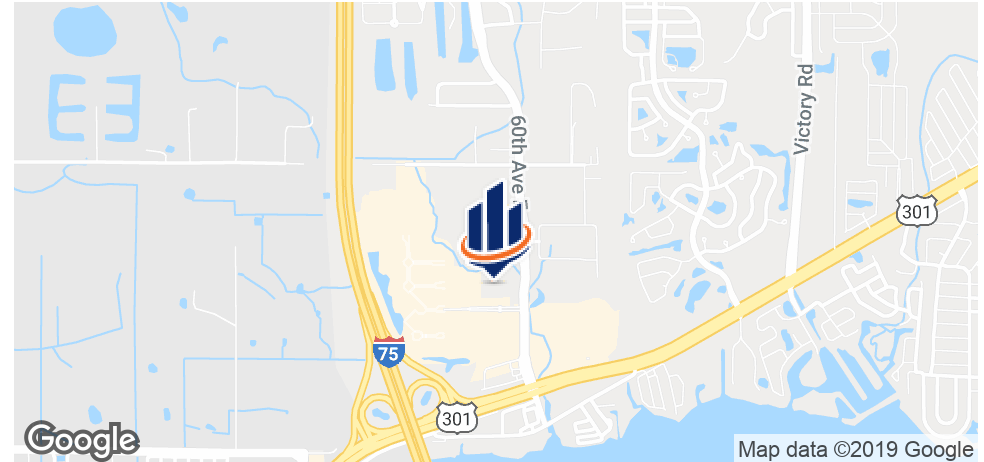




ELLENTON OUTLETS MOVIE
THEATER/ENTERTAINMENT
SITE

FACTORY SHOPS BOULEVARD
ELLENTON, FL 34222

Property Summary



OFFERING SUMMARY

Available SF:	15,000 - 50,000 SF
Lease Rate:	\$22.00 - 25.00 SF/yr [NNN]
Lot Size:	8 Acres
Zoning:	Planned Development-Mixed Use [PD-MU]
Traffic Count:	35,500

PROPERTY OVERVIEW

This property is being offered as a build-to-suit opportunity for a movie theater or other entertainment concept. The 8+/- acre site has been approved for up to a 50,000 SF movie theater, 330-room hotel and 120,000 SF of commercial uses. There is strong demand from residents and support from County Commissioners for a movie theater or other entertainment related concept on the property.

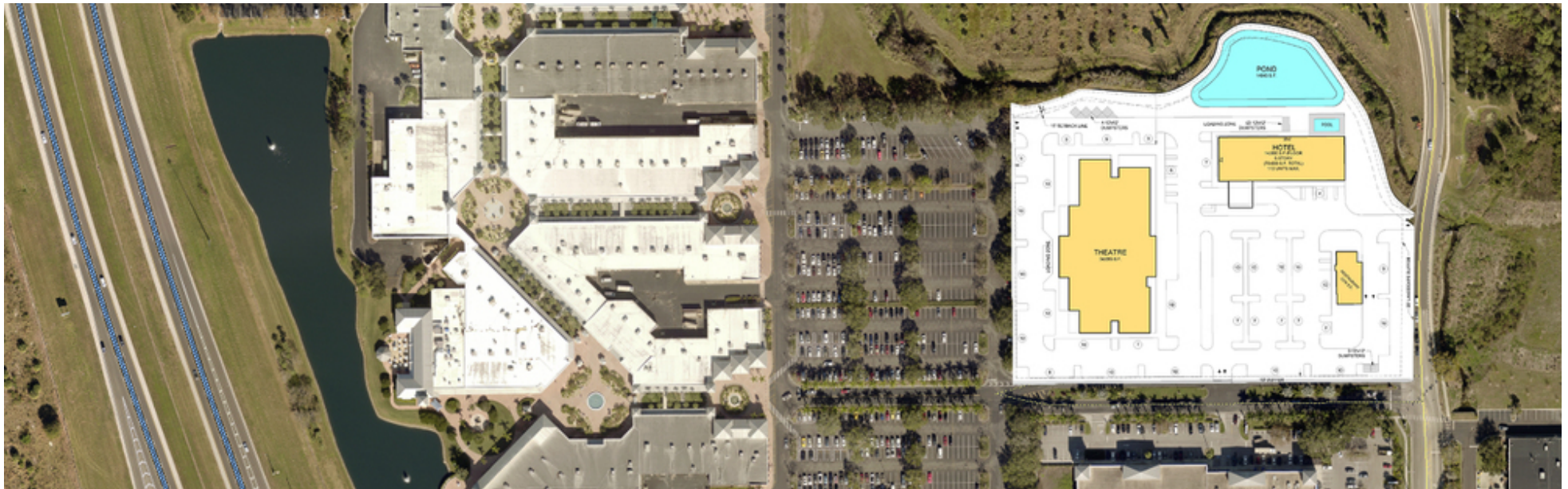
The next door Ellenton Outlet Mall draws over 4 million visitors annually and is one of the biggest shopping destinations in the region. The property is also located next to the Ellenton Ice and Sports Complex, which has two rinks and hosts hockey tournaments and figure skating events.

