



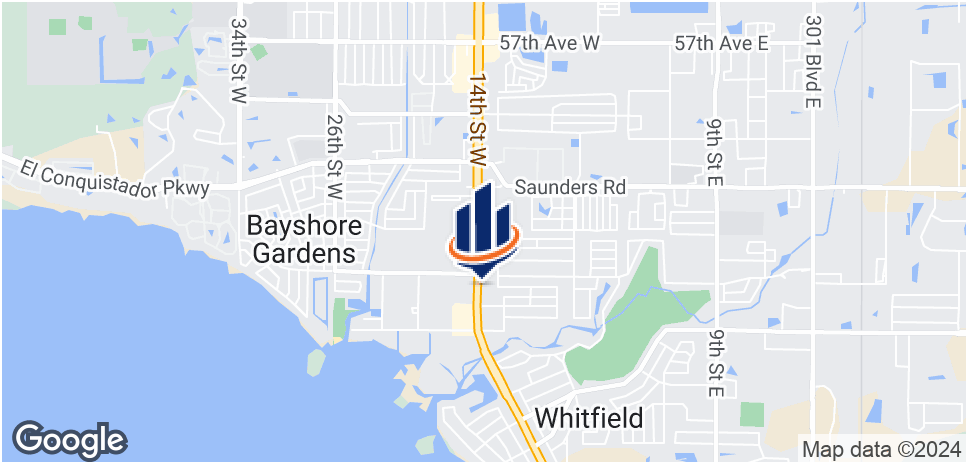
US-41 COMMERCIAL DEVELOPMENT SITE

6717 14TH STREET WEST
BRADENTON, FL 34207

Matt Fenske
Senior Advisor
O: 941.487.3794
matt.fenske@svn.com

Tony Veldkamp, CCIM
Senior Advisor
O: 941.487.6990
tony.veldkamp@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	1.85 Acres
Zoning:	General Commercial [GC]
Price / SF:	\$11.16

PROPERTY OVERVIEW

This commercial development site is a 1.85+/- acre "L" shaped site with 105+/- feet of frontage along US-41. The site would be great for a car wash, mini-strip retail center or office complex with a drive-thru restaurant at the front of the parcel. 12-15,000 SF of buildings may be possible on this site. The site is located in an area with a great deal of current development, including a brand new ALDI, self storage and expansion of Gettel Toyota!

PROPERTY HIGHLIGHTS

- Great site for a car wash, office or retail.
- High-traffic area with over 44,000 vehicles per day.
- Significant development along the US-41 corridor, including a new ALDI, Gettel Toyota expansion and other retail/restaurants.
- Centrally located between downtown Bradenton and downtown Sarasota.
- 3 miles from Sarasota-Bradenton International Airport, Ringling College & Museum, USF Sarasota-Manatee and New College of Florida.

