



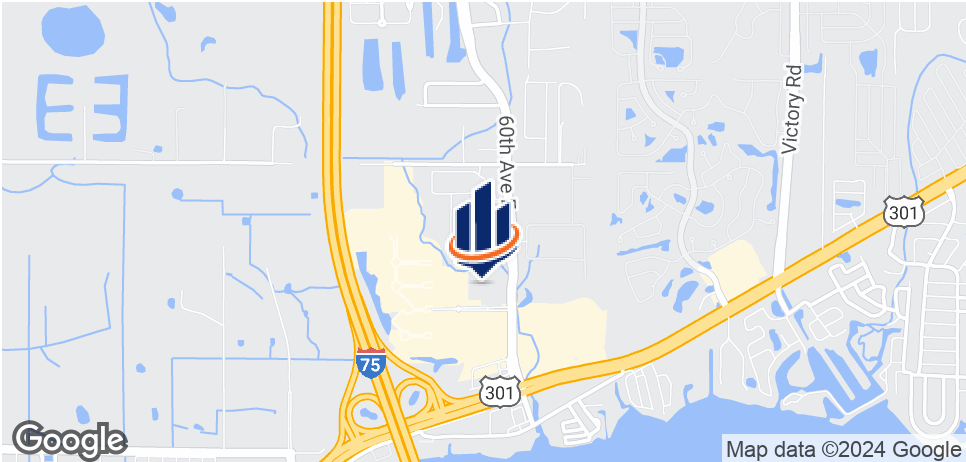
# ELLENTON OUTLETS MOVIE THEATER / ENTERTAINMENT CENTER BUILD-TO-SUIT OPPORTUNITY

FACTORY SHOPS BOULEVARD  
ELLENTON, FL 34222

**Matt Fenske**  
Senior Advisor  
O: 941.487.3794  
[matt.fenske@svn.com](mailto:matt.fenske@svn.com)

**Tony Veldkamp, CCIM**  
Senior Advisor  
O: 941.487.6990  
[tony.veldkamp@svn.com](mailto:tony.veldkamp@svn.com)

# Property Summary



## OFFERING SUMMARY

Available SF:	
Lease Rate:	Subject to Offer
Lot Size:	8 Acres
Building Size:	40,000 SF
Zoning:	Planned Development- Mixed Use (PD-MU)
Market:	Ellenton
Submarket:	North Manatee
Traffic Count:	35,500

## PROPERTY OVERVIEW

This property is being offered as a build-to-suit opportunity for a movie theater or other entertainment concept. The 8+/- acre site has been approved for up to a 50,000 SF movie theater, 330-room hotel and 120,000 SF of commercial uses. There is strong demand from residents and support from County Commissioners for a movie theater or other entertainment related concept on the property.

The next door Ellenton Outlet Mall draws over 4 million visitors annually and is one of the biggest shopping destinations in the region. The property is also located next to the Ellenton Ice and Sports Complex, which has two rinks and hosts hockey tournaments and figure skating events.

Manatee County continues to be one of the fastest growing regions in the country and much of this growth is along the US-301 corridor in Ellenton and Parrish. The significant amount new home construction to the east of this site has increased demand for retail, restaurants and entertainment options in this area.

## PROPERTY HIGHLIGHTS

- Build-to-Suit opportunity for up to 40,000 SF movie theater or entertainment concept.
- Site approved for up to a 50,000 SF movie theater, 330-room hotel and 120,000 SF of commercial uses.
- Located next to the Ellenton Outlet Mall, which attracts over 4 million visitors annually.