Manatee County continues to be one of the fastest growing regions in the country and much of this growth is along the US-301 corridor in Ellenton and Parrish. The significant amount new home construction to the east of this site has increased demand for retail, restaurants and entertainment options in this area.

PROPERTY HIGHLIGHTS

- Build-to-Suit opportunity for up to 50,000 SF movie theater or entertainment concept.
- Site approved for up to a 50,000 SF movie theater, 330-room hotel and 120,000 SF of commercial uses.
- Located next to the Ellenton Outlet Mall, which attracts over 4 million visitors annually.
- The US-301 corridor continues to explode with new home construction.

Property Description



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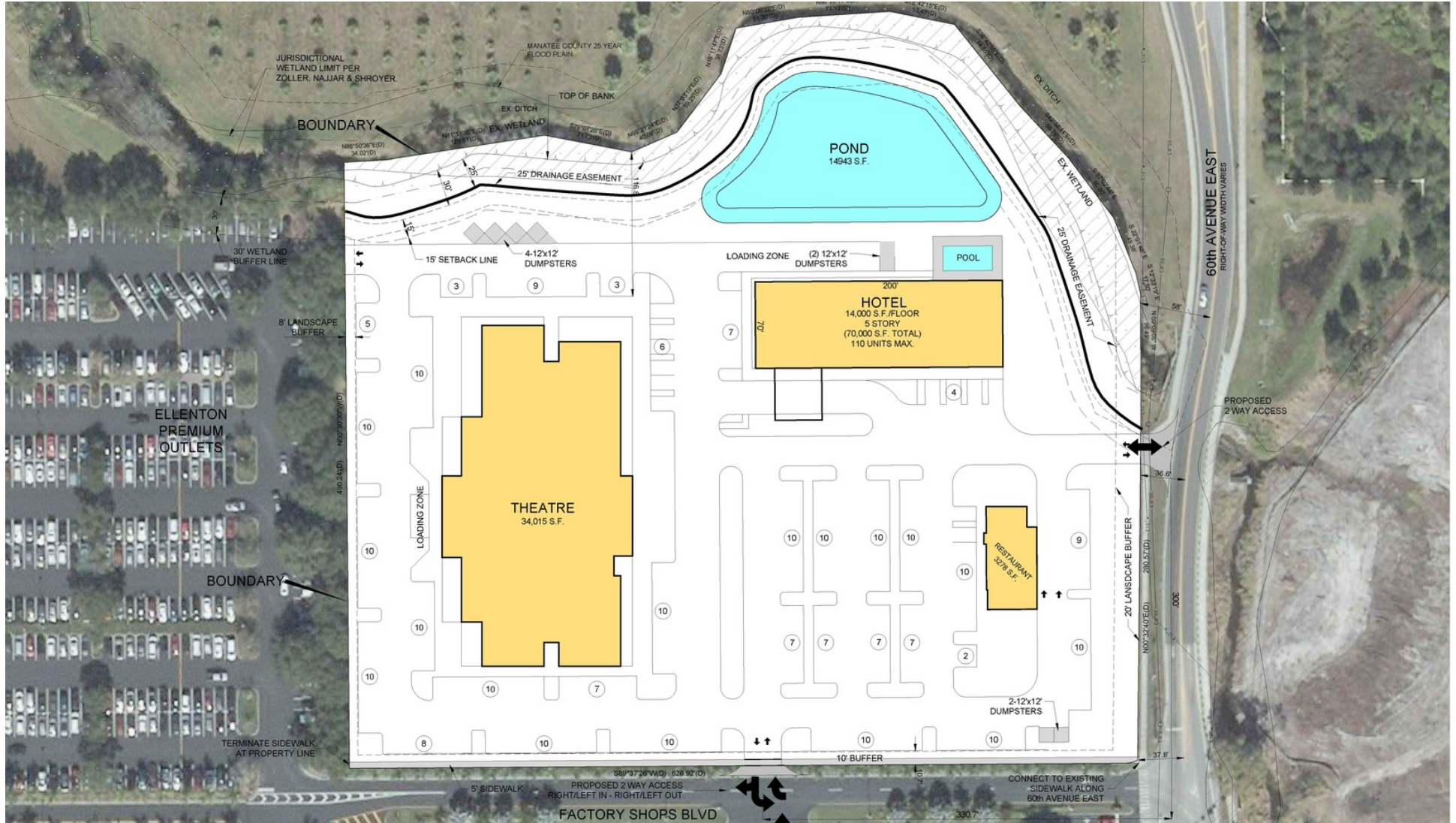
LOCATION OVERVIEW

