

# AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



## STAND ALONE RESTAURANT W/ 54,000 DAILY TRAFFIC +/-

1720 CORTEZ RD W  
BRADENTON, FLORIDA 34207

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	9,717	92,973	211,425
Total Population	17,226	196,253	405,883
Average HH Income	\$37,277	\$53,941	\$63,004



For More Information

### ADAM DOAK

Commercial Realtor  
941 923 0535 x304  
adoak@americanpropertygroup.com



## STAND ALONE RESTAURANT W/ 54,000 DAILY TRAFFIC +/-



### OFFERING SUMMARY

Sale Price:	\$2,695,000
Building Size:	3,974 SF
Lot Size:	0.602 Acres
Zoning:	GC GENERAL COMMERCIAL

### PROPERTY OVERVIEW

Outstanding stand alone property located on one of the busiest roads in Manatee County. With daily traffic counts at 54,000 you cannot beat this location. Property is surrounded by credit retail and medical businesses with easy access from Cortez Rd. coming from the east and west.

Site includes an abundance of parking with approx. 42 parking spots (10.54 parking spaces per 1,000 sf). Building has been a local pizza restaurant for many years but has a great quantity of allowed uses per the GC zoning code including:

Restaurant, Retail, Gas Station, Medical Marijuana, Car Wash, Medical, Vehicle Repair, Animal Clinic, Child Care and much more...

Current Tenant has a Lease End Date of June 30th 2024.

This is a Real Estate only sale.

Potential Seller Financing may be available.

\*Zoning and Permitted use should be verified by the appropriate gov official.

- Demographics 2023 Approx. - (1 Mile) 19,274 (3 Mile) 123,883 (5 Mile) 196,253 (10 Mile) 405,883
- Daily Traffic Count Approx. - 54,000

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# LOCATION! LOCATION! LOCATION!



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STAND ALONE RESTAURANT W/ 54,000 DAILY TRAFFIC +/-



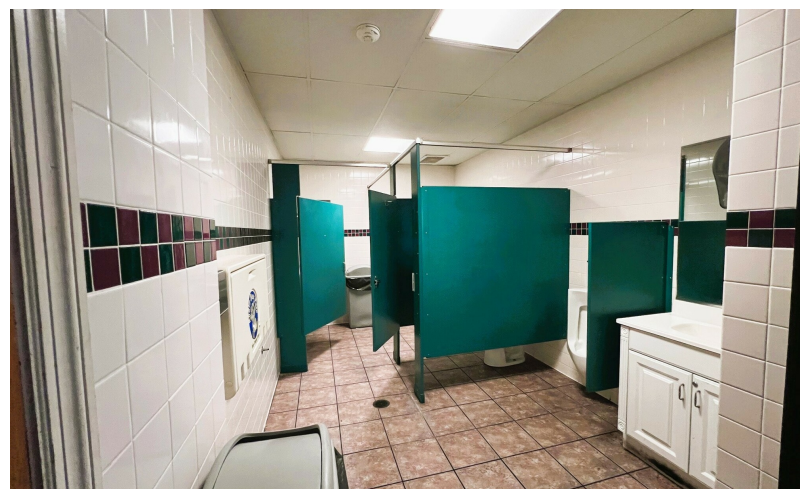
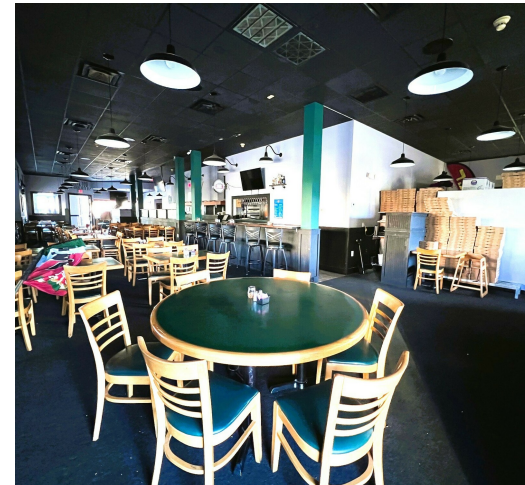
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# INTERIOR RESTAURANT AREA