# Property Description



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## LOCATION OVERVIEW

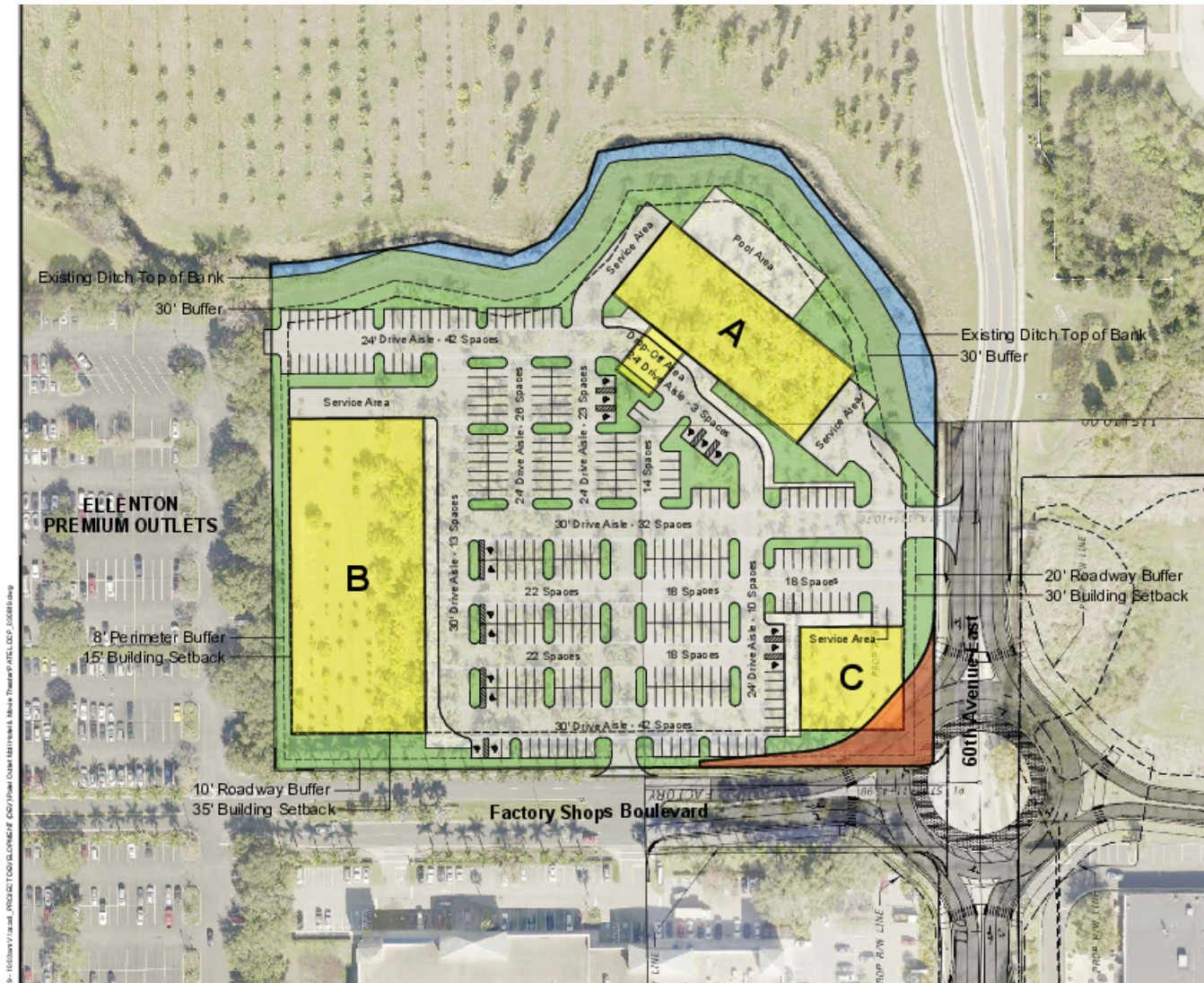
The property is located at the entrance to the Ellenton Premium Outlets. The 8+/- acre site is located just off US-301 and Interstate 75. The Ellenton Outlet Mall is the single biggest shopping destination in the area and attracts over 4 million visitors annually. There is over 375,000 square feet of additional retail in the immediate vicinity that draws shoppers from Tampa, Sarasota and Bradenton.

# Exterior Rendering Example





# Sample Potential Site Plan



Total Area of Parcel:	7.86± Acres
Area of Existing Ditch:	0.29± Acres
Area of 30' Buffer:	0.60± Acres
Total Area of Existing Ditch and Buffer:	0.89± Acres
Total Developable Area:	6.97± Acres
Area of Buildings:	1.63± Acres
Area of Parking / Paved Areas:	3.94± Acres
Area of Open Space:	2.29± Acres

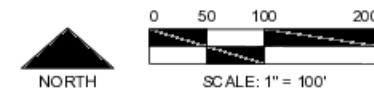
<b>Proposed Uses:</b>	
Hotel:	105 Rooms
Theater (40,000 SF):	TBD Seats
Restaurant:	10,000 SF
<b>Parking Required:</b>	TBD Spaces

Hotel:	116 Spaces
Theater:	TBD Spaces
Restaurant:	125 Spaces
<b>Total Parking Provided:</b>	290 Spaces

Hotel:	1 Space per Room plus 1 Space per 10 Rooms
Theater:	1 Space per 3 seats
Restaurant:	1 Space per 80 SF

## Notes:

1. The area of Open Space is 29% of the Total Parcel Area. (25% Required)
2. No Stormwater Facilities are shown on the Plan.



