



SANCTUARY COVE



# RETAIL & MEDICAL DEVELOPMENT SITE

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





## SANCTUARY COVE

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## 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. Home sales from \$550,000 to \$3,000,000. The site is strategically located on US Hwy 301 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. Sanctuary Cove Way to the north, 16th Ave E is being four laned north to US 41. Highly attractive location for retail and medical users. <https://sanctuarycovefl.com/>

### MANATEE COUNTY, FL

- Location: 620 Sanctuary Cove Way, Palmetto, FL 34222, Manatee County
- Available: ±6.25 acres of Commercially zoned land net of retention
- Entitlements: Up to 160,000 SF of commercial / retail
- Zoning: PD-MU
- Lighted intersection, plus right in, right out on US 301
- Traffic Counts: 40,000 VPD on U.S. HWY 301
- Located across Detwiler's Farm Market: <https://detwilermarket.com/palmetto/>

### PRICING

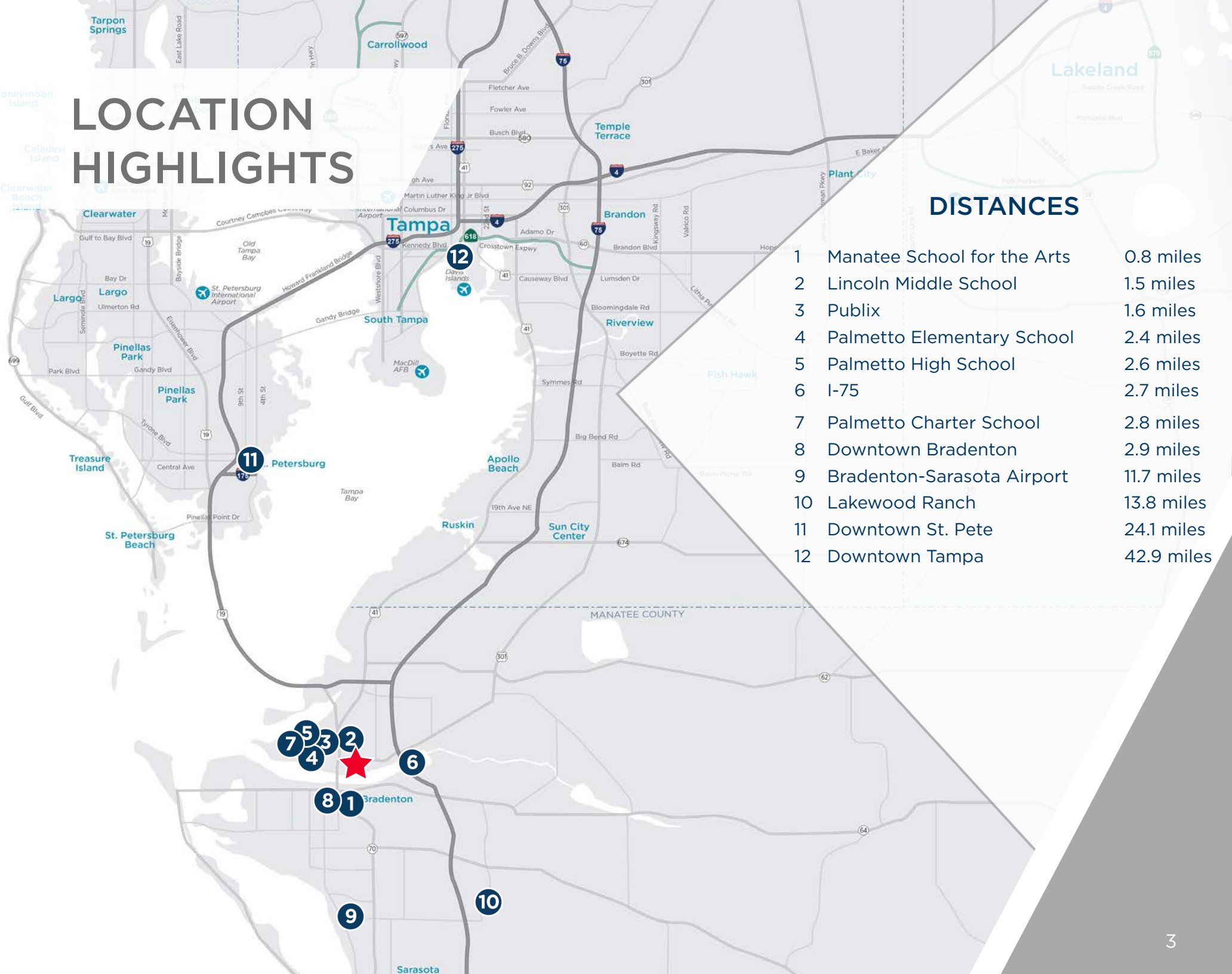
**\$1M/Acre (\$23.00/PSF)**



# 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	HCA Blake Medical Center	5.4 miles
			9	HCA Blake Emergency Room	7.8 miles



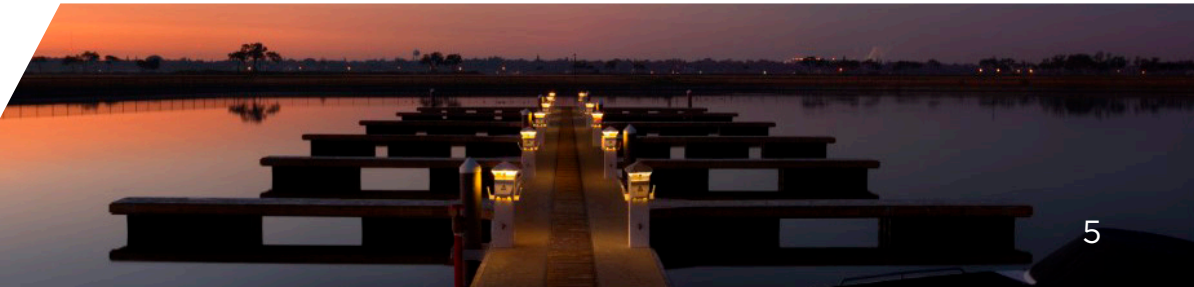


# SANCTUARY COVE

## MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2020 Total Population	3,924	58,408	157,723
2023 Total Population	4,237	59,395	161,088
2028 Projected Population	4,508	59,706	163,539
Growth 2023-2028	1.25%	0.10%	0.30%
Median Age	39.2	39.9	45.6
Average Household Size	2.27	2.49	2.39
Average Household Income	\$97,036	\$77,768	\$77,825
Income \$200,000 and over	10.9%	4.0%	4.0%

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.



