



# 3.5 +/- ACRE INDUSTRIAL SITE

1550 17TH STREET EAST  
PALMETTO, FL 34221

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

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





# Property Summary



## OFFERING SUMMARY

|             |                          |
|-------------|--------------------------|
| Sale Price: | \$299,000                |
| Lot Size:   | 3.45 Acres               |
| Zoning:     | LM - Light Manufacturing |
| Market:     | Bradenton                |
| Submarket:  | Palmetto                 |
| Price / SF: | \$1.99                   |

## PROPERTY OVERVIEW

PRICE REDUCED! 3.45 +/- acre Light Manufacturing (LM) Industrial Development Site, Manatee County. Corner lot with traffic light. Great retail type exposure. Convenient to US 301, US 41, US 19, and I-75/275. Excellent location near Walmart Supercenter.

## PROPERTY HIGHLIGHTS

- 3.45 +/- Acres Zoned LM
- Corner Location with Traffic Light
- Easy Access to US 41/301 and I-75/275
- Could Annex into City of Palmetto



# Additional Photos



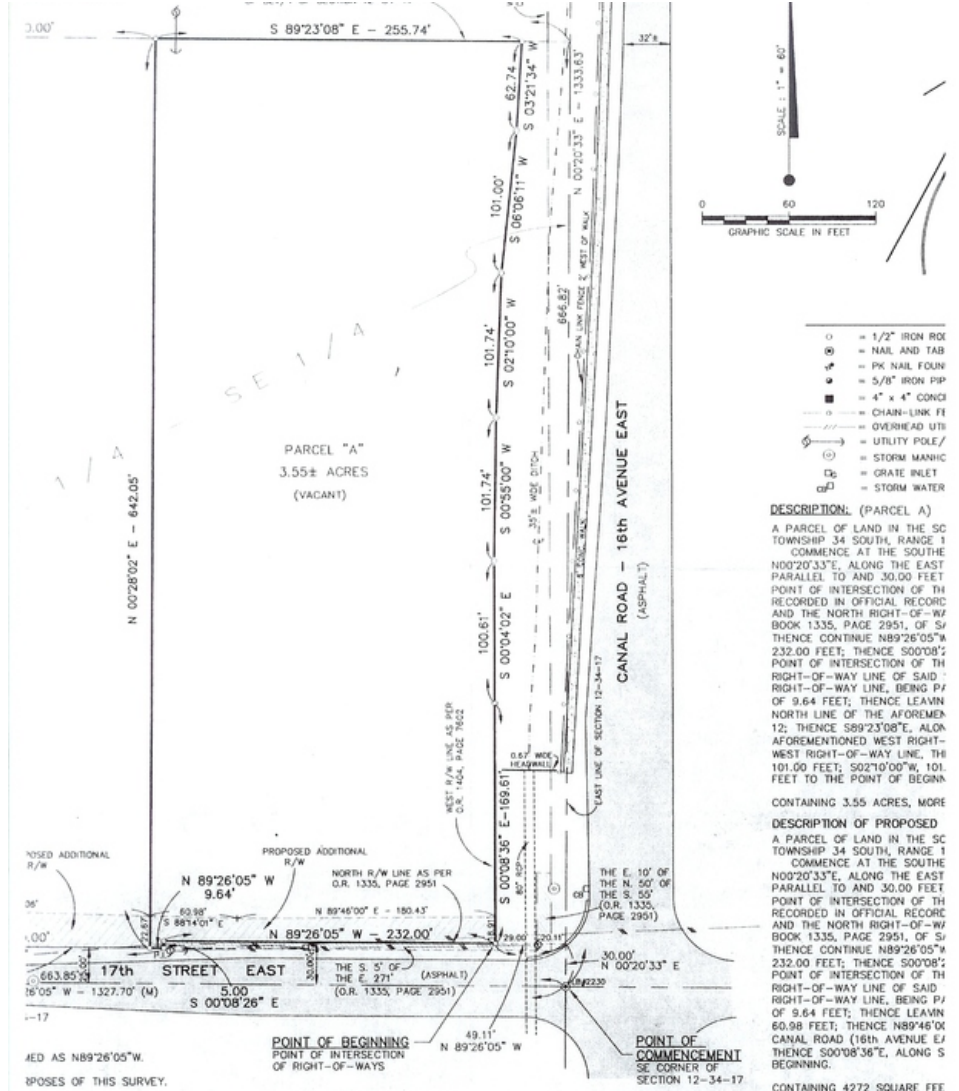


# Additional Photos



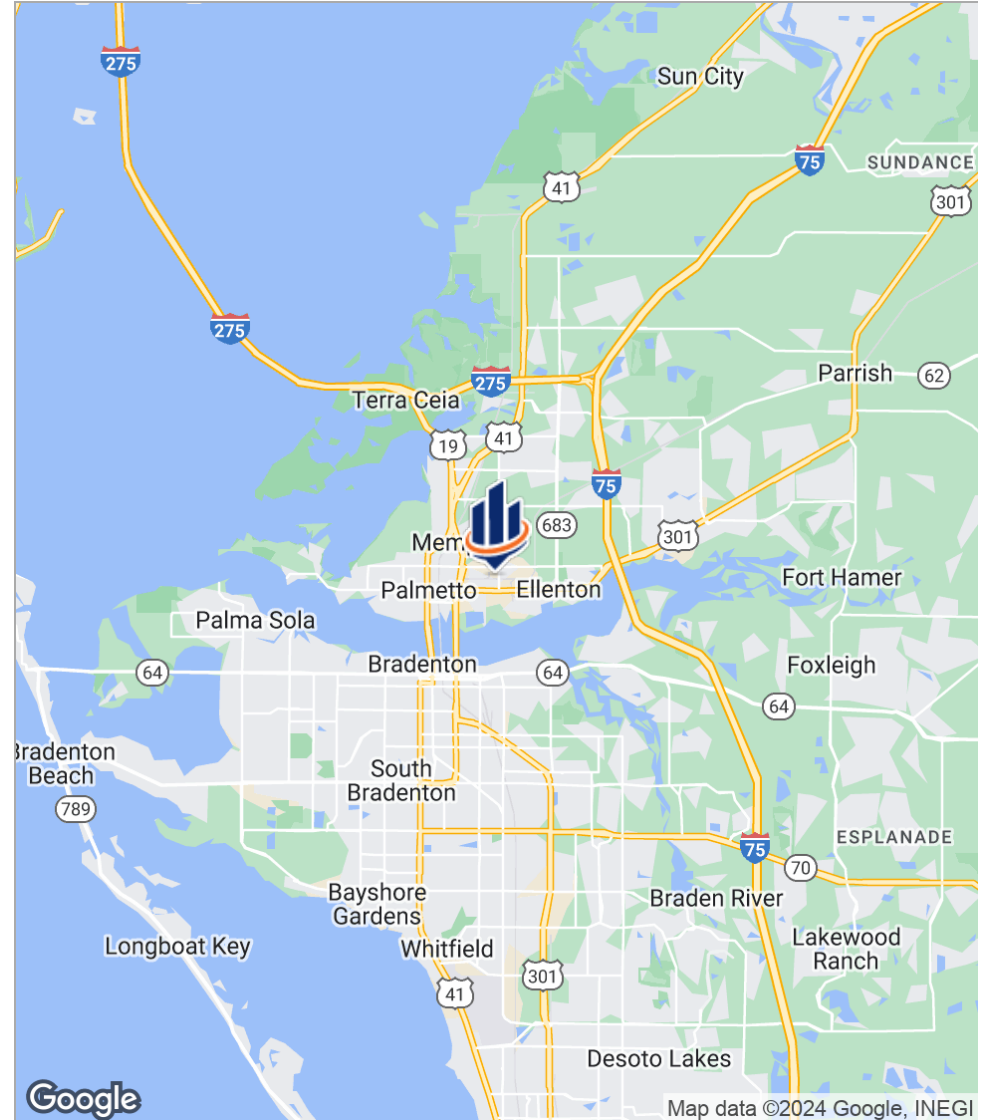
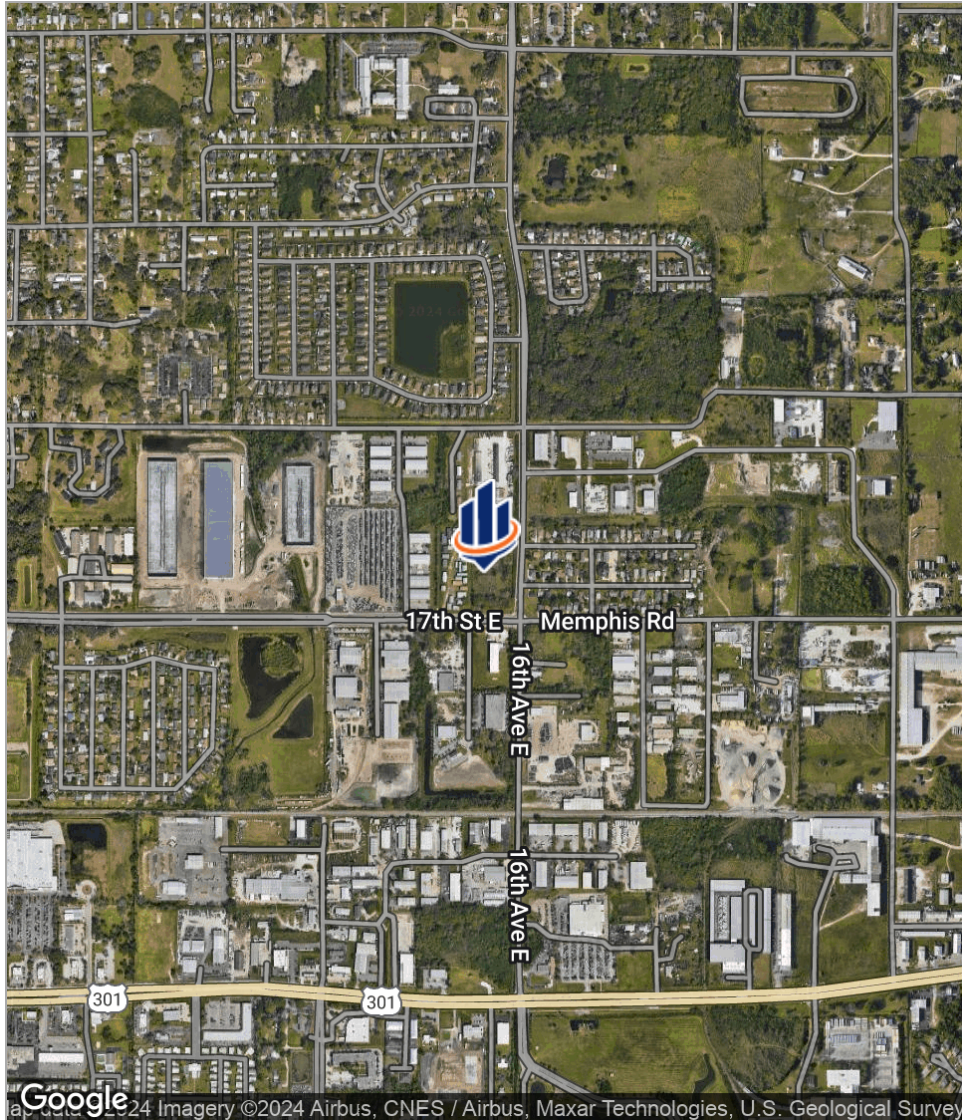