## DEVELOPMENT CONCEPT PLAN

### Patel - Ellenton Parcel

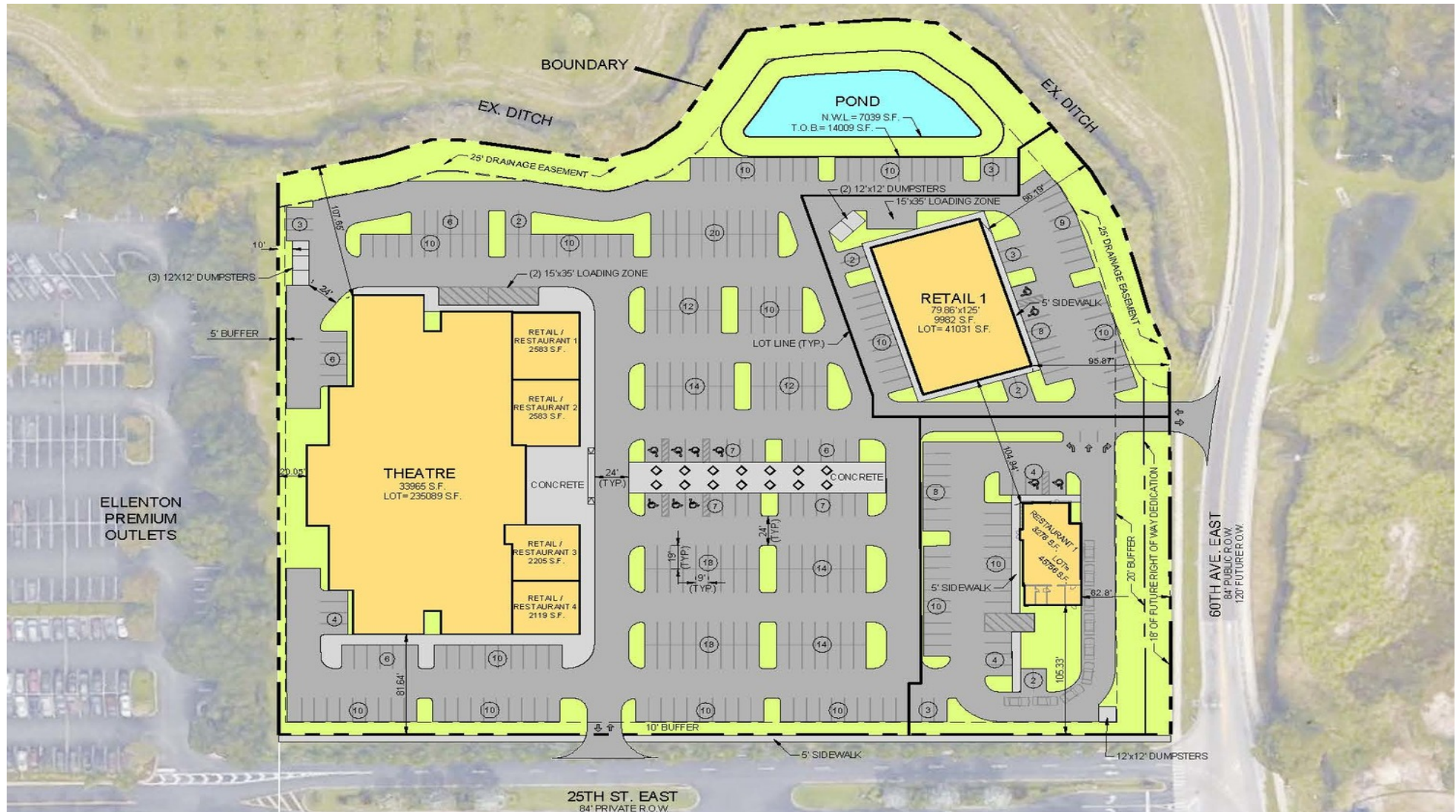
SECTION 09, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**ZNS ENGINEERING**  
Land Planning Engineering Surveying Landscape Architecture

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# Sample Potential Site Plan