Car Wash Rendering



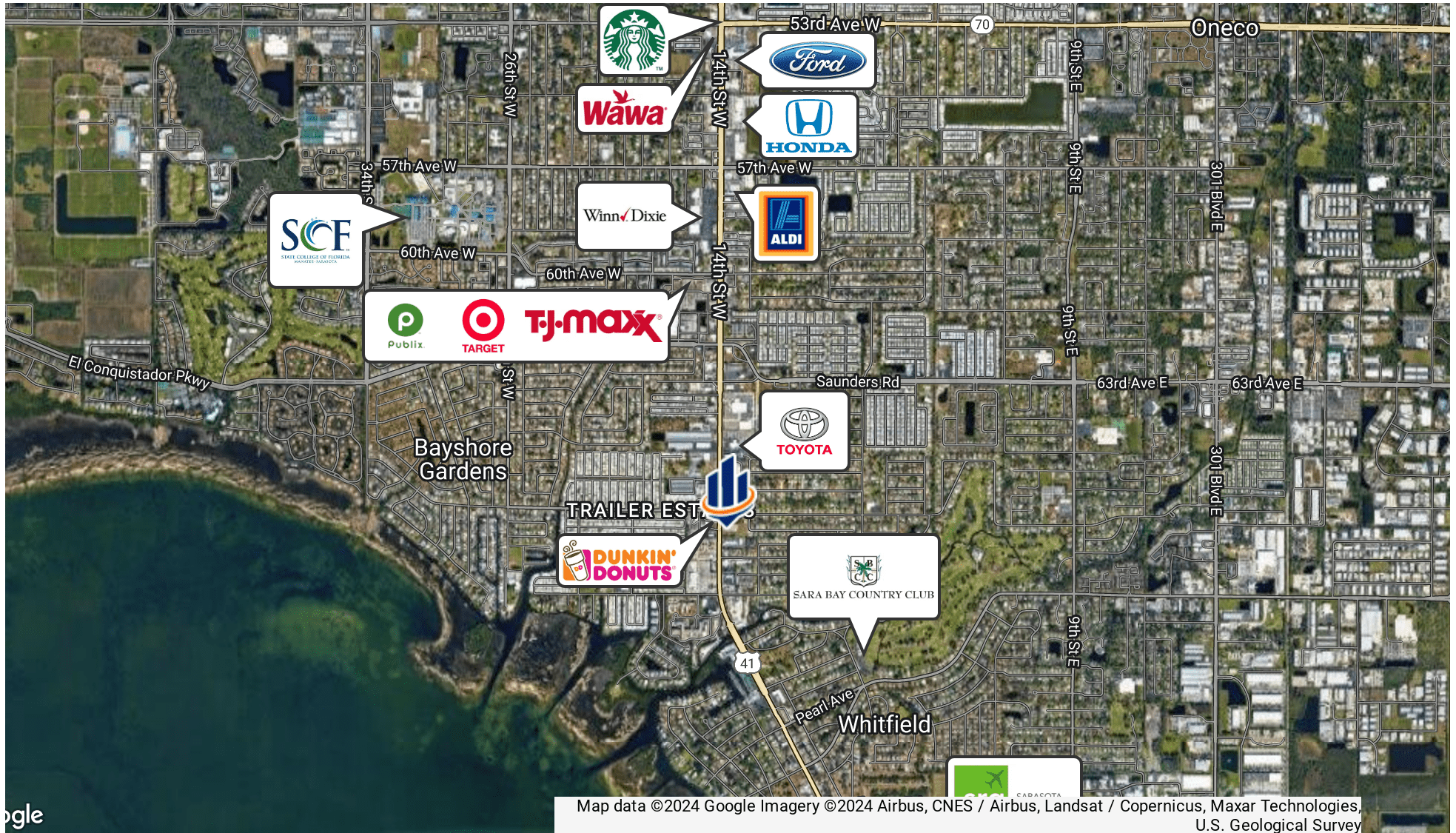
Car Wash Site Plan