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# INTERIOR PHOTOS KITCHEN



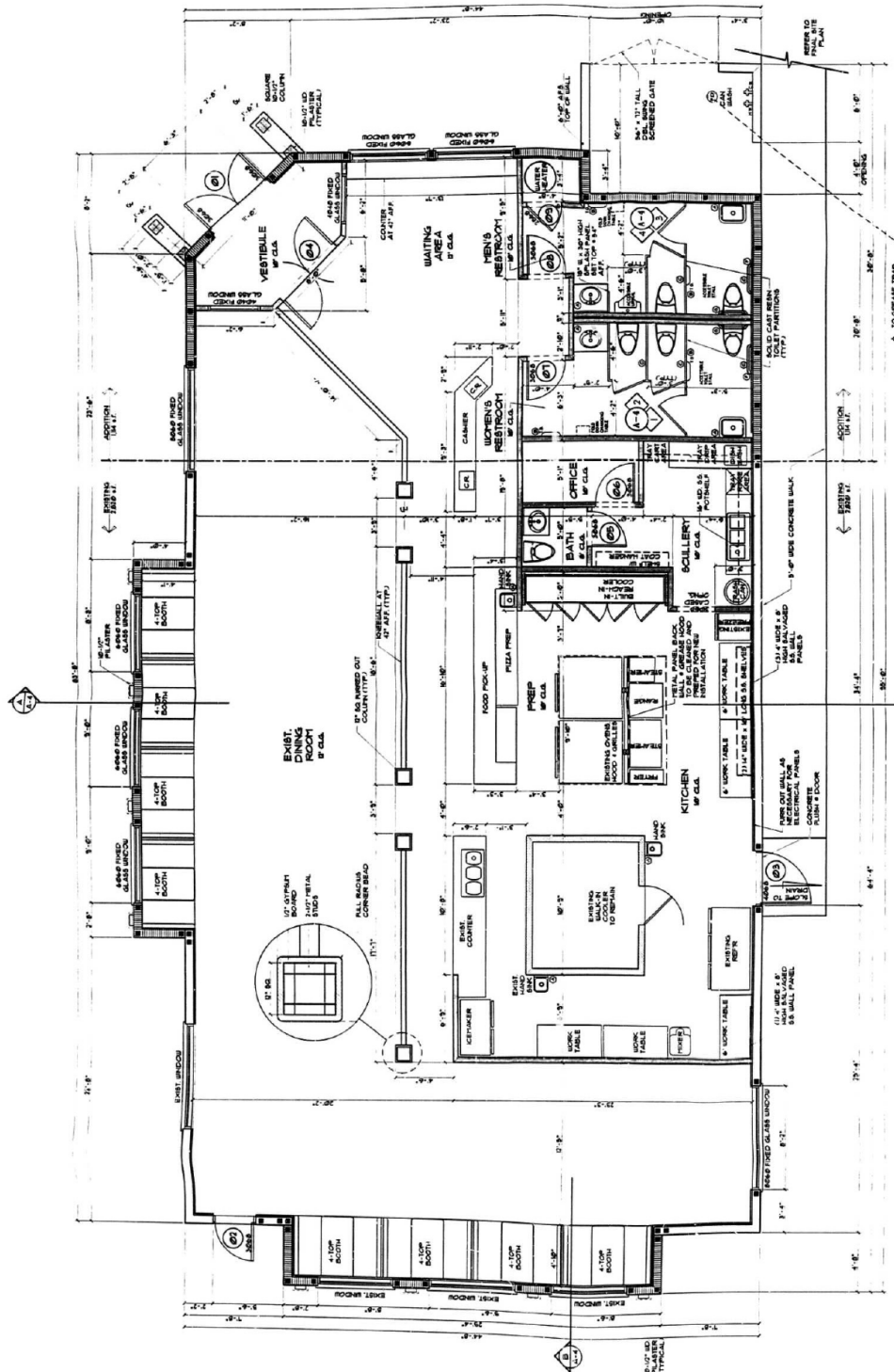
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# BUILDING FLOORPLAN



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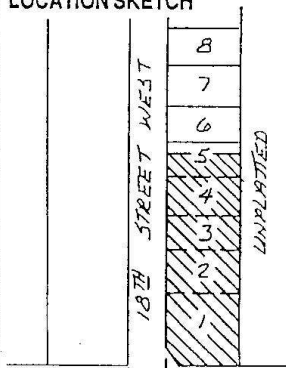
FLORIDA SURVEYING AND  
MAPPING SOCIETY

**SURVEYOR'S CERTIFICATION**

By LSM/MLX  
Registered State of Florida Professional  
Surveyor and Mapper No. 3513  
Date 05-20-2000

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER.

### LOCATION SKETCH



CORTEZ ROAD  
STATE ROAD #684

## DESCRIPTION

LOTS 1, 2, 3, 4, AND THE SOUTH  
30.0 FEET OF LOT 5; REPLAT  
OF SHARON PARK, PLAT BOOK  
8, PAGE 45, PUBLIC RECORDS  
OF MANATEE COUNTY, FLORIDA.  
LESS R/W FOR CORTEZ ROAD.