The property is located at the entrance to the Ellenton Premium Outlets. The 8+/- acre site is located just off US-301 and Interstate 75. The Ellenton Outlet Mall is the single biggest shopping destination in the area and attracts over 4 million visitors annually. There is over 375,000 square feet of additional retail in the immediate vicinity that draws shoppers from Tampa, Sarasota and Bradenton.

Exterior Rendering



Site Plan



Site Plan



Available Spaces

LEASE RATE: \$22.00 - 25.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 15,000 - 50,000 SF

LEASE TERM: 120 months

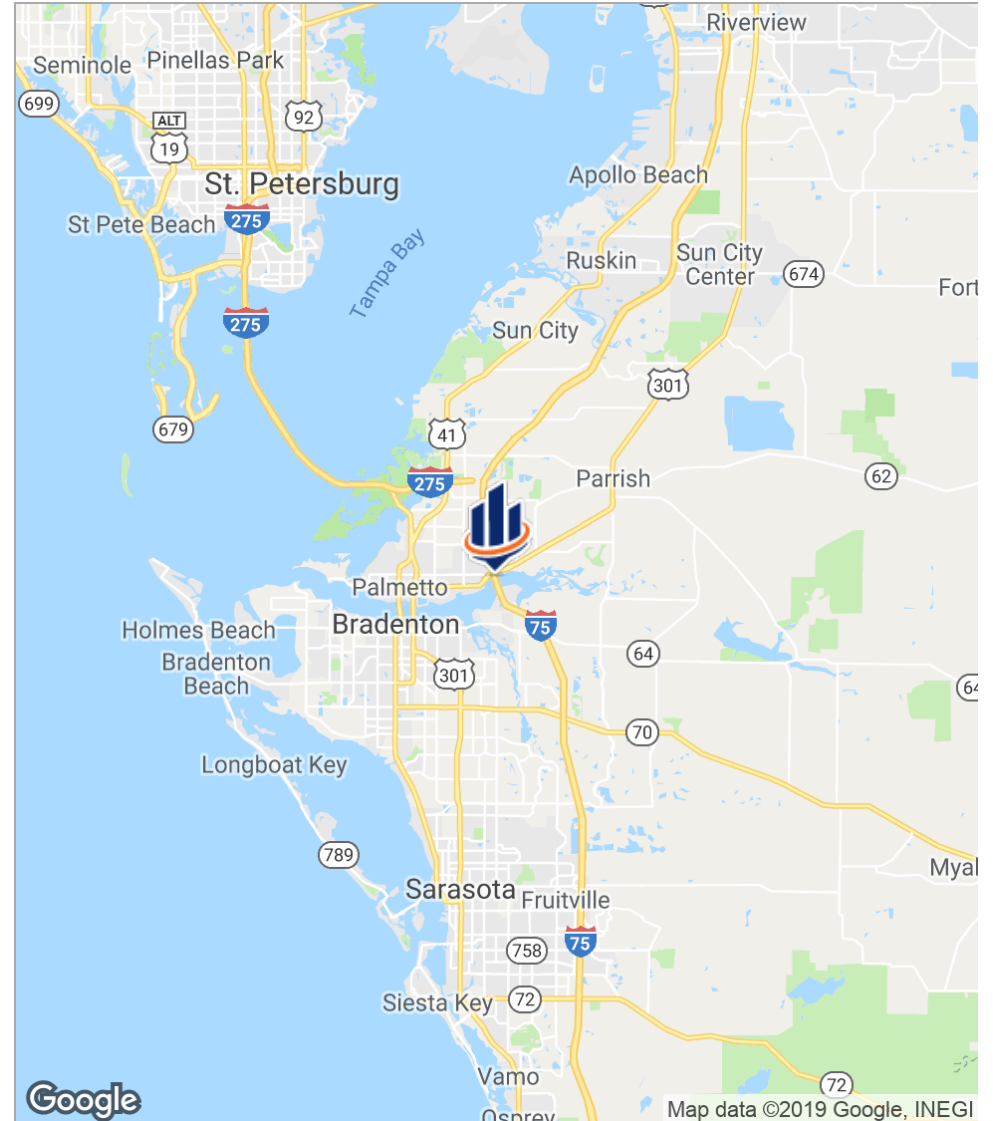
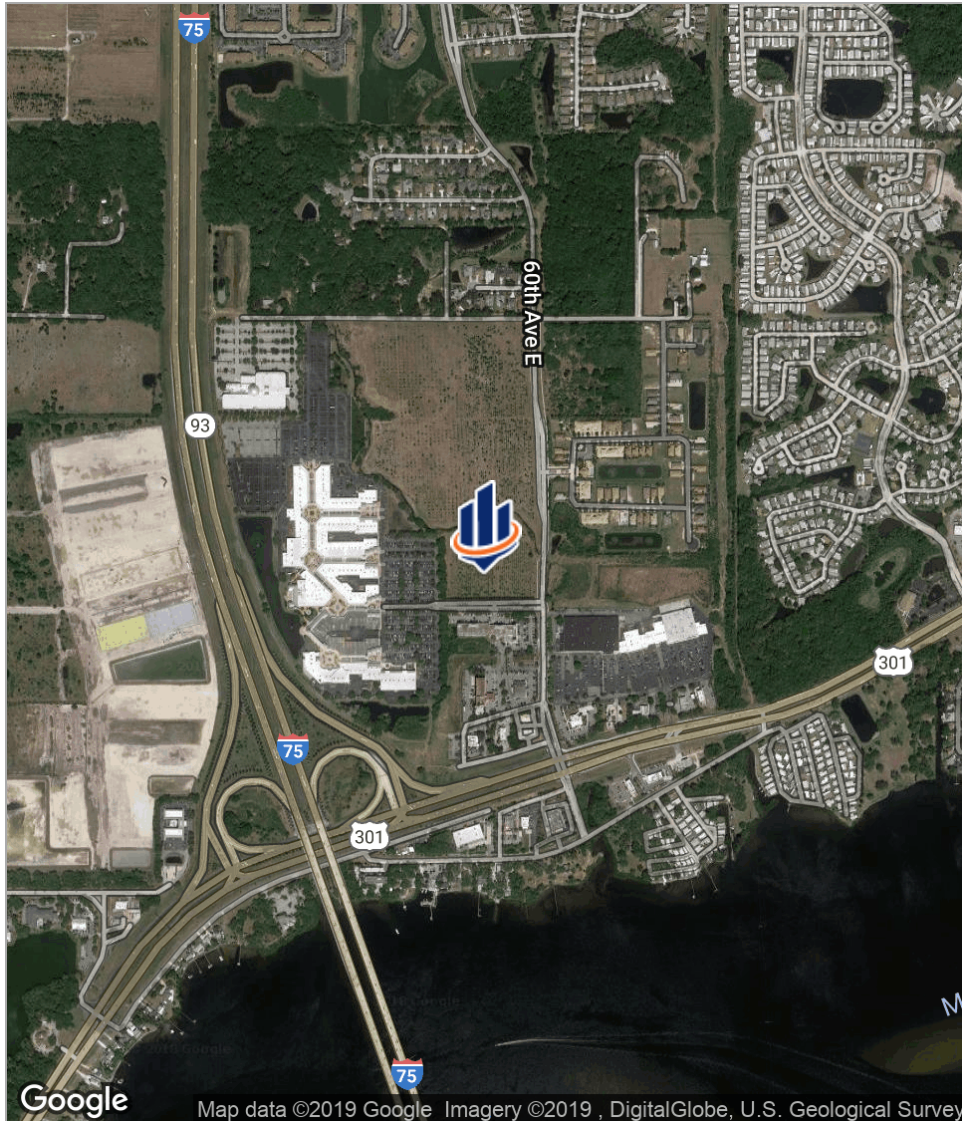
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Junior Anchor Space		\$22.00 SF/yr	NNN	15,000 SF	120 months	
Movie Theater/Entertainment Space		\$25.00 SF/yr	NNN	50,000 SF	120 months	

Manatee & Sarasota Movie Theaters



NUMBER	THEATER	DISTANCE (MI)
1	AMC Bradenton 20	10.7
2	Regal Oakmont 8	11.5
3	Lakewood Ranch Cinema	14.1
4	Parkway 8 Cinema	15.5
5	Regal Hollywood	18.4
6	Burns Court Cinema	19.3
7	CinéBistro	21.0