# Available Spaces

**LEASE RATE:** SUBJECT TO OFFER

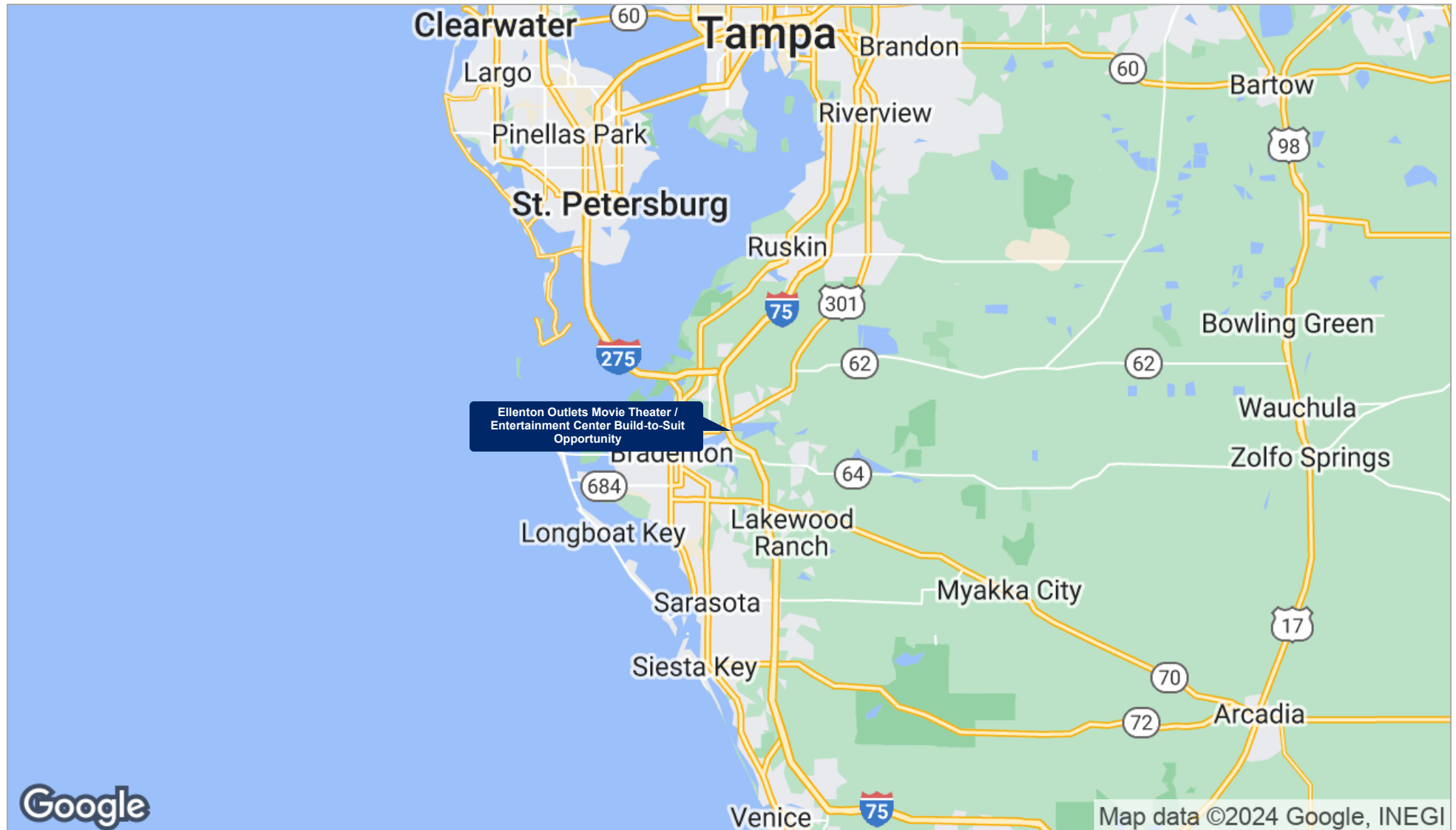
**LEASE TYPE:** -

**TOTAL SPACE:** -

**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
