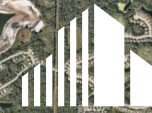




SANCTUARY COVE



CUSHMAN &
WAKEFIELD



RETAIL & MEDICAL DEVELOPMENT SITE

SEC US 301 & SANCTUARY COVE WAY, MANATEE COUNTY, FL



SANCTUARY COVE

SEC US 301 & SANCTUARY COVE WAY
MANATEE COUNTY, FL

PROPERTY HIGHLIGHTS

Prime land opportunity for Retail and/or Medical development on Florida's west coast in front of Sanctuary Cove, a 227+ acre pristine waterfront community, near the waters of Tampa Bay and the beaches of Anna Maria Island and Longboat Key. Lennar is offering 176 luxury home sites within Sanctuary Cove, prices ranging from \$324,000 to \$1,000,000. The site is strategically located on US Hwy 301 (10th Street E) between the main thoroughfares of US Hwy 41 to the west and I-75 to the east. A traffic light is installed on the western portion of the site at the intersection of Sanctuary Cove Way and US HWY 301 (10th Street E); highly attractive location for retail and medical users.

MANATEE COUNTY, FL

- Location: 620 Sanctuary Cove Way, Palmetto, FL 34222, Manatee County
- Site Area: 15.54+/- acres of Commercially zoned land net of retention
- Entitlements: Up to 160,000 SF of commercial / retail
- Zoning: PD-MU
- Future Land Use: CITY
- Traffic Counts: 40,000 VPD on U.S. HWY 301

PRICING

Entire Site: \$6,000,000 (\$8.89 PSF)
Hard Corner: \$1M/Acre (\$23.00/PSF)



LOCATION HIGHLIGHTS

DISTANCES

- | | | |
|----|-----------------------------|------------|
| 1 | Manatee School for the Arts | 0.8 miles |
| 2 | Lincoln Middle School | 1.5 miles |
| 3 | Publix | 1.6 miles |
| 4 | Palmetto Elementary School | 2.4 miles |
| 5 | Palmetto High School | 2.6 miles |
| 6 | I-75 | 2.7 miles |
| 7 | Palmetto Charter School | 2.8 miles |
| 8 | Downtown Bradenton | 2.9 miles |
| 9 | Bradenton-Sarasota Airport | 11.7 miles |
| 10 | Lakewood Ranch | 13.8 miles |
| 11 | Downtown St. Pete | 24.1 miles |
| 12 | Downtown Tampa | 42.9 miles |

LOCATION HIGHLIGHTS



NEARBY HEALTHCARE

1	OptumCare Florida Primarycare	.4 miles	5	Genesis Dental & Medical Group	1.5 miles
2	Palmetto Pediatrics	1.1 miles	6	MCR Health	1.6 miles
3	Millennium Physician Group	1.2 miles	7	Manatee Memorial Hospital	1.8 miles
4	North River Family Health Center	1.2 miles	8	Blake Medical Center	5.4 miles



SANCTUARY COVE

MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2010 Census Population	2,307	52,056	139,584
2020 Estimated Population	2,684	60,847	162,847
2025 Projected Population	2,831	64,672	172,976
Growth 2000-2010	12.2%	6.2%	9.6%
Growth 2020-2025	5.5%	6.3%	6.2%
Median Age	39.1	38.4	44.9
Average Household Size	2.6	2.6	2.4
Average Household Income	\$75,909	\$65,458	\$65,603
Income \$150,000 and over	9.9%	6.8%	6.0%

Bradenton/Sarasota's growing consumer market and easy connections to South Florida and markets to the north, easily make the Bradenton/Sarasota region one of the more diverse and dynamic areas of the country. It is home to many leading logistics, healthcare, financial activities and business services firms. Tourism is also playing an increasingly important part in the region's economy, growing significantly over the past ten years. The combination of Port Manatee, Bradenton-Sarasota International Airport (SRQ), CSX rail, and major highways has positioned the area as the market of choice for major distributors.