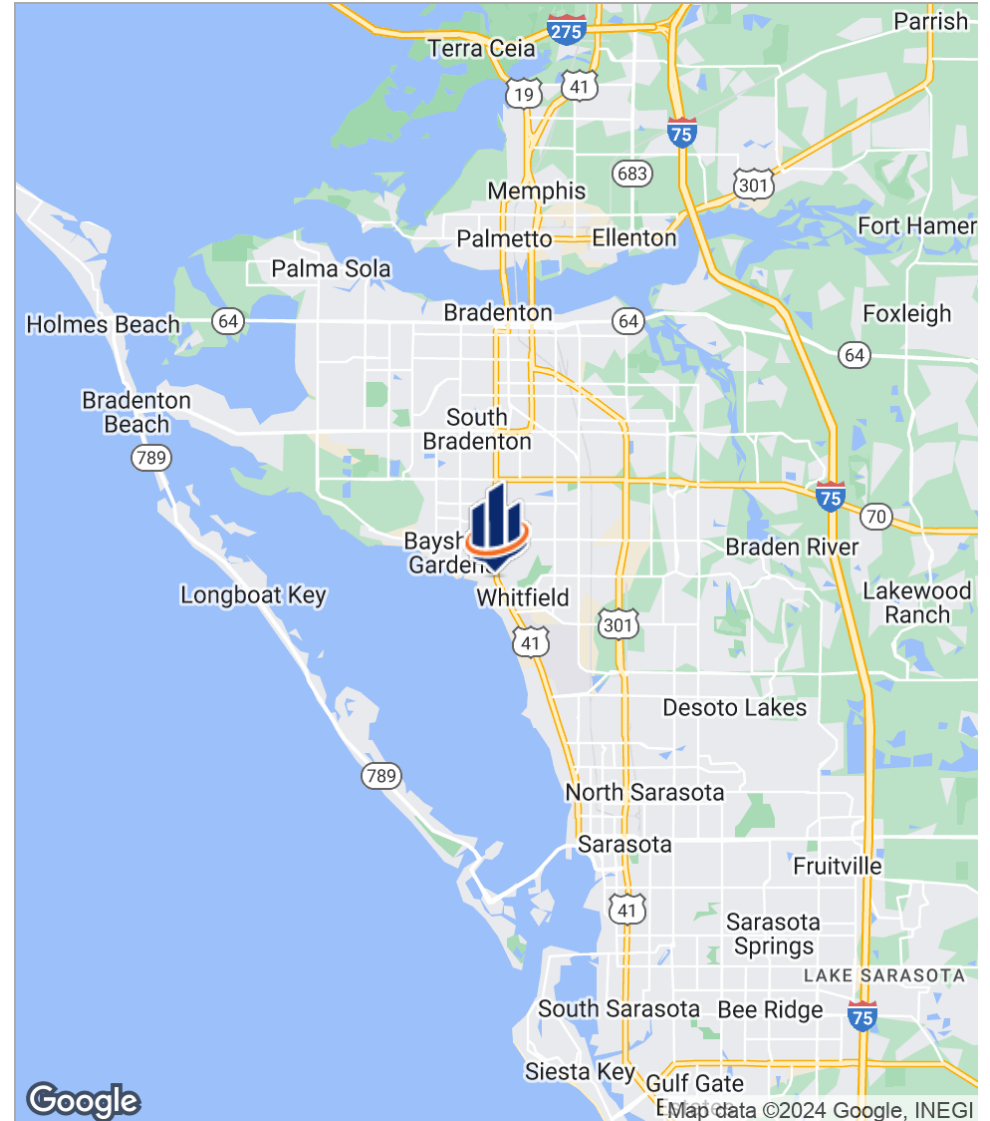
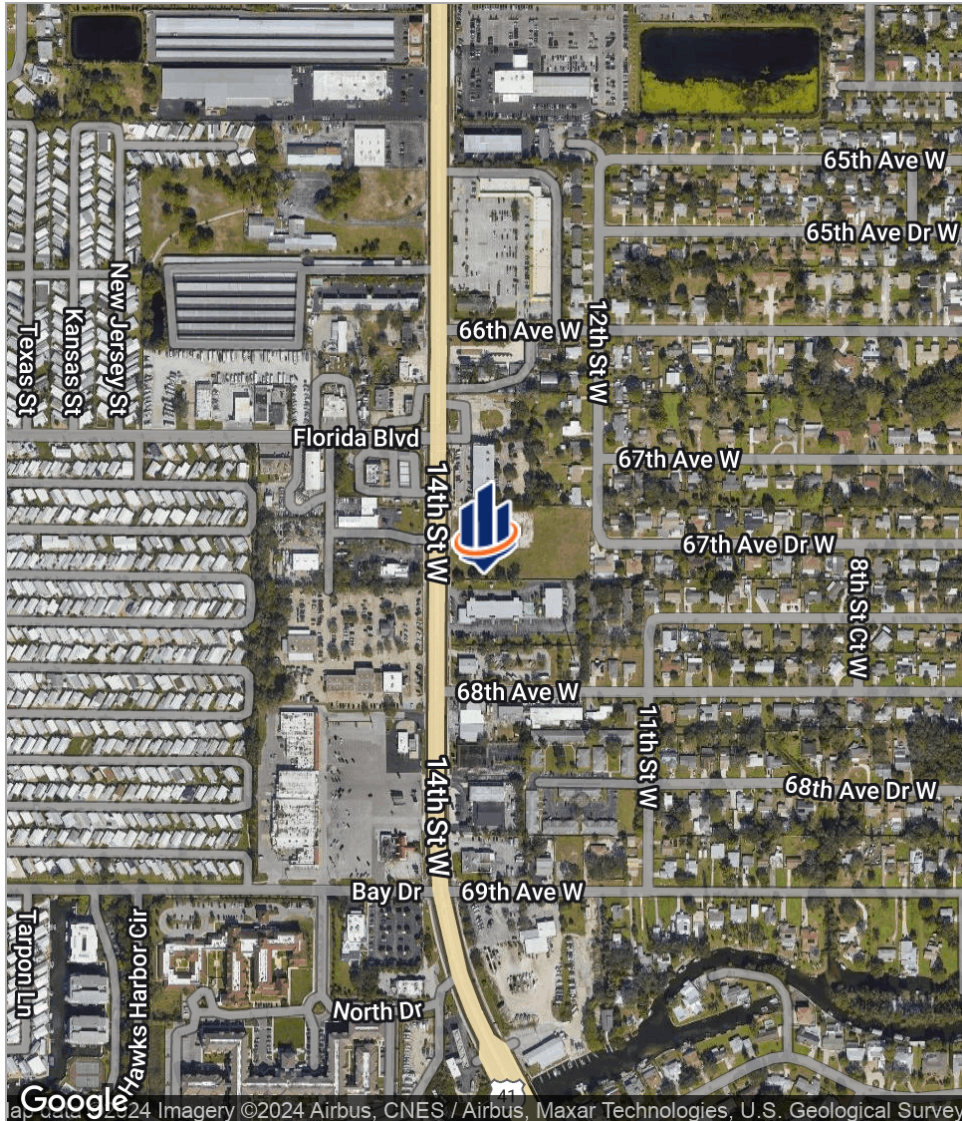
Additional Photos



