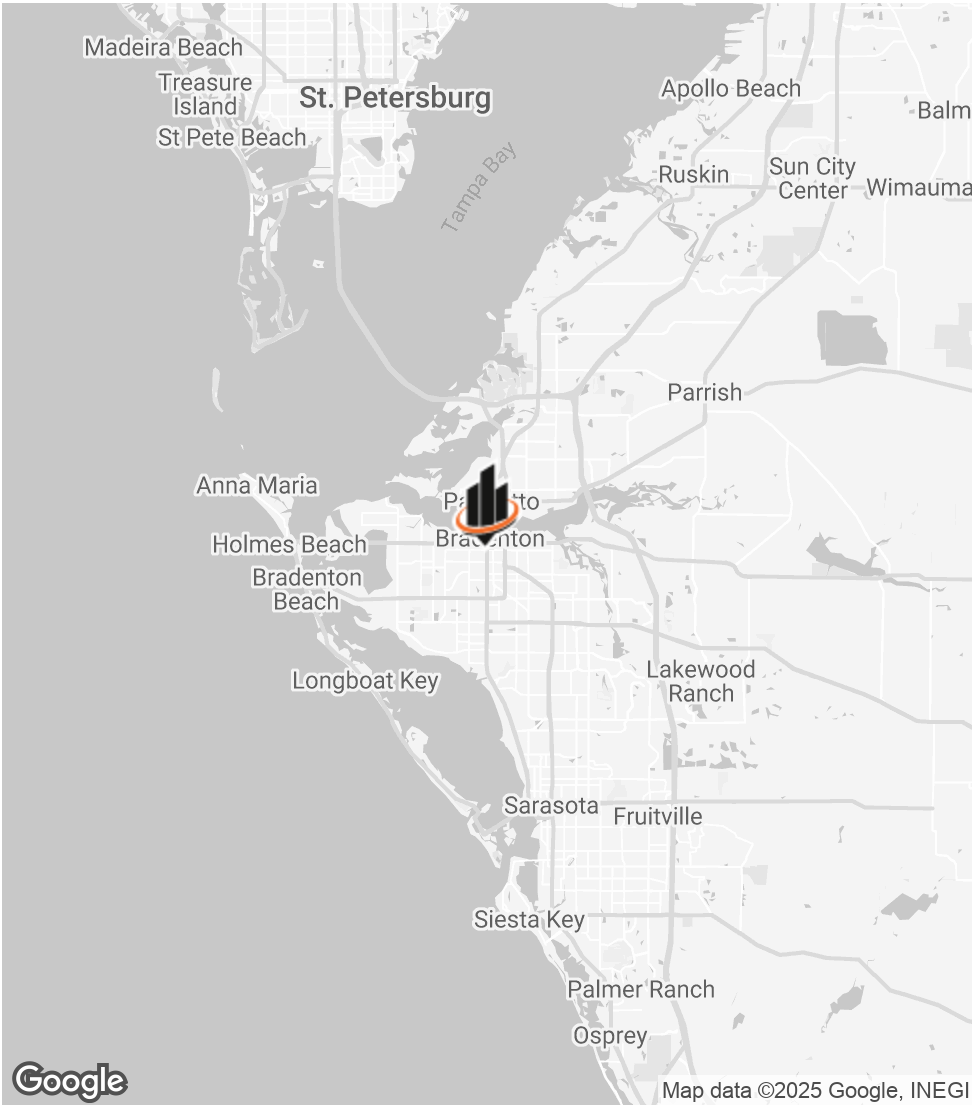
O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336