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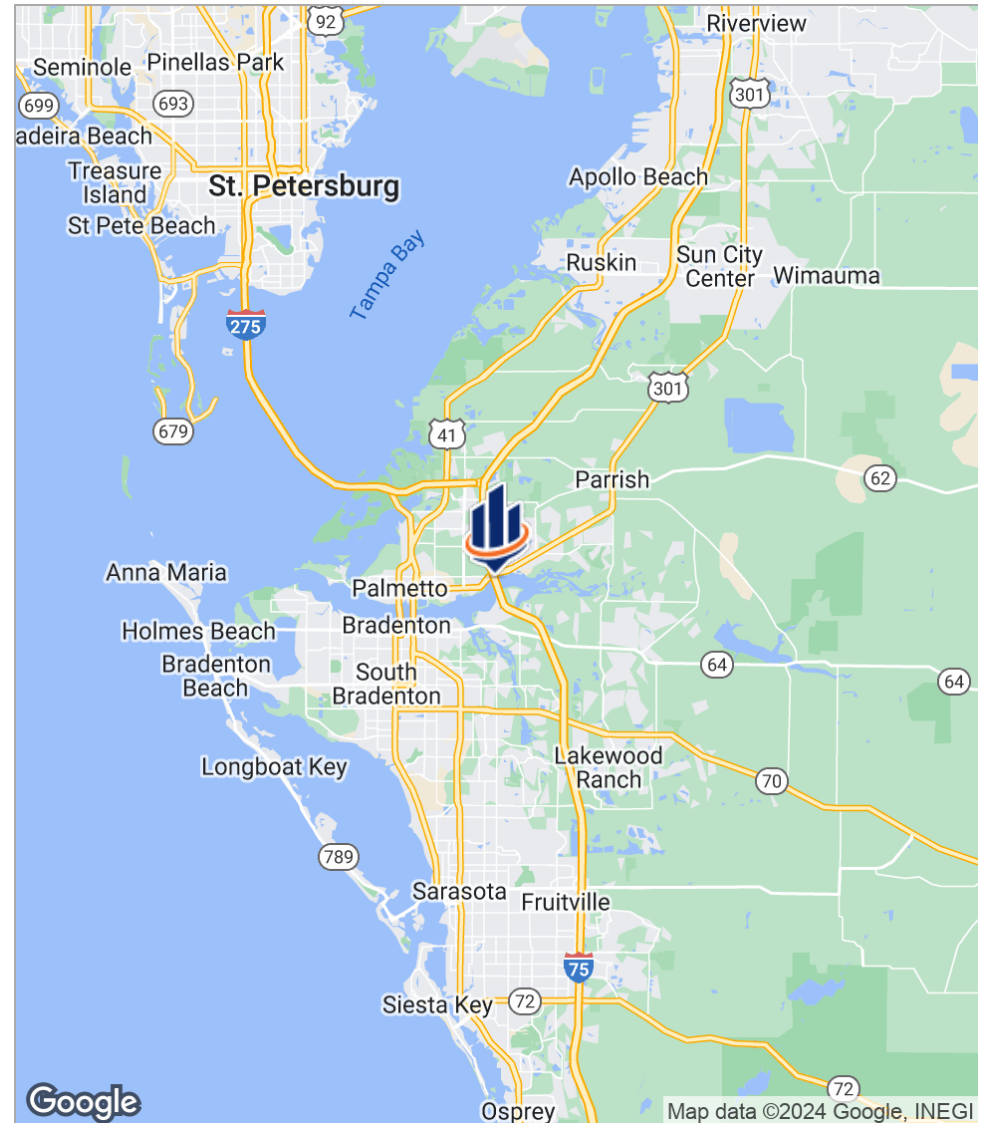
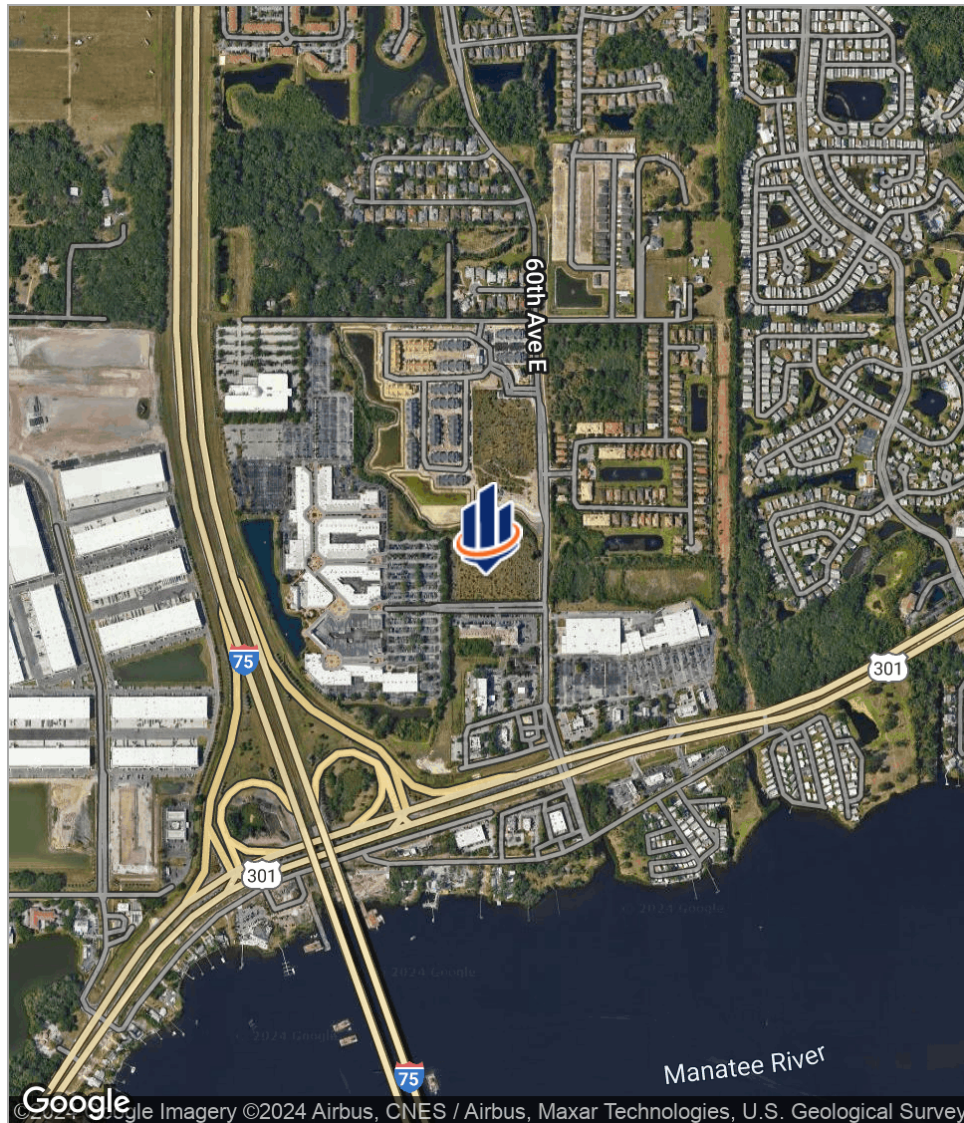
# Regional Map







