

CORTEZ WEST

6310 Cortez Rd W, Bradenton, FL 34210

RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

- **Space Available:** 3,007 SF | 1,376 SF
- Excellent frontage and visibility along Cortez Rd
- Shopping center is located at hard corner providing left in and left out access to customers
- Shopping center is located within close proximity to other national retailers, including: Publix, Winn Dixie, Walmart, Aldi, Dollar Tree, Marshall's, HomeGoods, Ulta, Big Lots and more!

DEMOGRAPHICS

POPULATION



3 Mile	74,881
5 Mile	159,703
10 Minute	97,191

HOUSEHOLDS



3 Mile	34,401
5 Mile	70,107
10 Minute	43,674

DAYTIME POPULATION



3 Mile	55,319
5 Mile	126,226
10 Minute	73,248

AVE. HOUSEHOLD INCOME



3 Mile	\$67,887
5 Mile	\$68,622
10 Minute	\$70,067

DAILY TRAFFIC COUNTS AADT



Cortez Rd	30,000
59 St W	13,800
75th St W	20,000



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HEATHER MCMILLIN
SENIOR DIRECTOR

☎ 813.995.6528

✉ Heather.McMillin@franklinst.com

BRONWYN EYEINGTON
SENIOR ASSOCIATE

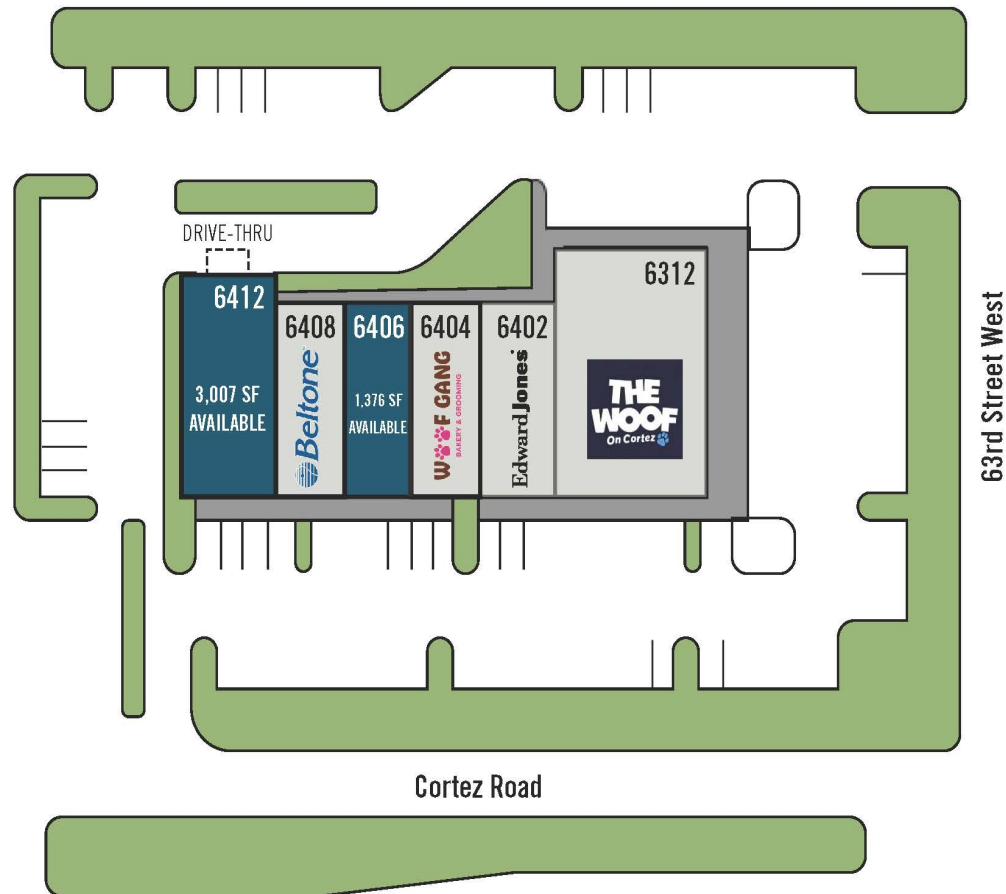
☎ 813.577.3830

✉ Bronwyn.Eyeington@franklinst.com

MAX MCGEACHY
ASSOCIATE

☎ 813.345.5873

✉ Max.Mcgeachy@franklinst.com



6412	Available	3,007 SF
6408	Beltone Hearing	1,400 SF
6406	Available	1,376 SF
6404	Woof Gang Bakery & Grooming	1,400 SF
6402	Edward Jones	1,495 SF
6312	The Woof on Cortez	7,568 SF



