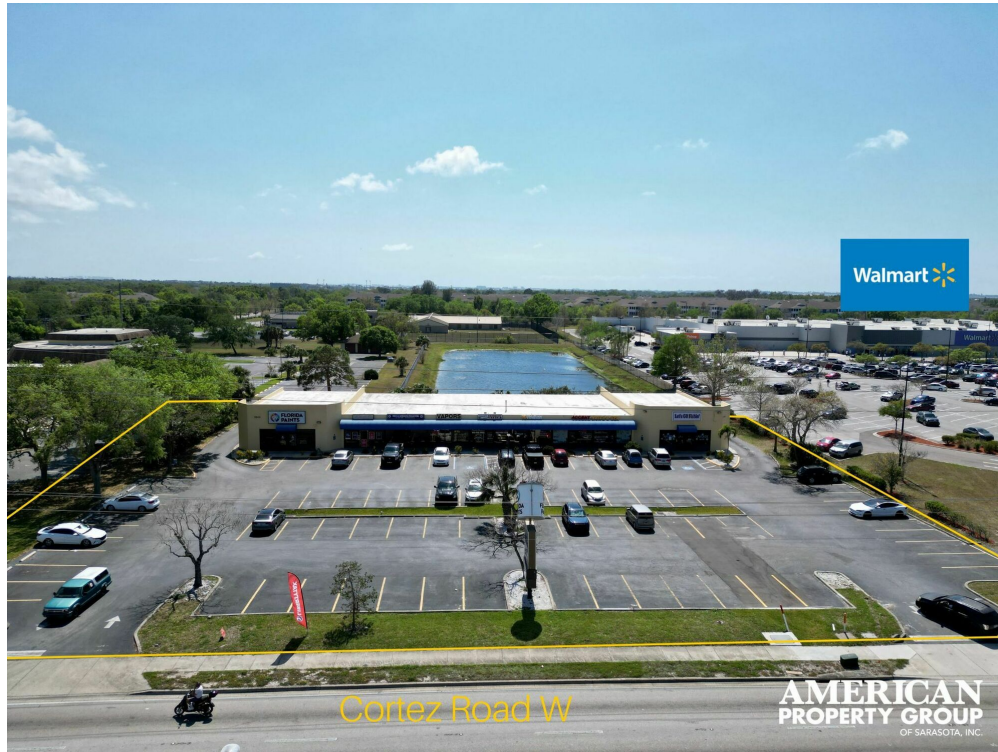




5203 CORTEZ ROAD W

BRANDENTON , FLORIDA 34210

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,928	87,389	181,238
Total Population	11,125	171,130	344,546
Average HH Income	\$47,763	\$54,563	\$60,019



For More Information

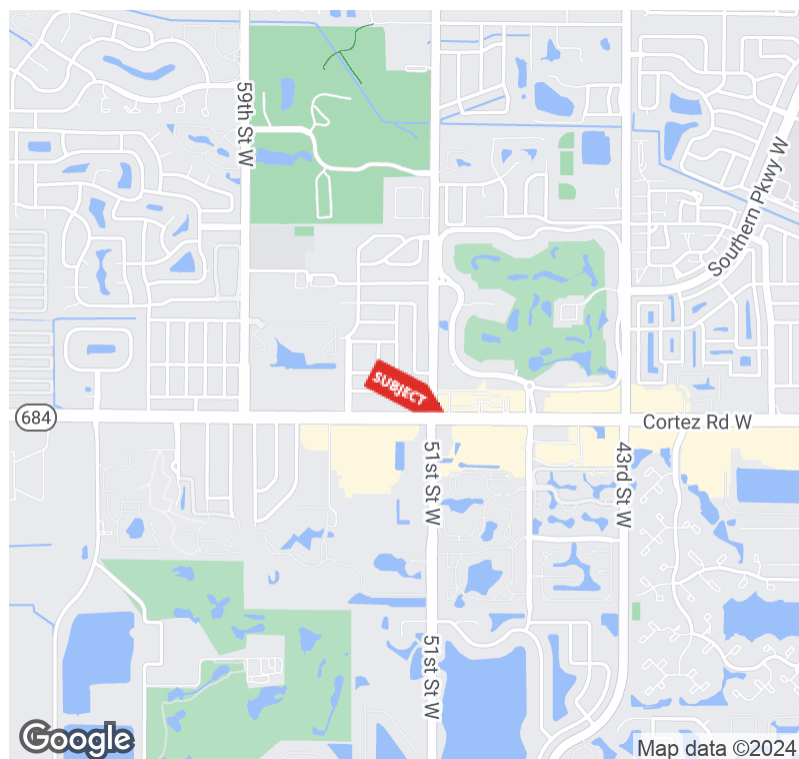
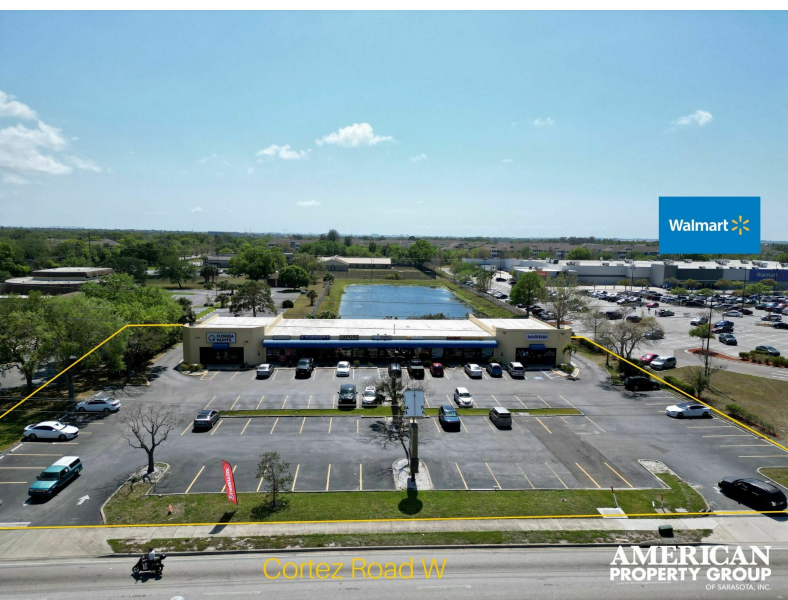
BRIAN SEIDEL

