



# OFFERING MEMORANDUM

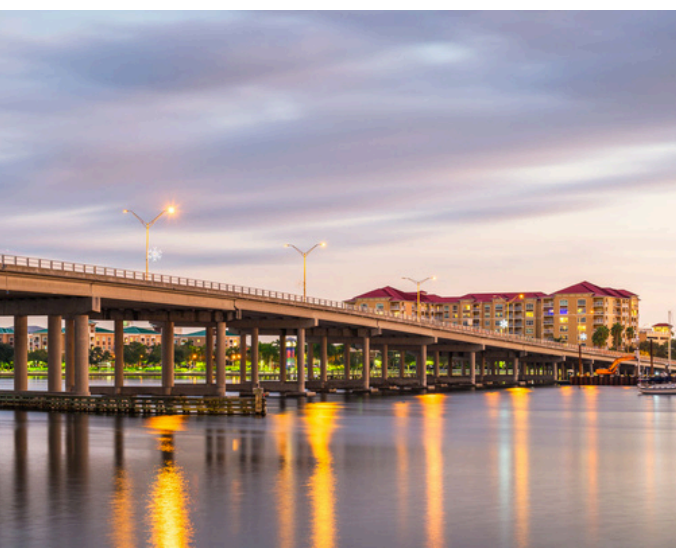
600 US-41  
PALMETTO, FL

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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.

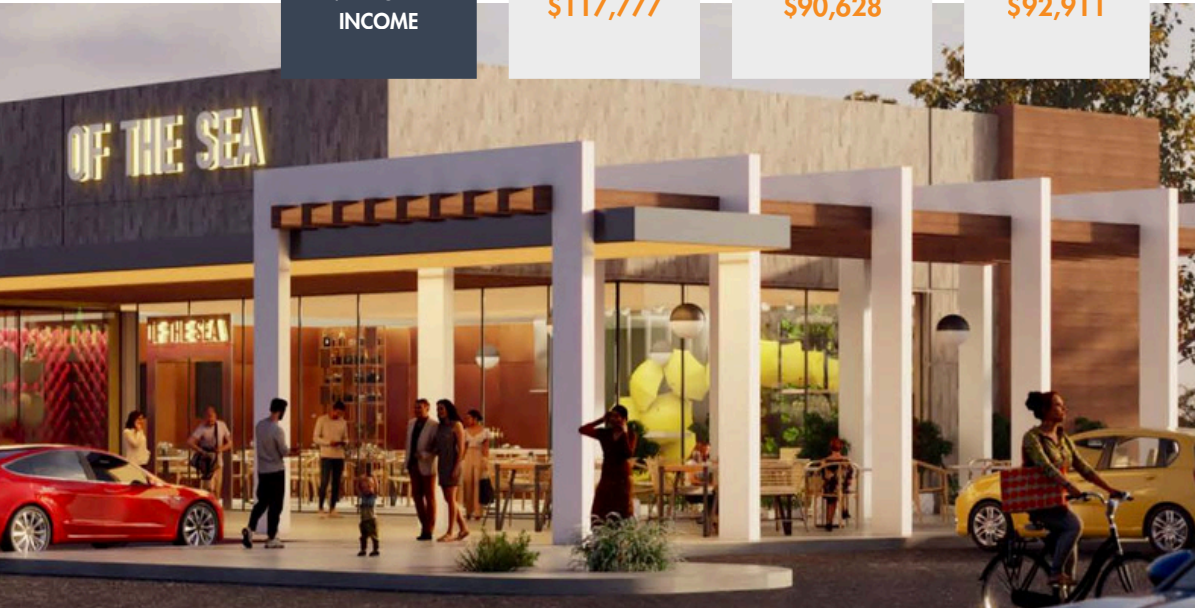


RETAIL  
PLAZA

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	8,414	64,679	171,720
MEDIAN AGE	42	42	45
AVERAGE HH INCOME	\$117,777	\$90,628	\$92,911