LOCATION MAP



**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

**MATT FENSKE**  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336



## RETAILER MAP



**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336

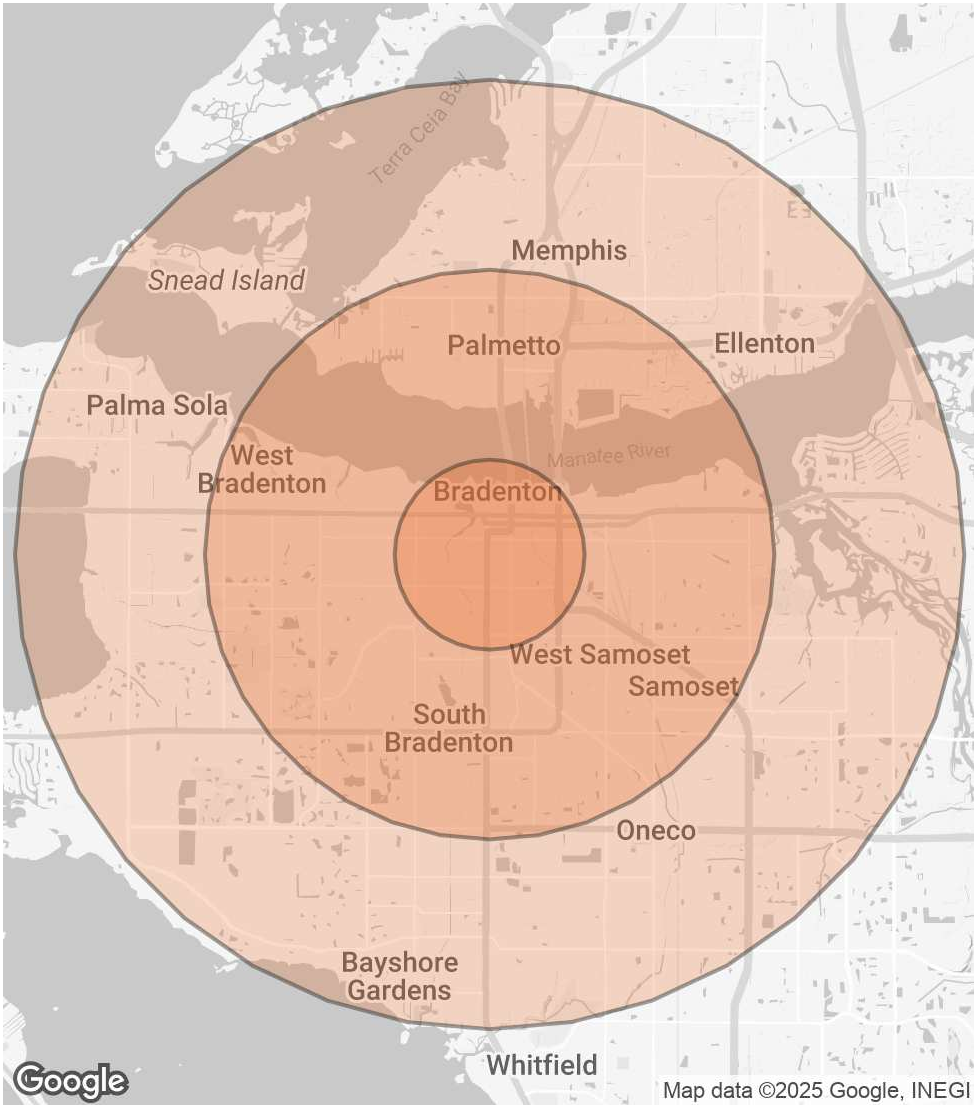


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,979	104,035	214,475
AVERAGE AGE	43	44	45
AVERAGE AGE (MALE)	42	43	44
AVERAGE AGE (FEMALE)	45	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,749	43,211	90,544
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$61,973	\$68,923	\$77,128
AVERAGE HOUSE VALUE	\$247,677	\$249,760	\$305,188

Demographics data derived from AlphaMap



**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

**MATT FENSKE**  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336



## ALL ADVISOR BIOS



Phone: 941.487.6990  
Cell: 941.374.9657  
tony.veldkamp@svn.com  
1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236

### 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 International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



Phone: 941.487.3794  
Cell: 941.773.9984  
matt.fenske@svn.com  
1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236

### 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.

#### TONY VELDKAMP, CCIM

O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

#### MATT FENSKE

O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336



## 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.

---

**TONY VELDKAMP, CCIM**

O: 941.487.6990

tony.veldkamp@svn.com

FL #BK576074

**MATT FENSKE**

O: 941.487.3794

matt.fenske@svn.com

FL #SL3373336