# BOUNDARY SURVEY

ANDRE 35: 1720 CORTEZ PARK

## NOTES

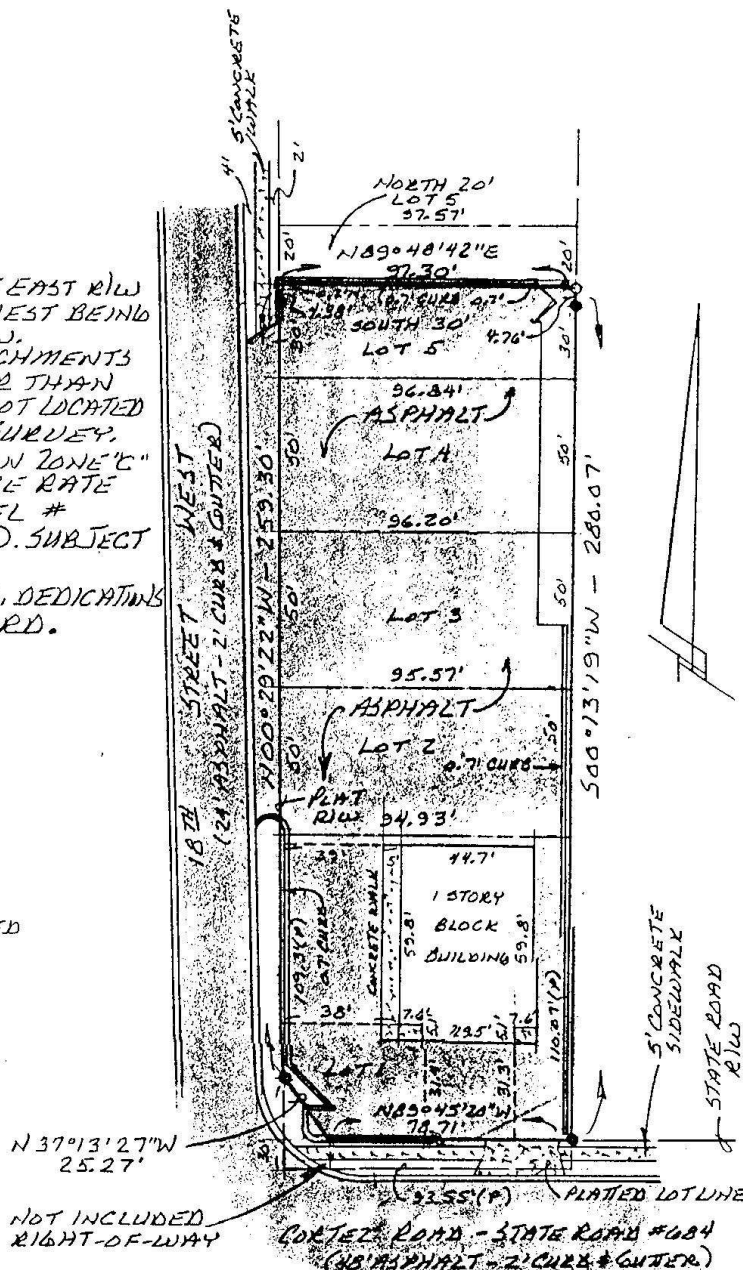
1. BEARINGS REFER TO THE EAST R/W LINE OF 18<sup>TH</sup> STREET WEST BEING ASSUMED AS N00°29'22"W.
2. UNDERGROUND ENCROACHMENTS & IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSE OF THIS SURVEY.
3. SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 120153-0329-B (2-5-94). SUBJECT TO VERIFICATION.
4. SUBJECT TO EASEMENTS, DEDICATIONS & RESTRICTIONS OF RECORD.

LEGEND

- = 5/8" IRON ROD FOUND
  - = TAB FOUND - LICENSED BUSINESS #2230
- R/W = RIGHT-OF-WAY  
(P) = PLAT
- o = 1/2" IRON ROD SET - LICENSED BUSINESS #613

CERTIFIED TO

- DEMETRIOS & HELEN JORDS
- HORIZON BANK
- HARRISON, HENDRICKSON,  
DOUGLASS, & KIRKLAND, P.A.
- ALLIANCE TITLE  
OF  
AMERICA, INC.



JOB NO. B-9448

SCALE 1" = 50' File Index No. \_\_\_\_\_