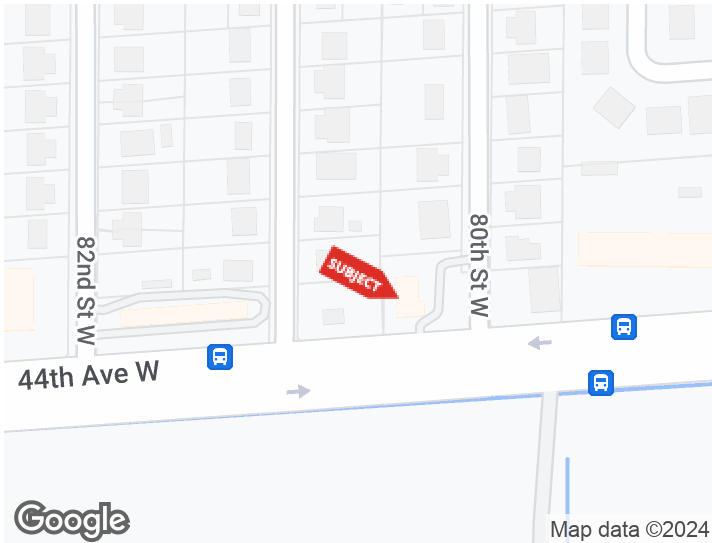




STAND ALONE DRIVE THRU QSR

8004 CORTEZ RD W
BRADENTON, FLORIDA 34210



PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,078	3,432
Total Population	660	2,194	6,653
Average HH Income	\$46,015	\$53,709	\$57,468

For More Information

ADAM DOAK
Commercial Realtor
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adoak@americanpropertygroup.com

STAND ALONE DRIVE THRU ON CORTEZ RD.



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	1,996 SF
Lot Size:	0.426 Acres
Year Built:	1985
Zoning:	GC

PROPERTY OVERVIEW

Now Available and located in an area that is booming with growth. This drive thru restaurant that is directly across from the future Lake Flores with a proposed 1,200-acre mixed-use planned development with an estimated 6,500 homes, 2 million SF of retail, 1 million SF of office space, 500 hotel rooms and a beautiful 19 acre man-made lake.

Property includes a turn key restaurant with drive thru and a giant Cortez Rd. sign. Zoned GC with many future uses allowed. Property has a current tenant on site so please contact the listing agent for more information and showing instructions.

For more information about the proposed development: <https://lakefloreshomes.com>

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The project boundaries for the Lake Flores Community Development District. On Jan. 11, Manatee County approved creation of the district to serve future residents of the community. *Courtesy Manatee County*

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