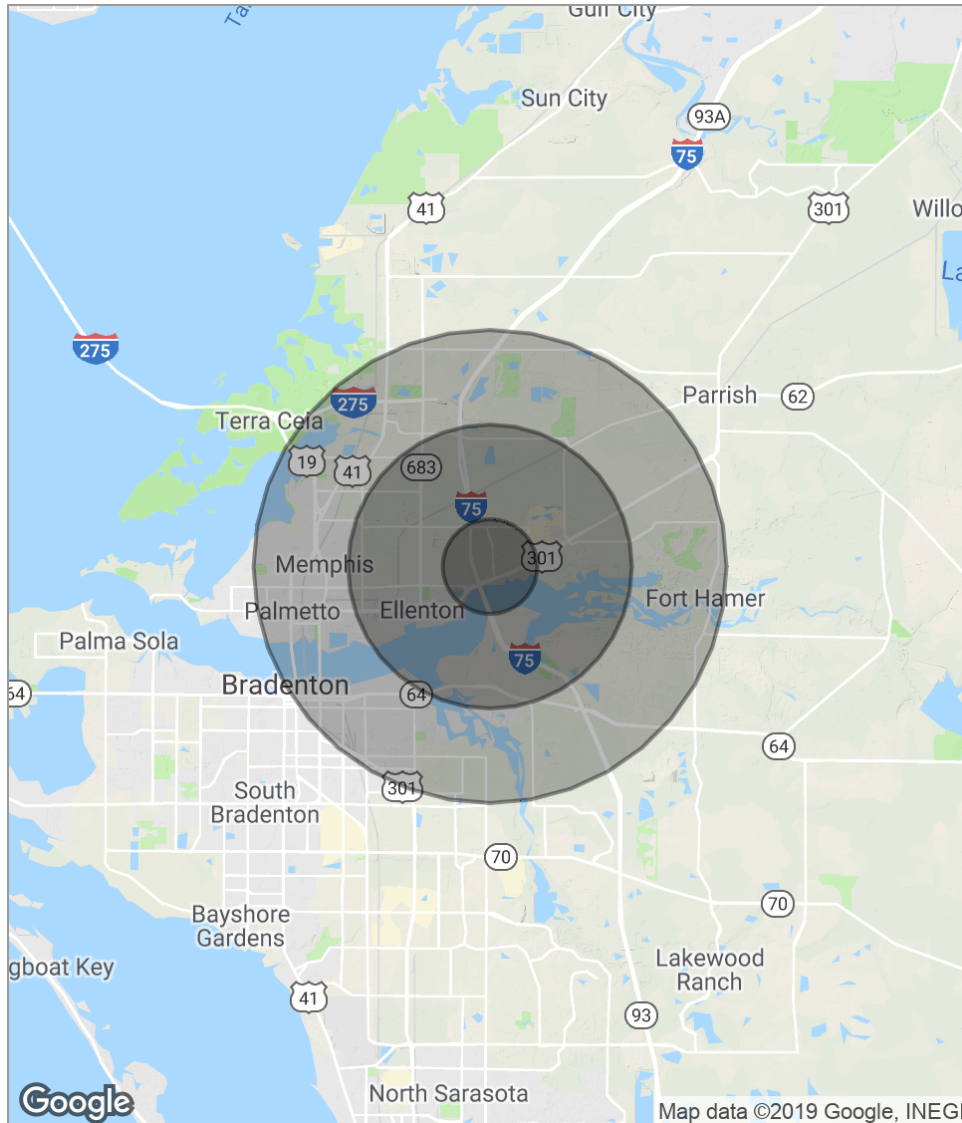
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,876	31,368	79,644
Median age	47.1	46.8	42.7
Median age [Male]	46.3	46.4	41.9
Median age [Female]	48.2	47.4	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,621	13,170	31,095
# of persons per HH	2.4	2.4	2.6
Average HH income	\$56,067	\$58,849	\$59,256
Average house value	\$162,381	\$201,695	\$234,459

* Demographic data derived from 2010 US Census

All Advisor Bios



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Matt Fenske

Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as an Associate Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on office and industrial sales, as well as vacant land. Matt has been involved in over \$15 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 Downtown Sarasota and enjoys playing golf and spending time on the water.



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Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group with offices in Sarasota and Bradenton. 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 twenty five 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 \$250 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony was the President of the Commercial Investment Division of the Realtor® Association of Sarasota and Manatee in 2016, and he also won the 2016 Commercial Realtor® of the Year awarded by them. He is recognized annually by SVN International as a top ranking producer nationwide. 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.

- 2018, 2017, 2016 & 2012 Nationally Ranked Award Winner, SVNIC
- 2016 Commercial Realtor® of the Year, President of the Commercial Investment Division - Realtor Association of Sarasota & Manatee



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