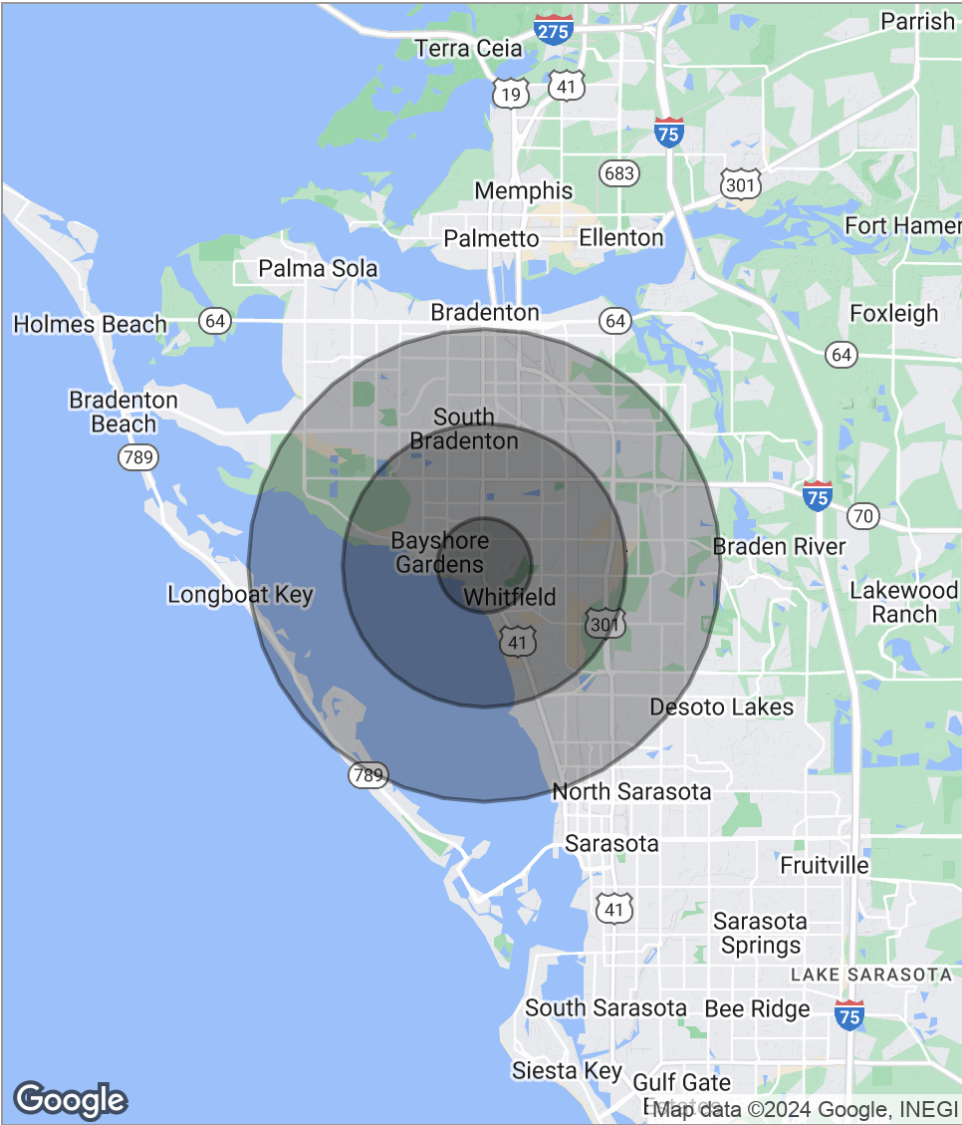
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,149	60,621	149,092
Median age	45.7	42.3	41.8
Median age (Male)	46.8	42.0	40.5
Median age (Female)	44.5	42.5	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,930	25,984	61,266
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,941	\$44,802	\$54,422
Average house value	\$184,605	\$181,304	\$237,409

* Demographic data derived from 2020 ACS - US Census

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.