600 US-41 | PALMETTO, FL



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



19,800 SF OF OUTDOOR  
FLEXIBLE MEETING AND  
ENTERTAINMENT SPACE



SHUTTLE SERVICE FOR  
FLORIDA WEST COAST  
AMENITIES



10,000 SF OF INDOOR  
MEETING SPACE

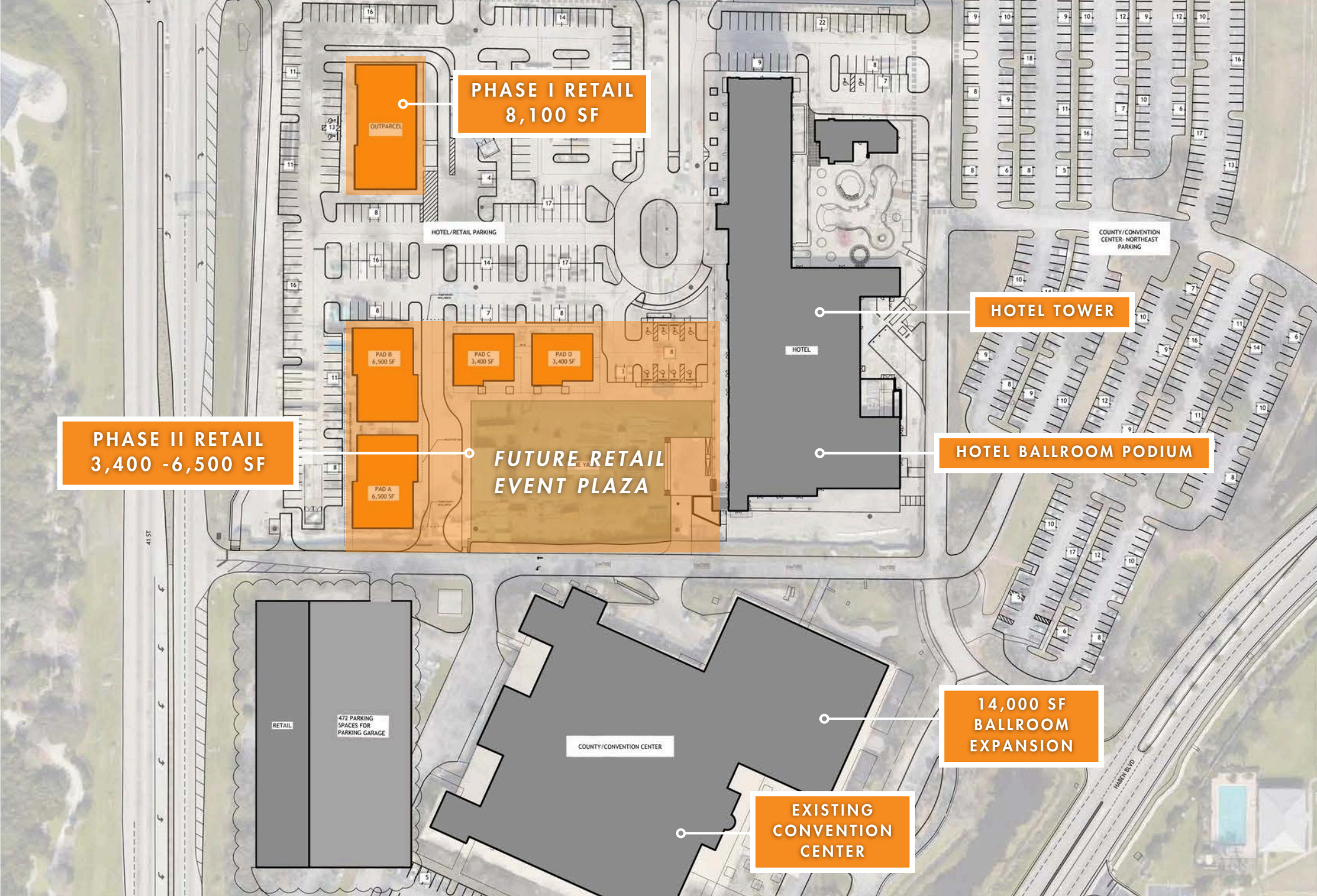


VIP ROOFTOP  
BAR + LOUNGE



RESORT STYLE POOL





PHASE I RETAIL  
8,100 SF

HOTEL TOWER

PHASE II RETAIL  
3,400 - 6,500 SF

FUTURE RETAIL  
EVENT PLAZA

HOTEL BALLROOM PODIUM

14,000 SF  
BALLROOM  
EXPANSION