# Site Plan

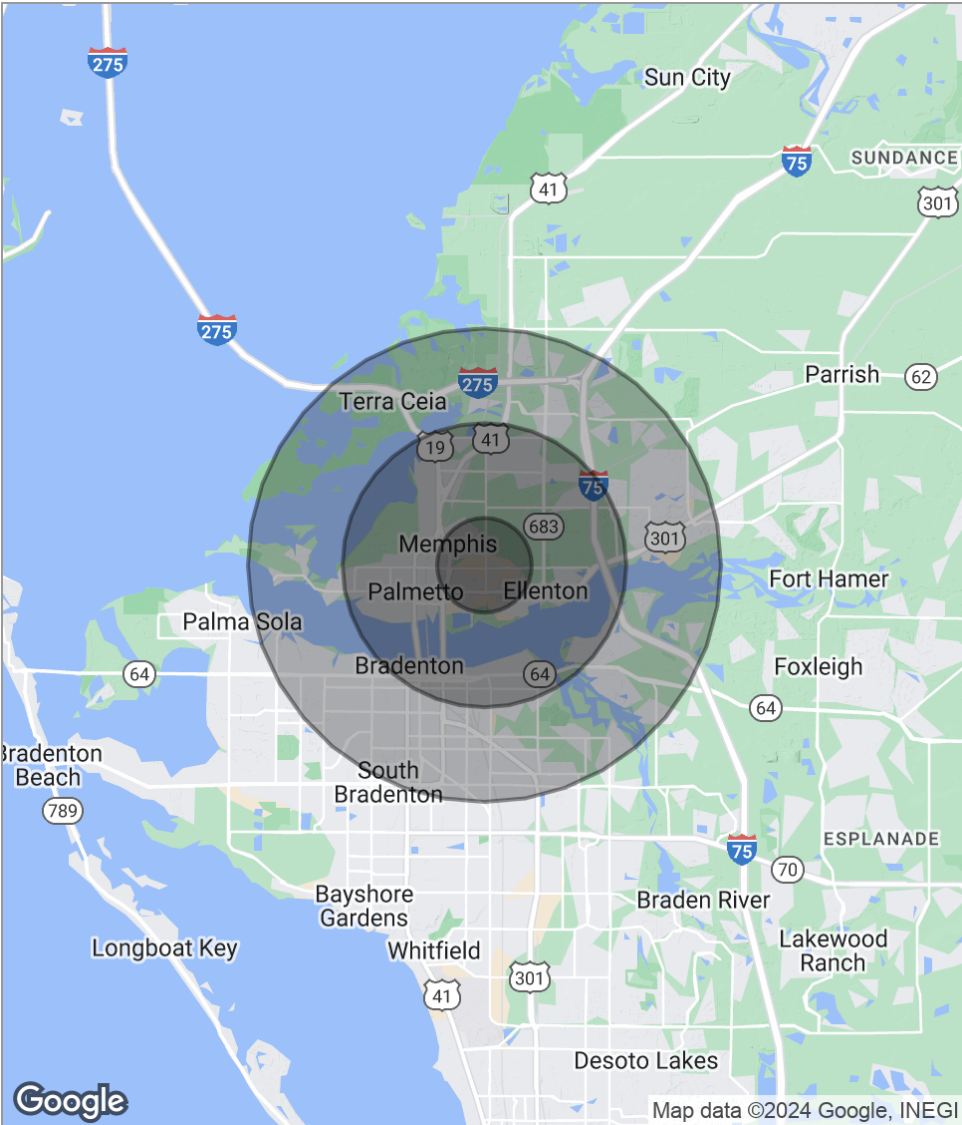




# Location Maps



# Demographics Map



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 5,935     | 51,941    | 137,700   |
| Median age          | 44.4      | 40.4      | 42.9      |
| Median age [Male]   | 43.9      | 39.2      | 41.6      |
| Median age [Female] | 46.2      | 41.4      | 44.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,378     | 19,605    | 55,516    |
| # of persons per HH | 2.5       | 2.6       | 2.5       |
| Average HH income   | \$53,955  | \$54,311  | \$52,407  |
| Average house value | \$170,510 | \$247,739 | \$240,341 |

\* Demographic data derived from 2020 ACS - US Census



# All Advisor Bios



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.



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.