# Location Maps



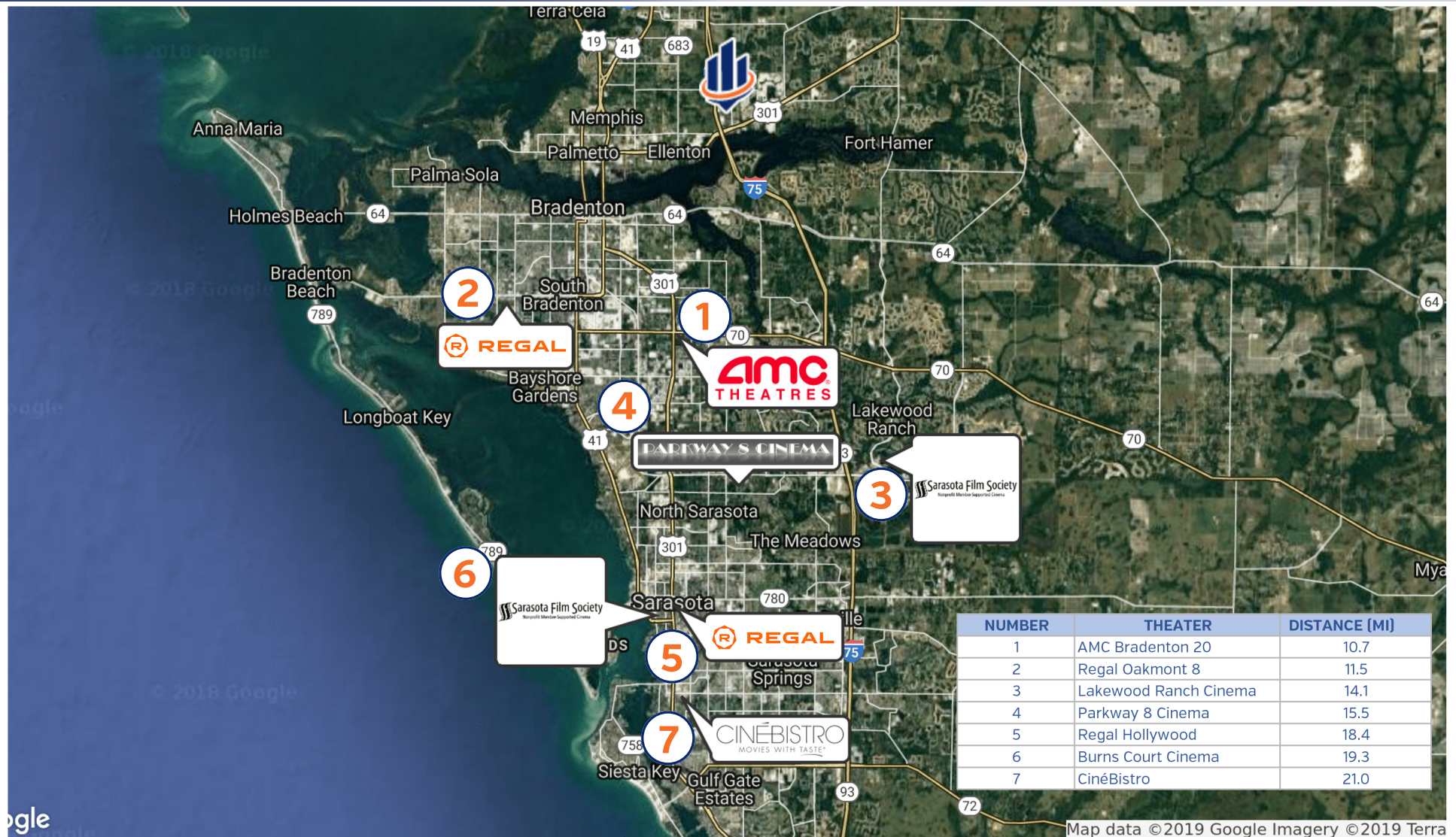


# Retailer Map





# Manatee & Sarasota Movie Theaters

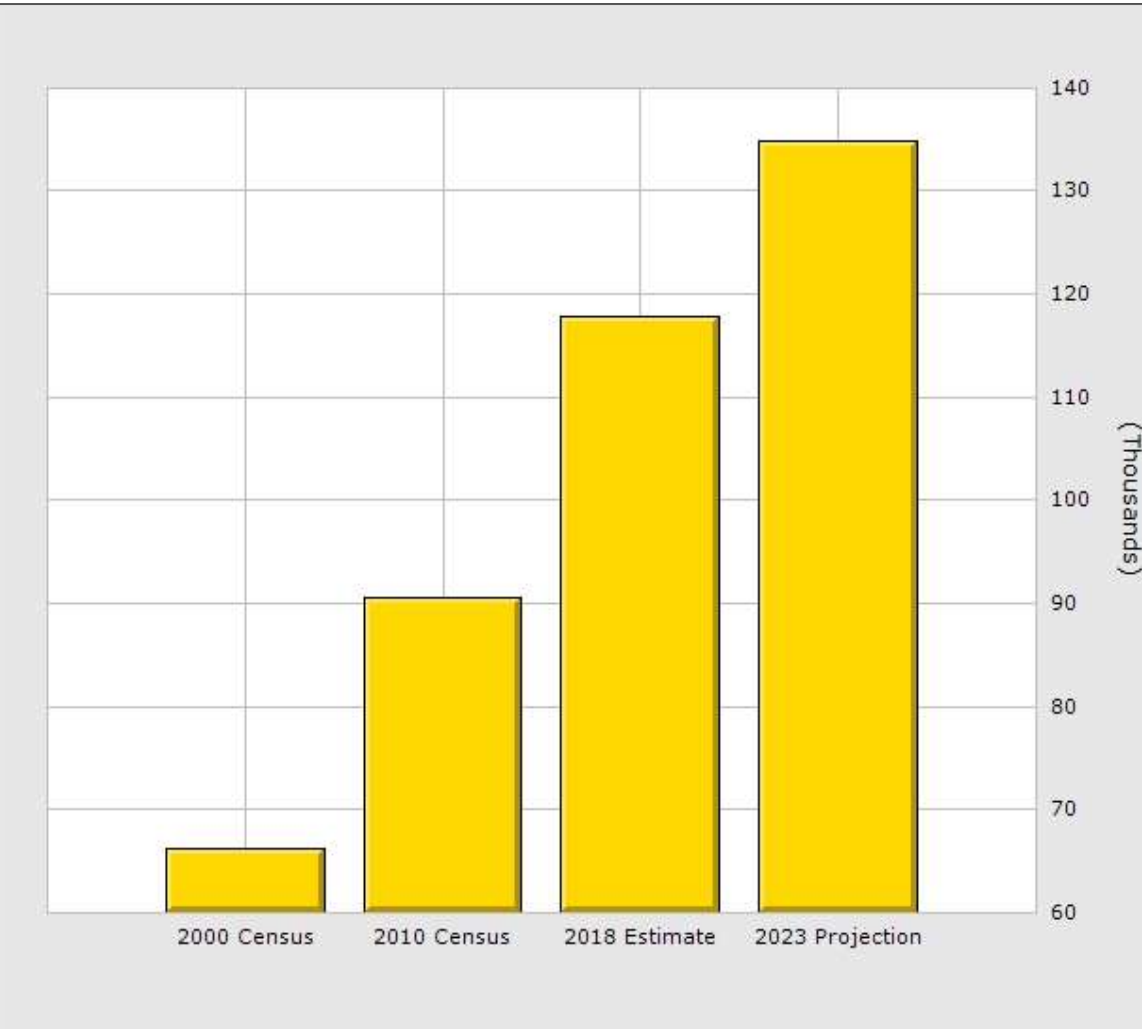




# Demographic Information

## Population for 5 Mile Radius

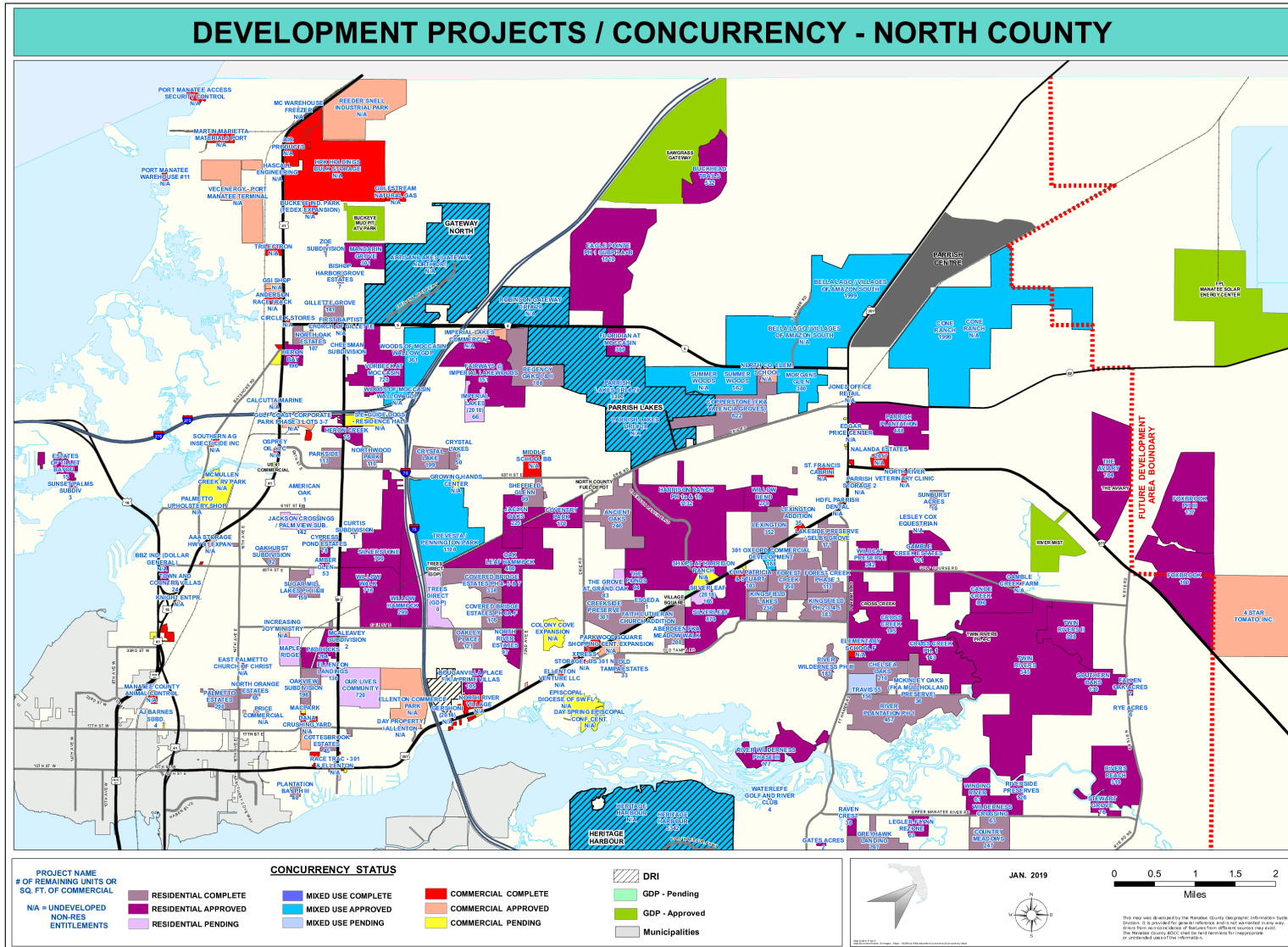
Factory Shops Blvd, Ellenton, FL 34222



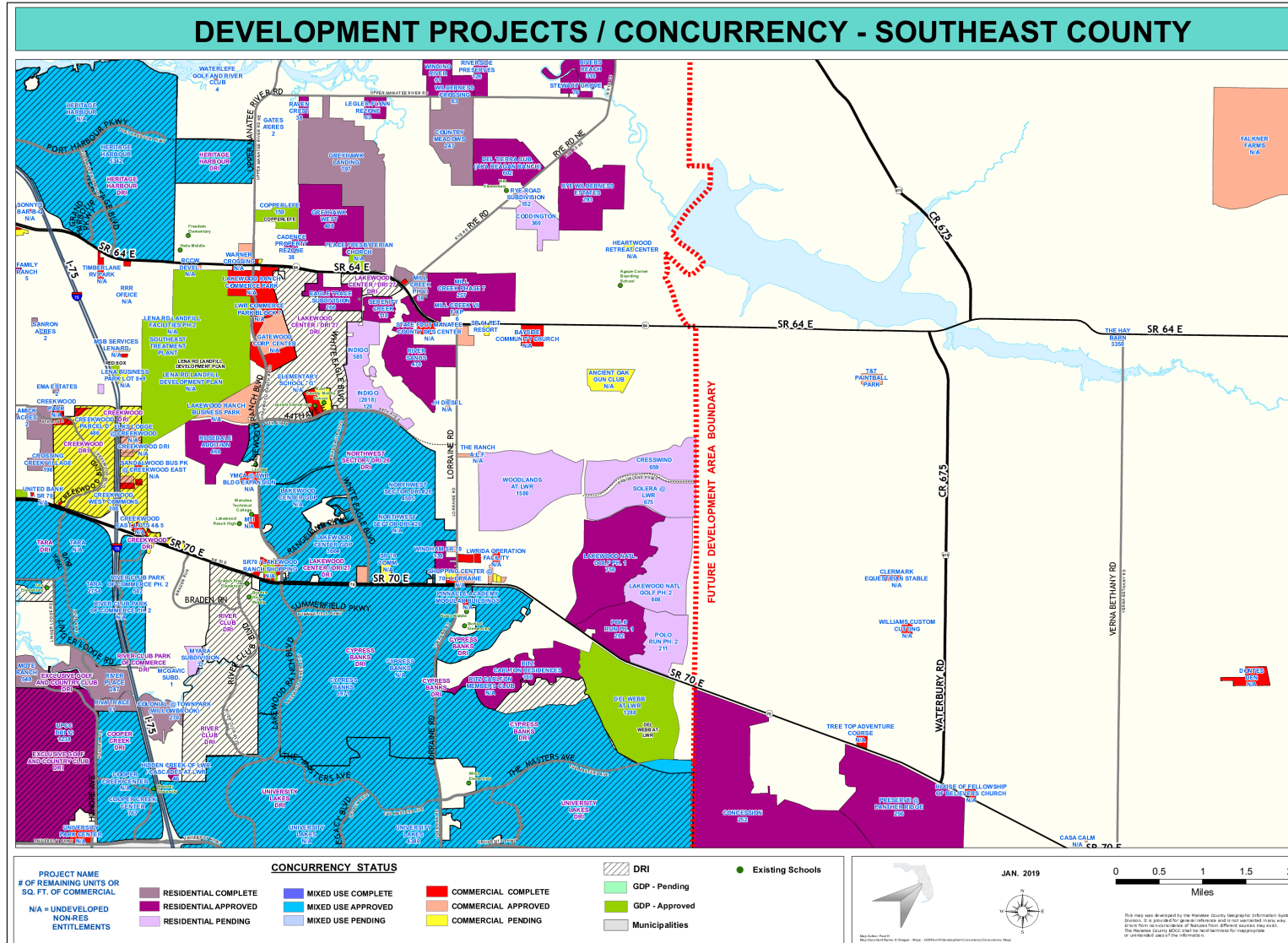
Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,089	40,701	117,876
2023 Population:	8,265	46,552	134,767
Pop Growth 2018-2023:	16.59%	14.38%	14.33%
Average Age:	52.50	46.50	43.50
Households			
2018 Total Households:	3,376	17,432	46,687
HH Growth 2018-2023:	16.38%	13.80%	13.71%
Median Household Inc:	\$42,637	\$51,518	\$51,270
Avg Household Size:	2.10	2.30	2.50
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$90,937	\$165,094	\$181,866
Median Year Built:	2003	1995	1994



# North Manatee County Development



# SE Manatee County Development





# All Advisor Bios



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

## Matt Fenske

Senior 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 retail, office and industrial sales. Matt has been involved in over \$100 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 Bradenton and enjoys playing golf and spending time on the water.



Phone: 941.487.6990  
Cell: 941.374.9657  
Email: 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 numerous sales and leasing transactions with a career sales volume in excess of \$350 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 in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, 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.



1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.487.3794  
[suncoastsvn.com](http://suncoastsvn.com)