EXISTING  
CONVENTION  
CENTER



FOR LEASE  
INLINE SPACE  
1,200 SF

FOR LEASE  
RESTAURANT  
2,035 SF | 1,815 SF PATIO



**Front Elevation**

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



**Left Elevation**

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



**Right Elevation**

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



**Back Elevation**

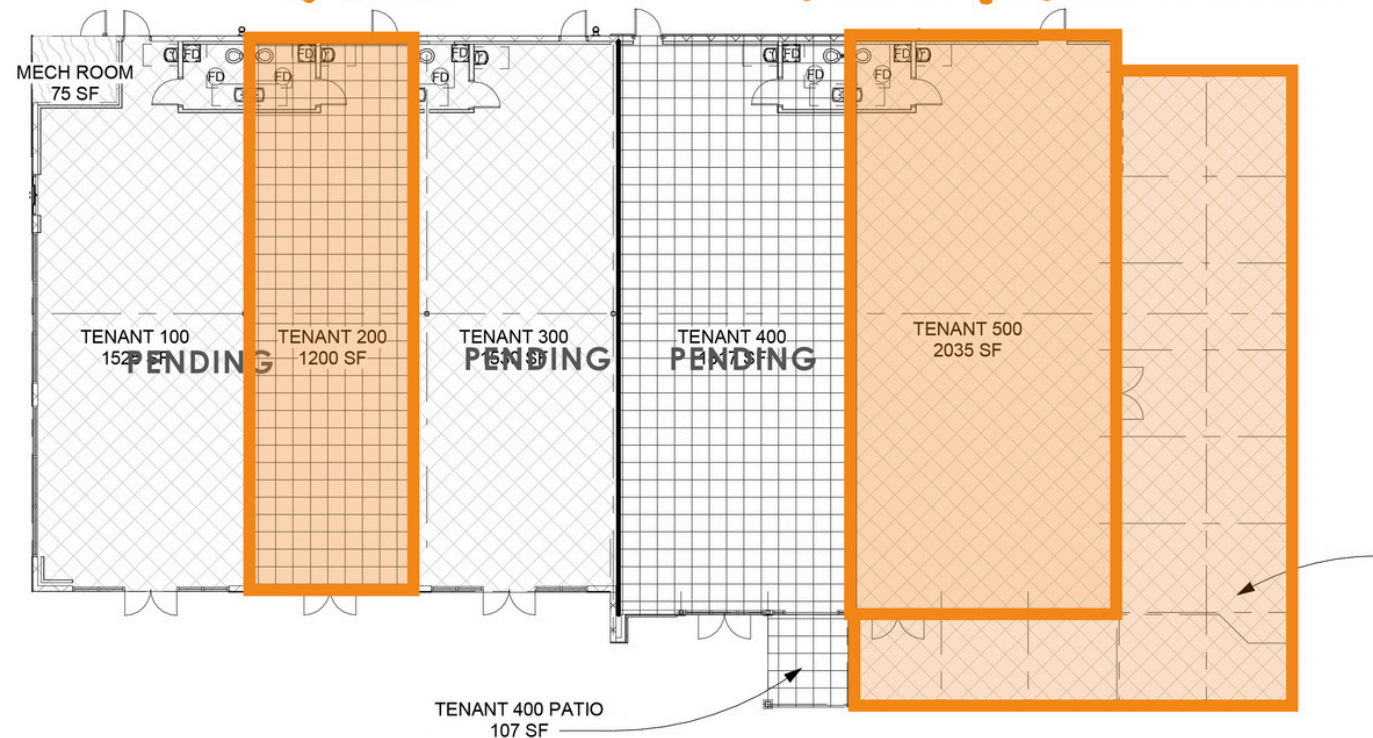
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**FOR LEASE  
INLINE SPACE  
1,200 SF**

