

# CORTEZ PLAZA

905 - 1313 Cortez Rd W, Bradenton, FL 34207

RETAIL PROPERTY FOR LEASE

## PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 1,792 SF | 2,596 SF (Freestanding Building)
- Located at the signalized intersection of Cortez Rd. W. and 14th St. W. (US 41), in the heart of Bradenton's busiest retail corridor with multiple ingress/egress points
- Anchored by Burlington, LA Fitness, PetSmart, Shoe Carnival, and Chuck E. Cheese
- Traffic Counts: 41,000 AADT on Cortez Rd. W. | 44,500 AADT on 14th St. W.

## DEMOGRAPHICS

### POPULATION



3 Mile 126,718  
5 Mile 204,863  
10 Minute 145,220

### HOUSEHOLDS



3 Mile 53,349  
5 Mile 86,974  
10 Minute 61,479

### DAYTIME POPULATION



3 Mile 90,089  
5 Mile 160,094  
10 Minute 108,874

### AVE. HOUSEHOLD INCOME



3 Mile \$68,626  
5 Mile \$79,624  
10 Minute \$71,437

### DAILY TRAFFIC COUNTS AADT



Cortez Rd. W. 40,000  
14th St. W. 44,500



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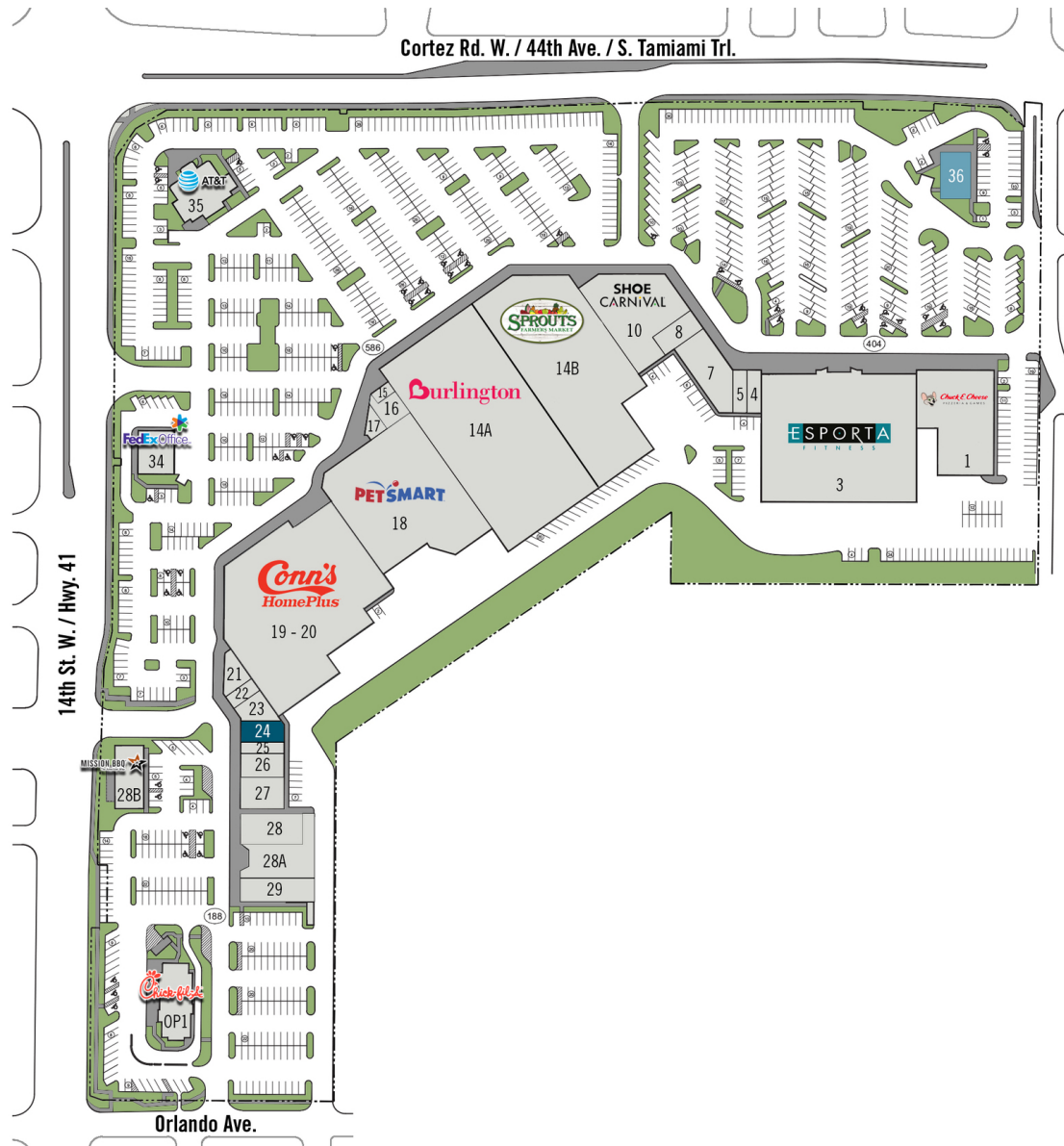
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1	Chuck E Cheese	13,565 SF
3	Esporta Fitness	41,000 SF
4	SVB Babershop	1,200 SF
5	GNC	1,141 SF
7	Keke's Breakfast Cafe	4,972 SF
8	GameStop	1,922 SF
10	Shoe Carnival	11,890 SF
14A	Burlington	55,927 SF
14B	Sprouts	28,911 SF
15	Phone Physician	755 SF
16	Gold Pros	1,544 SF
17	Clean Smoke	1,212 SF
18	PetSmart	27,500 SF
20	Conn's HomePlus	41,278 SF
21	Advance America	1,447 SF
22	Miracle Ear	871 SF
23	Sprint	1,762 SF
24	AVAILABLE	1,792 SF
25	Copeland's Full Lines Insurance	900 SF
26	LA Nails	1,989 SF
27	Hibachi Express	2,585 SF
28	Spectrum	3,108 SF
28A	Columbia Care	4,492 SF
28B	Mission BBQ	3,500 SF
29	Visionworks	3,213 SF
34	FedEx Office	2,970 SF
35	AT&T	5,119 SF
36	AT LEASE	2,596 SF
OP1	Chick Fil A	4,291 SF