5.5%

population growth
forecasted over the
next five years



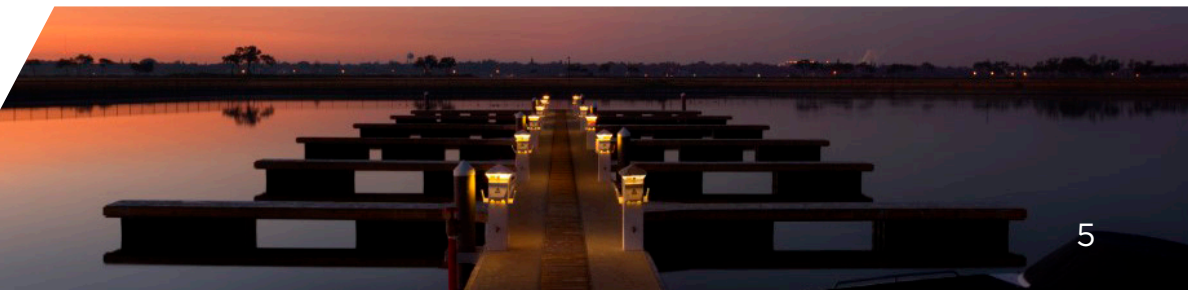
1,237

new households
forecasted in the next
five years



\$65,458

average household income
within a three-mile radius
of the property



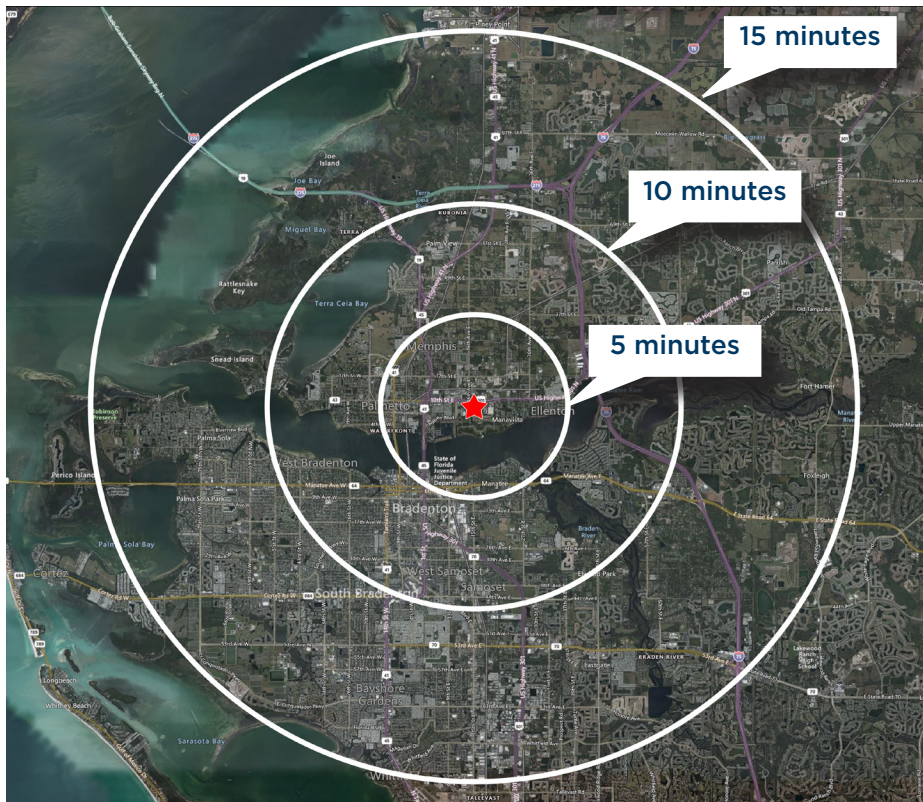


SANCTUARY COVE

RETAIL DEMOGRAPHICS

	1 mile	5 miles	10 miles
Retail Demand	\$70,841,183	\$2,944,004,130	\$7,693,549,113

DRIVE TIMES



MEDICAL GROWTH STATS

Service Line	5 Year Growth
Endocrinology	52.6%
Podiatry	44.6%
Orthopedics	37.4%
Physical Therapy/Rehabilitation	37.1%
Neurology	33.9%
Pain Management	31.1%
ENT	27.6%
Neurosurgery	27.4%
Dermatology	26.5%
Spine	26.4%
Thoracic Surgery	25.8%
Cosmetic Procedures	25.6%
Ophthalmology	25.5%
Pulmonology	25.5%
Vascular	24.6%
Miscellaneous Services	23.6%
Lab	21.4%
Cardiology	20.2%
Gastroenterology	19.9%
Urology	19.4%
Psychiatry	17.8%
General Surgery	16.9%
Nephrology	16.6%
Radiology	15.9%
Evaluation and Management	14.2%
Obstetrics	13.8%
Gynecology	12.1%
Trauma	6.4%
Oncology	3.4%

