



SALE

Cortez Corridor Freestanding Commercial Building

3102 CORTEZ ROAD WEST

Bradenton, FL 34207

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

PROPERTY SUMMARY



SALE PRICE	\$875,000
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OFFERING SUMMARY

BUILDING SIZE:	3,183 SF
LOT SIZE:	0.459 Acres
PRICE / SF:	\$274.90
ZONING:	GC - General Commercial
TRAFFIC COUNT:	53,000

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PROPERTY OVERVIEW

Freestanding retail / office building on very busy Cortez Road. Buy your business a home! Currently used as a veterinary clinic but the high-visibility location and oversized lot would be great for any business including continued medical, office, or retail/showroom. Also potential to redevelop the site utilizing the existing General Commercial zoning.

The generously sized lot features a freestanding building in the front with a fenced area in the back that could allow for expansion or additional parking. Excellent exposure from Cortez Road and pylon signage is already established.

Located in the General Commercial (GC) Zoning district, the property allows for various uses including Restaurant, Retail, Office, Drive Thru, and Lodging.

PROPERTY HIGHLIGHTS

- Versatile Freestanding Commercial Building
- Very Busy Cortez Road Location - 53,000 Cars Per Day
- Retail/Office Redevelopment Opportunity
- Room for Additional Parking or Expansion

LOCATION DESCRIPTION



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The site is on the North side of Cortez Road, one of the busiest East-West corridors in Manatee County. Cortez is one of the two roads that has direct access to Anna Maria Island. The site is located in a Commercial area that has a dense mix of retail, restaurants, car dealerships and other large national retailers.

The property is centrally located near many amenities, including Downtown Bradenton, Anna Maria Island, Sarasota-Bradenton International Airport, IMG Academy and State College of Florida.

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AERIAL EAST



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AERIAL WEST



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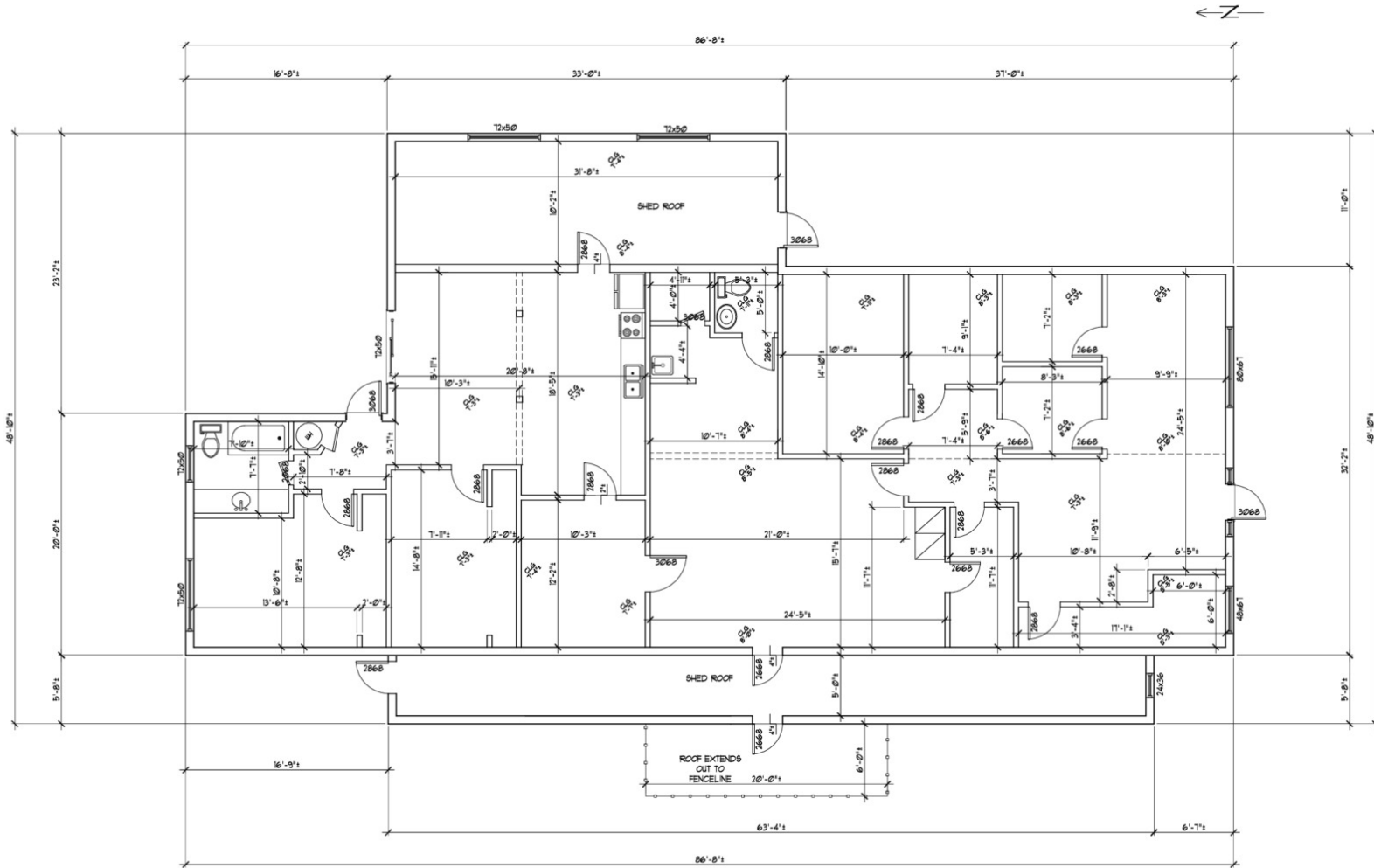
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CORTEZ ROAD WEST