**FOR LEASE  
RESTAURANT  
2,035 SF | 1,815 SF PATIO**

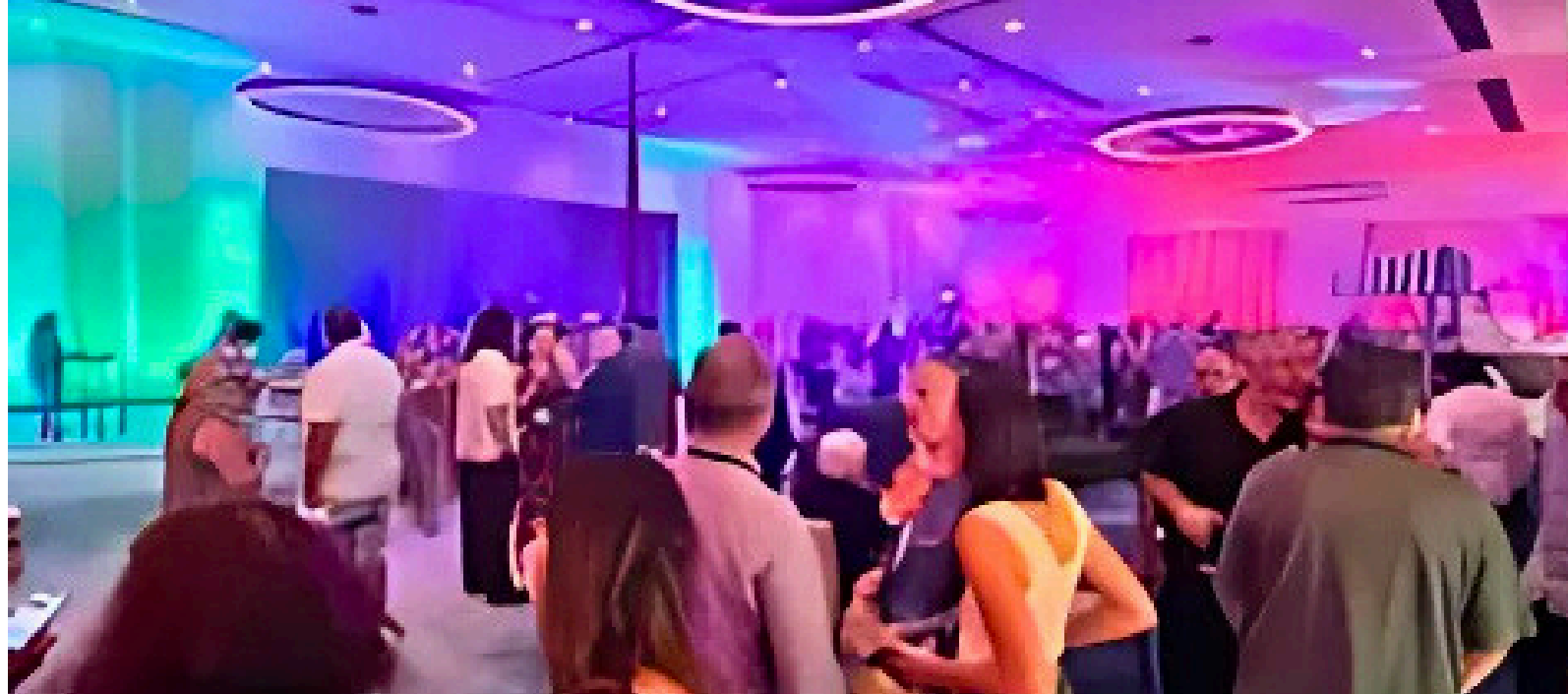


**TOTAL BUILDING FOOTPRINT  
8,182 SF**

**TOTAL LEASABLE AREA  
8,107 SF**

**TOTAL OUTDOOR PATIO AREA  
1,922 SF**

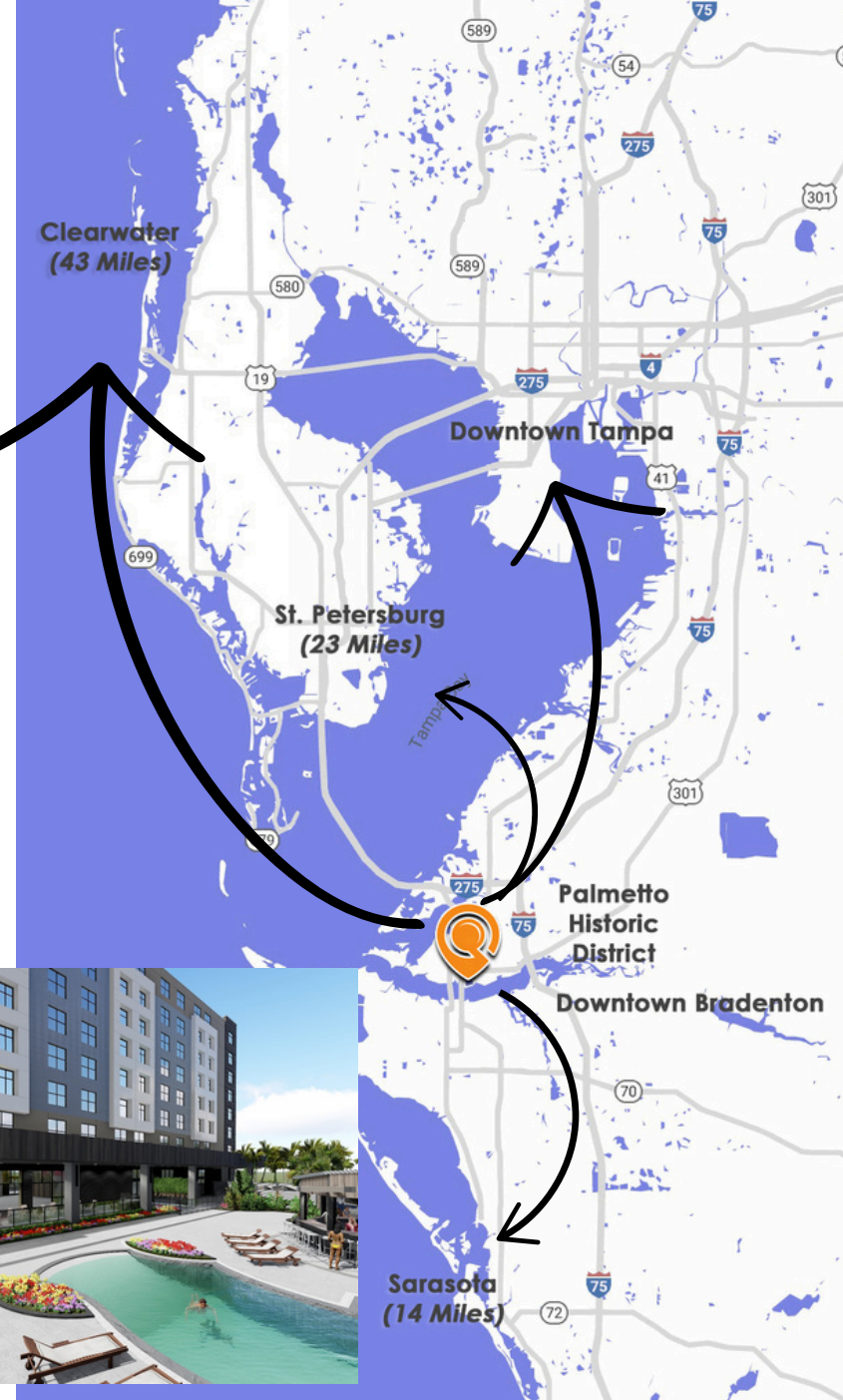
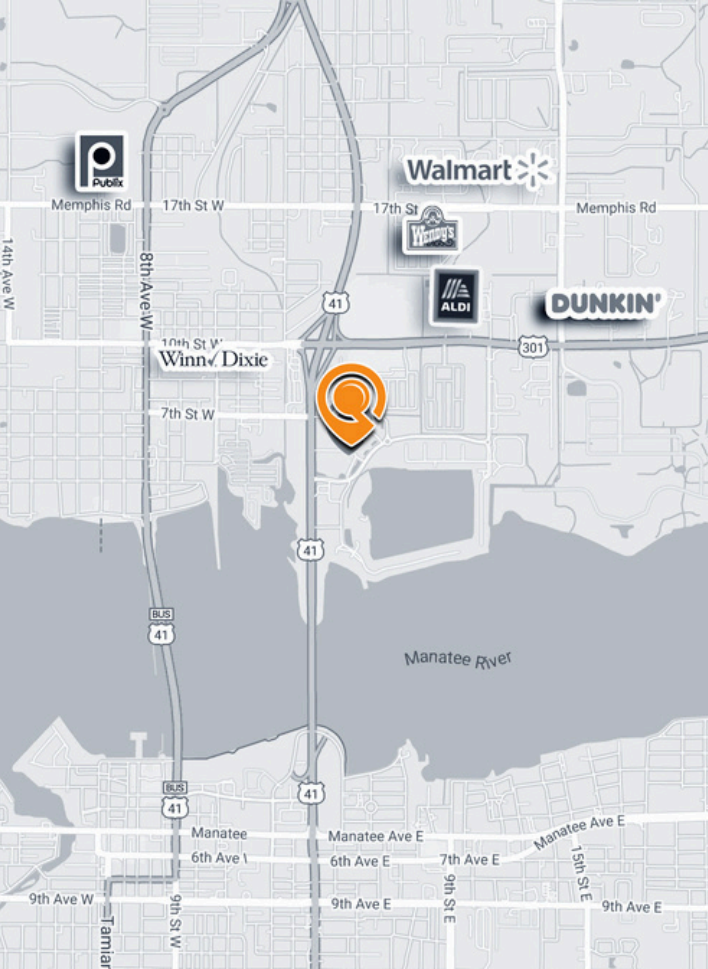






## LOCATION OVERVIEW

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















KAYAK LAUNCH  
FPL SOLAR  
PARKING AREA

MULTIMODAL TRAIL

PEDESTRIAL BRIDGE  
*Planned*

PLAYGROUND

BOARDWALK

US HWY 41

MULTIMODAL TRAIL

Retail

Future Retail  
Event Plaza



7TH STREET E

SPA

CONVENTION CENTER

HABEM BLVD.

MARRIOTT RESORT BEACH  
CLUB AT RIVIERA DUNES

MULTI MODAL TRAIL

# MARRIOTT MASTER PLAN



# Retail Master Plan

*Option 2*





# IMPORTANT DISCLOSURES

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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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