AMENITIES

Food

- 1) Starbucks
- 2) SUBWAY
- 3) Chili's
- 4) Wendy's
- 5) Ruby Tuesday
- 6) McDonald's
- 7) Taco Bell
- 8) Applebee's
- 9) SUBWAY
- 10) Wendy's
- 11) Dunkin'
- 12) Checkers
- 13) Popeyes
- 14) McDonald's
- 15) Burger King
- 16) SUBWAY
- 17) Outback Steakhouse
- 18) Jimmy John's
- 19) Applebee's
- 20) Dunkin'
- 21) Starbucks
- 22) KFC
- 23) Tropical Smoothie Café

Retail

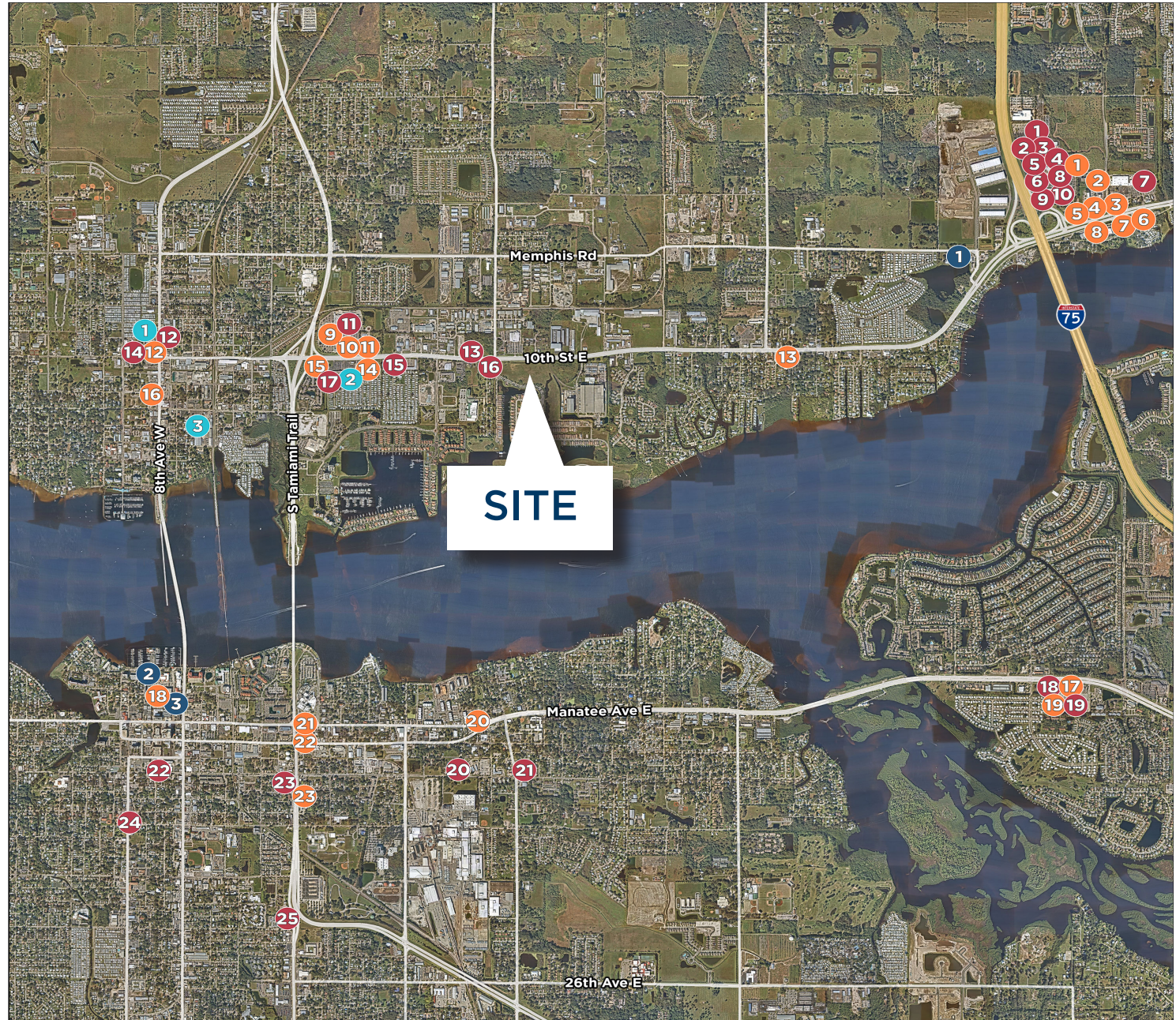
- 1) Gap
- 2) Adidas
- 3) American Eagle
- 4) PacSun
- 5) J.Crew
- 6) Kate Spade
- 7) Bealls
- 8) Michael Kors
- 9) Banana Republic
- 10) LOFT
- 11) Walmart
- 12) Ace Hardware
- 13) Napa Auto Parts
- 14) Advance Auto Parts
- 15) O'Reilly Auto Parts
- 16) Badcock Home Furniture
- 17) AutoZone
- 18) Advance Auto Parts
- 19) Office Depot
- 20) ABC Supply
- 21) Dollar General
- 22) Auto Service Plus
- 23) Advance Auto Parts
- 24) Auto Service Plus
- 25) Napa Auto Parts