3102 Cortez Road West
Bradenton, FL 34207

FINE IMPRESSIONS STUDIOS
DRAFTING & DESIGN
Jeffrey M. Wilson
920 59th Street West
Bradenton, FL 34209
941.526.6508



CLIENT:

AS-BUILT DATE:
09/23/'22

FINAL DRAFT

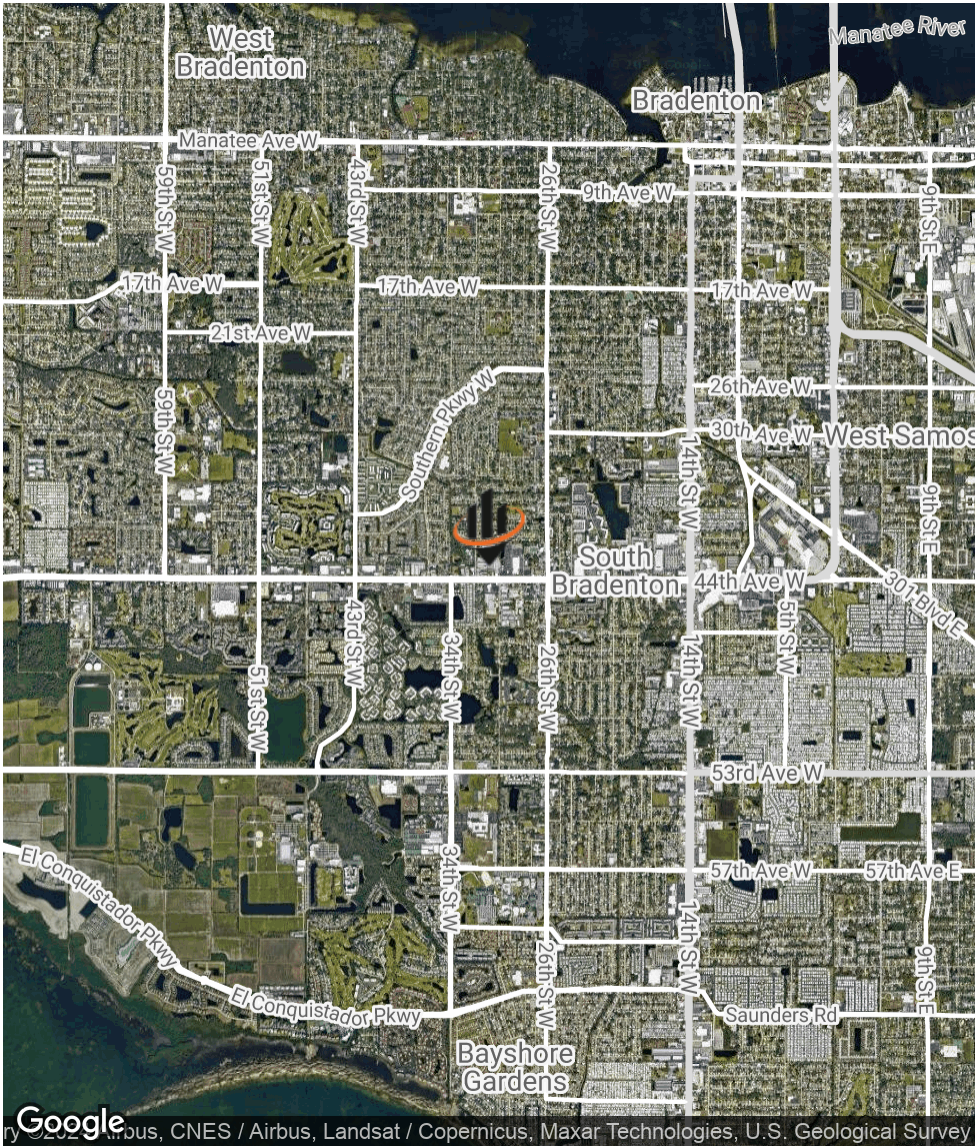
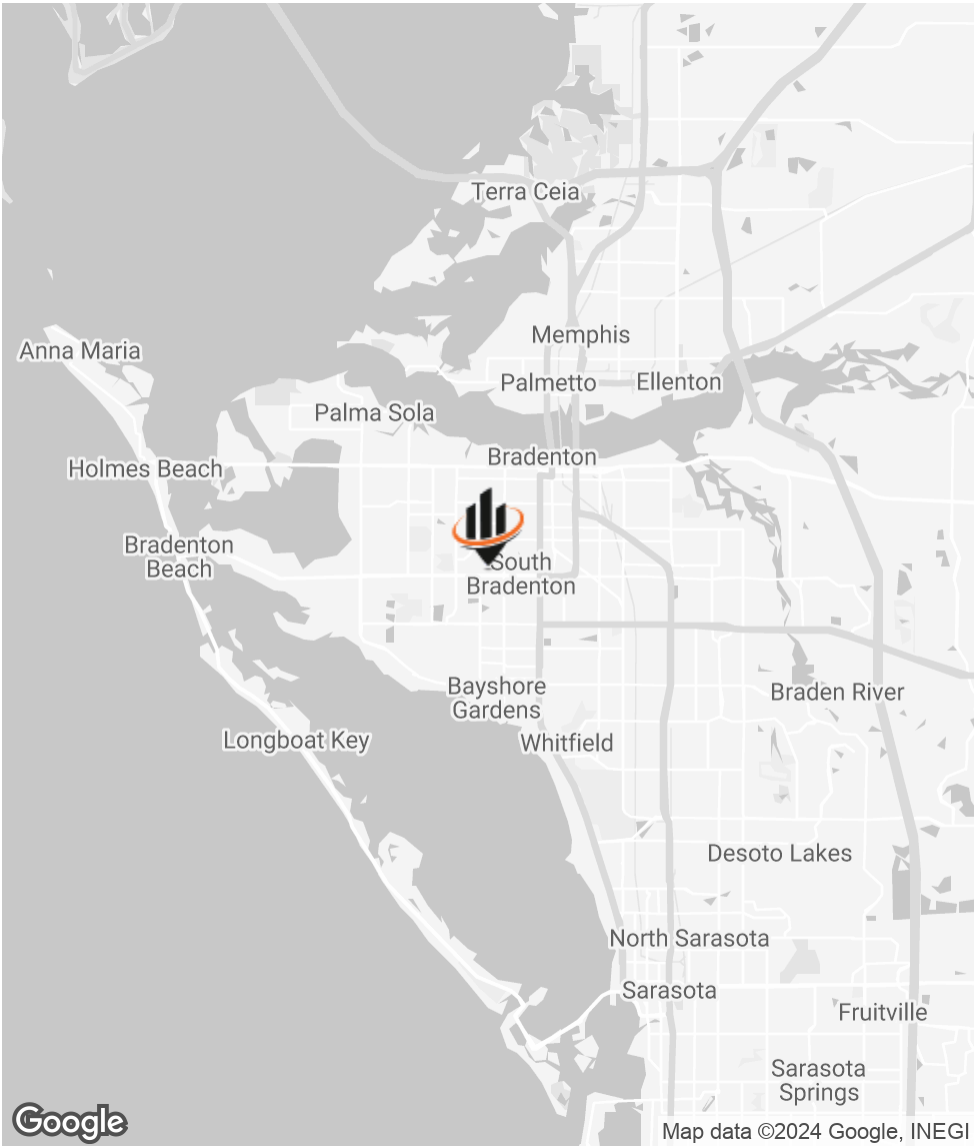
SCALE:
1/4"=1'