**1.25%**

population growth forecasted over the next five years



**1,970**

new households forecasted in the next five years



**\$77,768**

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

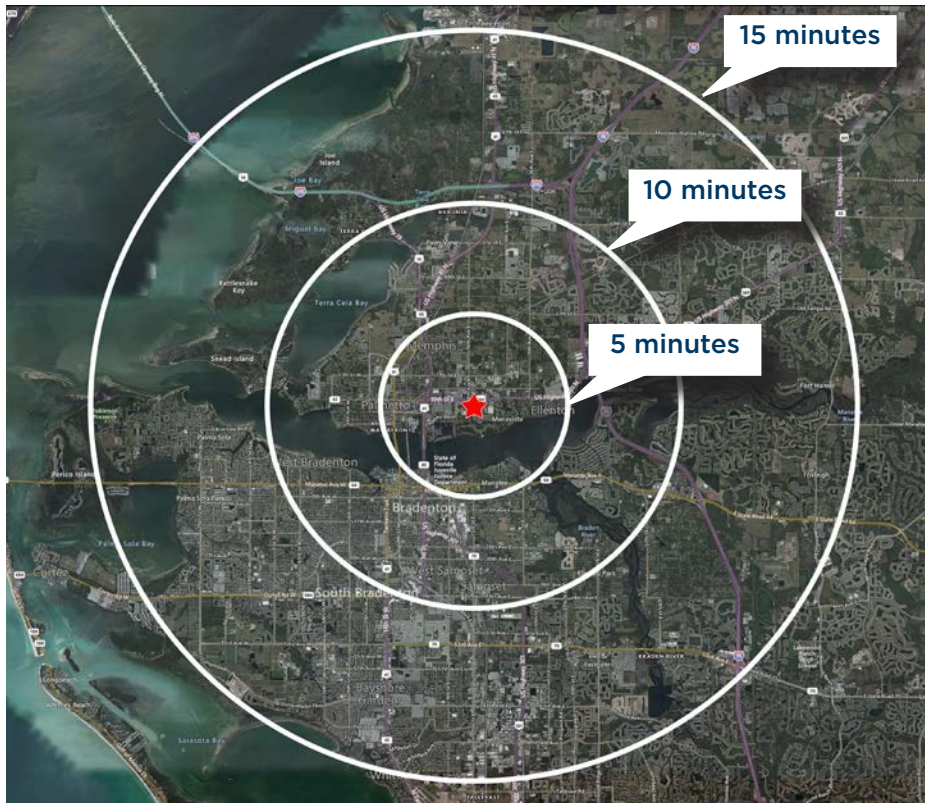


# SANCTUARY COVE

## RETAIL DEMOGRAPHICS

	1 mile	5 miles	10 miles
Retail Demand	\$67,694,561	\$2,842,807,381	\$7,092,392,578

## 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

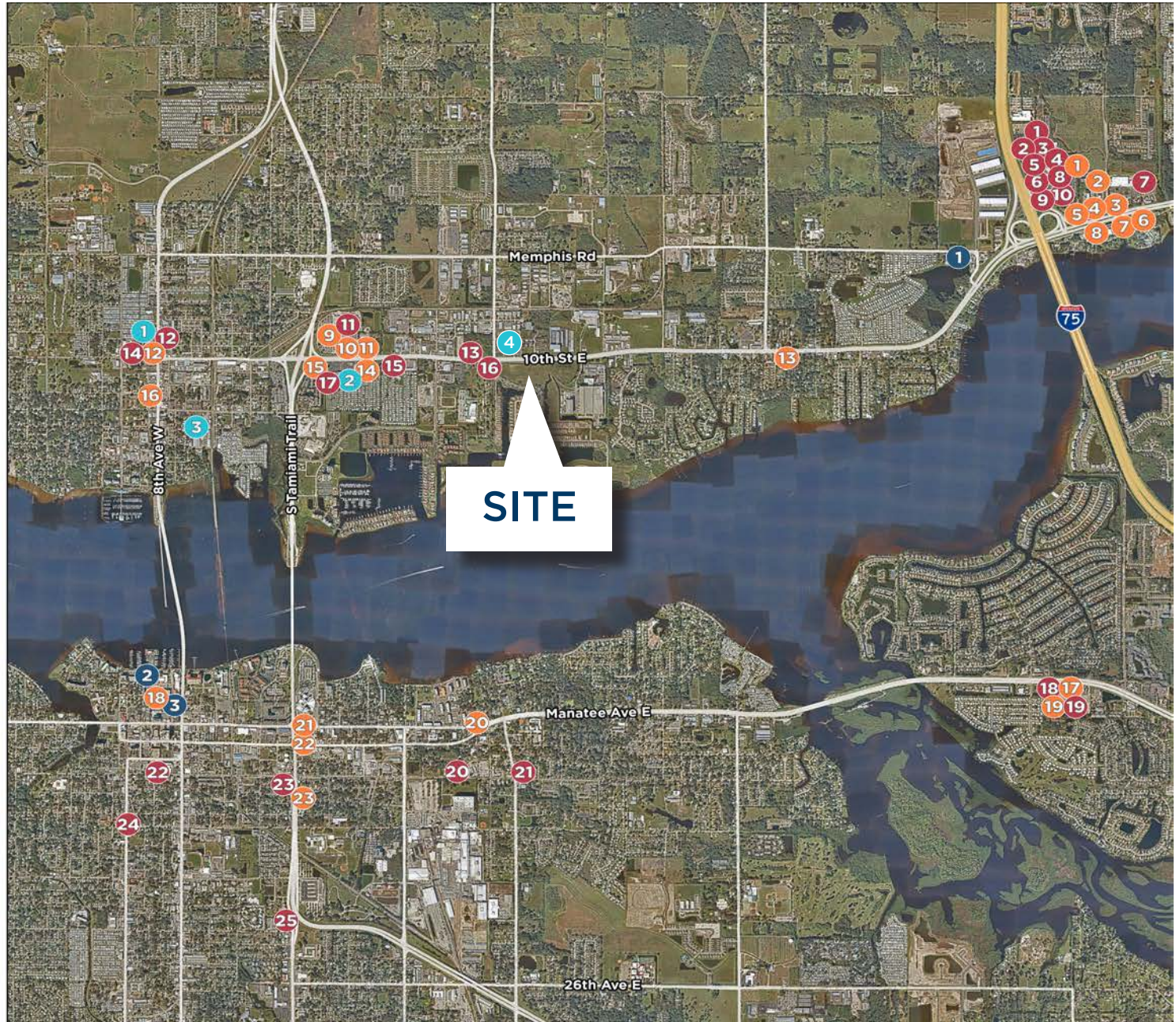
- 1) Gap
- 2) Adidas
- 3) American Eagle
- 4) PacSun
- 5) J.Crew
- 6) Kate Spade
- 7) Bealls
- 8) Michael Kors
- 9) Banana Republic
- 10) LOFT
- 11) Walmart
- 12) Ace Hardware
- 13) Napa Auto Parts
- 14) Advance Auto Parts
- 15) O'Reilly Auto Parts
- 16) Badcock Home Furniture
- 17) AutoZone
- 18) Advance 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
- 4) Detwiler's Farm Market