Grocery

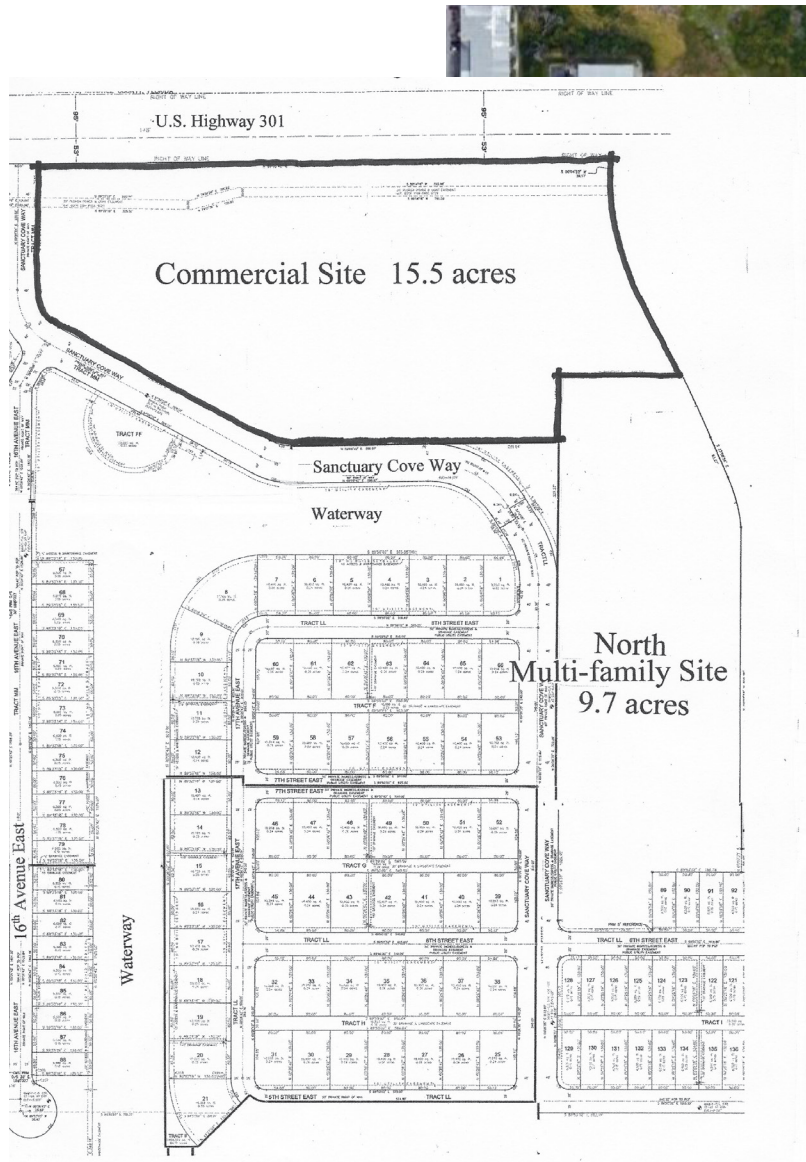
- 1) Publix
- 2) ALDI
- 3) Winn Dixie

Hotel

- 1) Red Roof Inn
- 2) SpringHill Suites
- 3) Hampton Inn



CONCEPTUAL PLANS



15.54 Acres of Retail & Medical



SANCTUARY COVE MANATEE COUNTY, FL

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