REVISIONS:

DRAFTED BY:
J.M.W

DESIGNED BY:

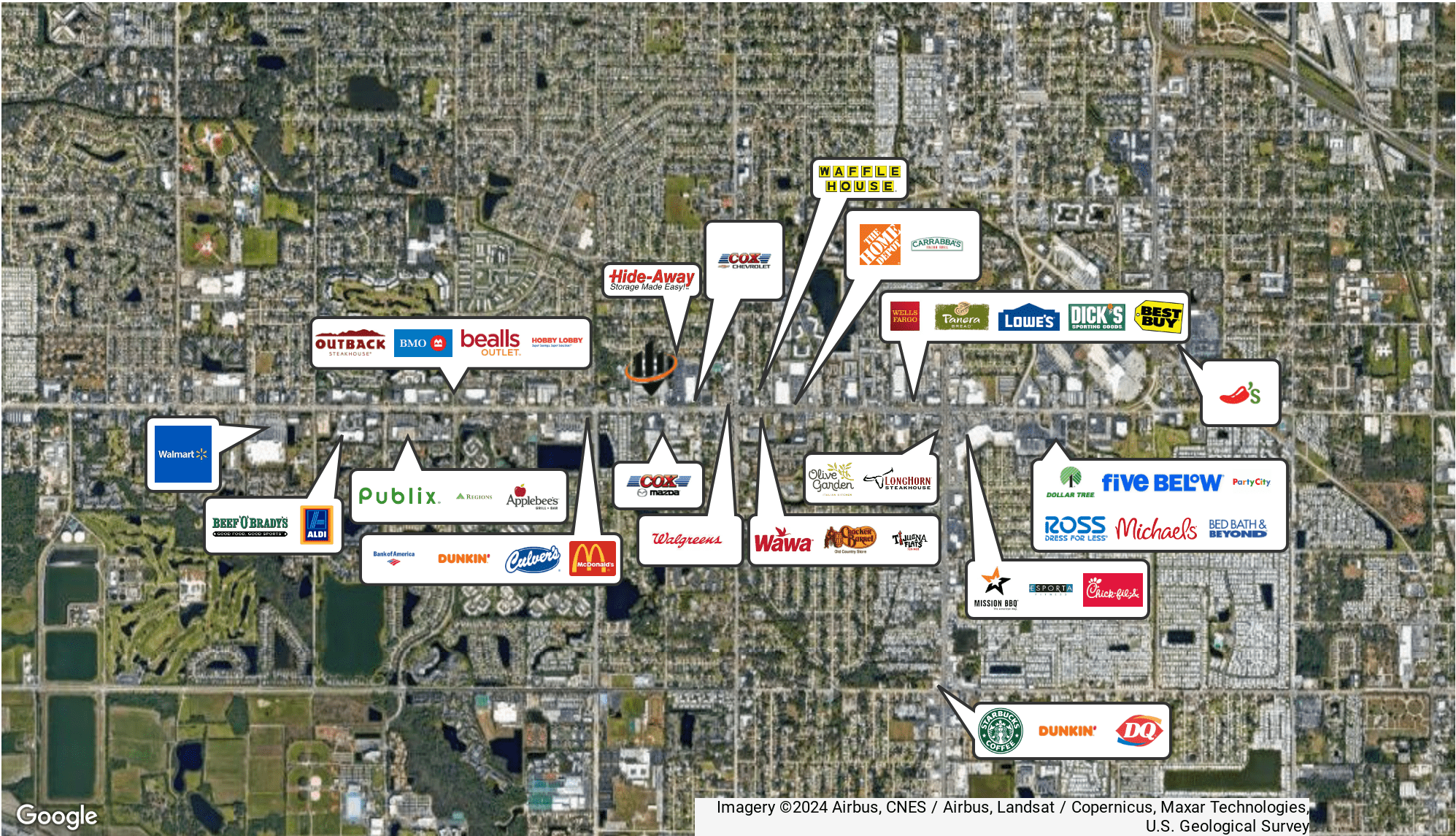
LOCATION MAP



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RETAILER MAP



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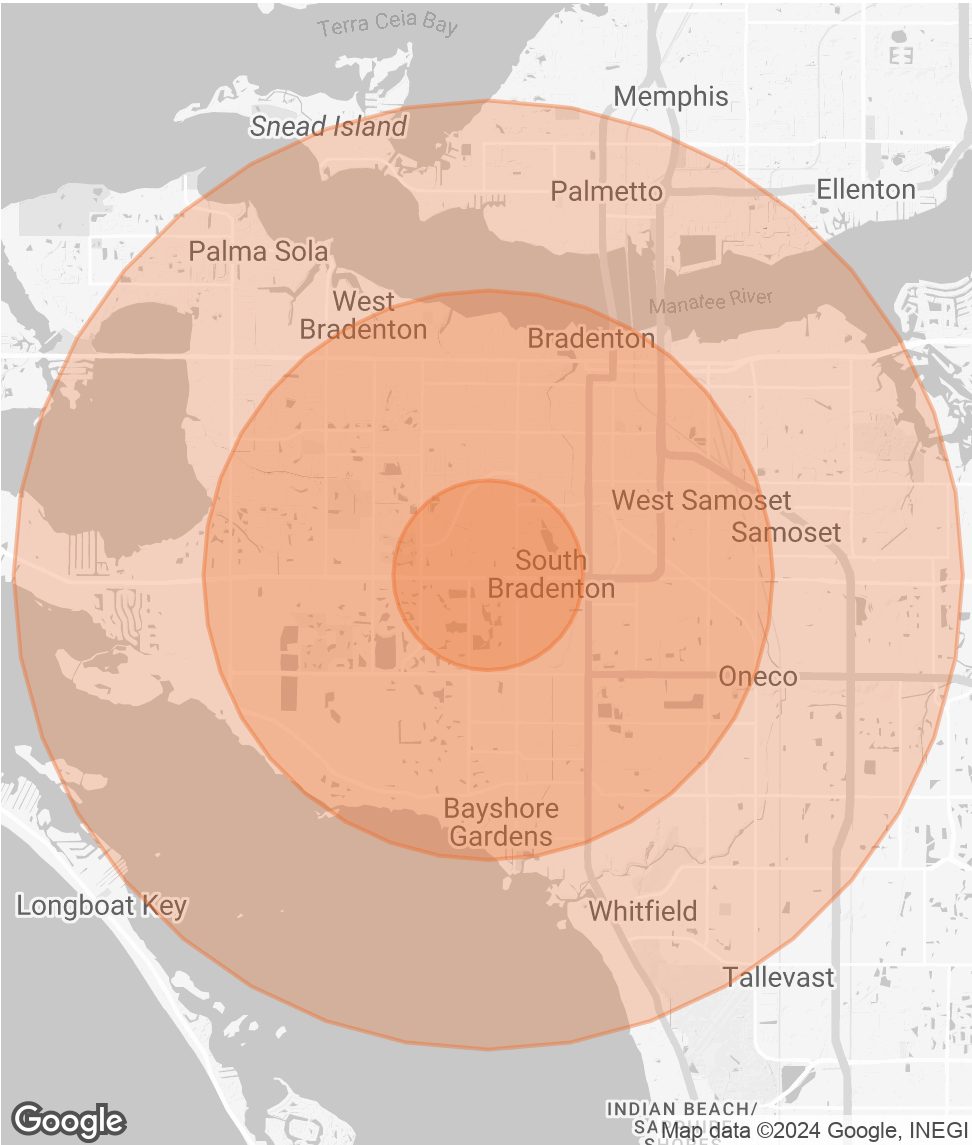
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,244	113,871	188,558
AVERAGE AGE	46.4	46.2	45.2
AVERAGE AGE (MALE)	42.9	44.2	43.4
AVERAGE AGE (FEMALE)	47.7	47.7	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,281	58,125	91,145
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$43,091	\$46,101	\$54,101
AVERAGE HOUSE VALUE	\$132,590	\$140,344	\$174,051

* Demographic data derived from 2020 ACS - US Census



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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 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.



Phone: 941.487.3794
Cell: 941.773.9984
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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.

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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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