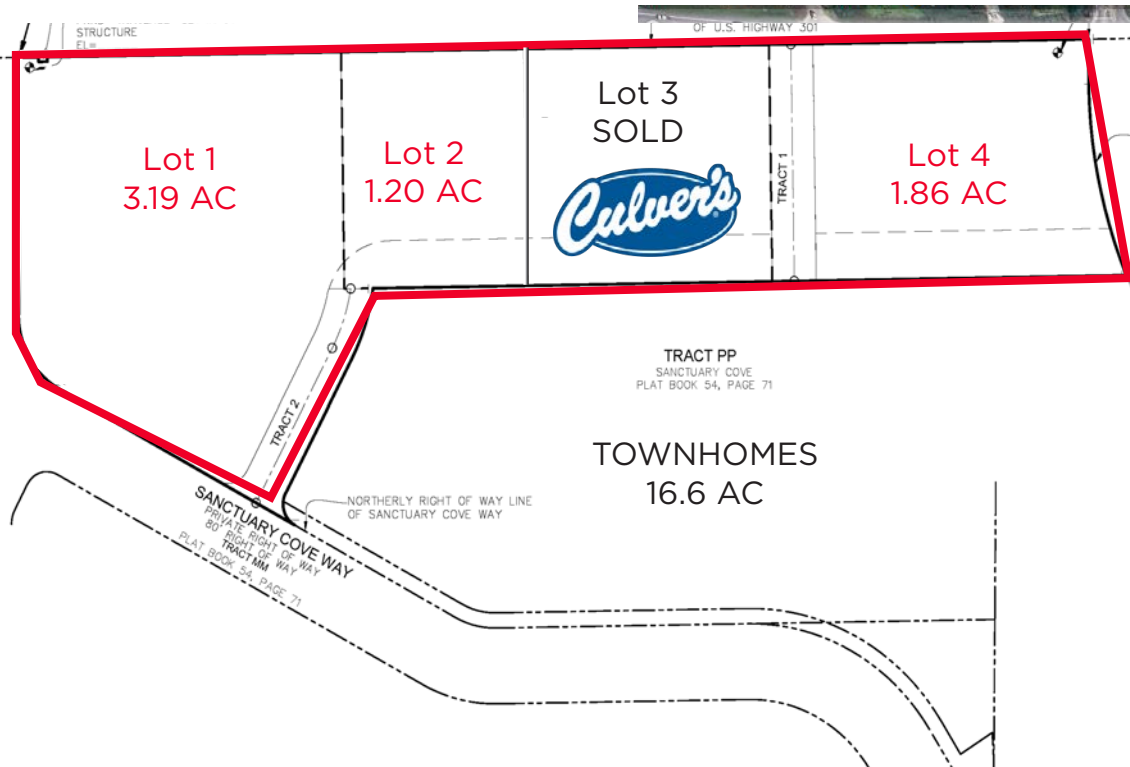
## Hotel

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





# CONCEPTUAL PLANS



**±6.25 Acres of Retail & Medical**





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# CONCEPTUAL PLANS







# SANCTUARY COVE MANATEE COUNTY, FL

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