CCIM - Broker Associate

941 544 2970

brian@americanpropertygroup.com

END CAP ON CORTEZ ROAD IN FRONT OF SUPER WALMART



OFFERING SUMMARY

Lease Rate:	\$7,295.00 SF/yr (MG)
Building Size:	14,975 SF
Available SF:	3,100 SF
Lot Size:	60,000 SF
Zoning:	GC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 5203 Cortez Road W Bradenton FL Unit 9 and 10

Property type: Strip Center, Retail

Size: 3000 SF

Zoning: GC

Highlights: End cap in busy plaza on Cortez Road. Ample parking, great signage.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 Ext 305 at your convenience.

BRIAN SEIDEL

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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

5203 Cortez Road W

END CAP ON CORTEZ ROAD IN FRONT OF SUPER WALMART

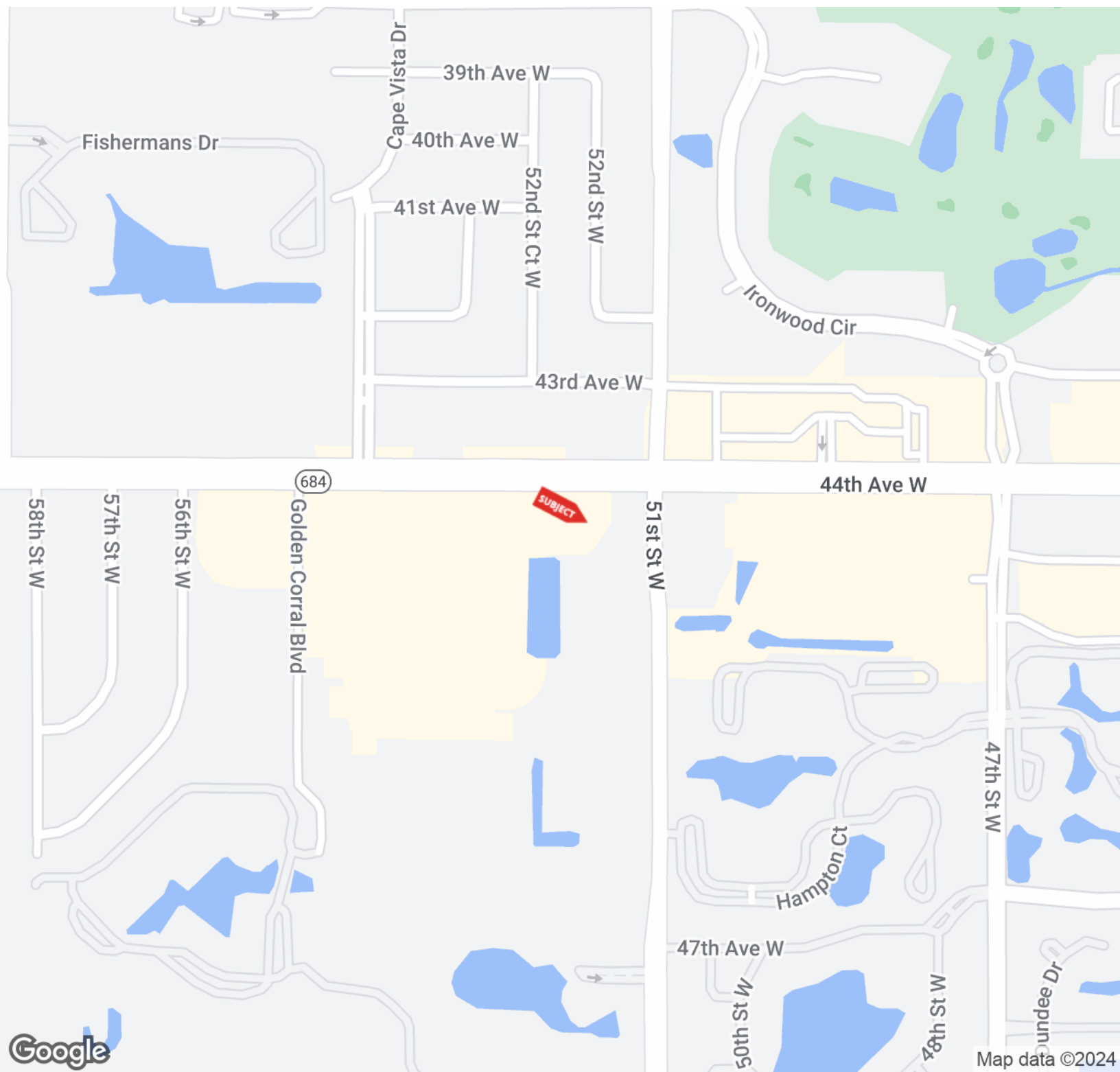


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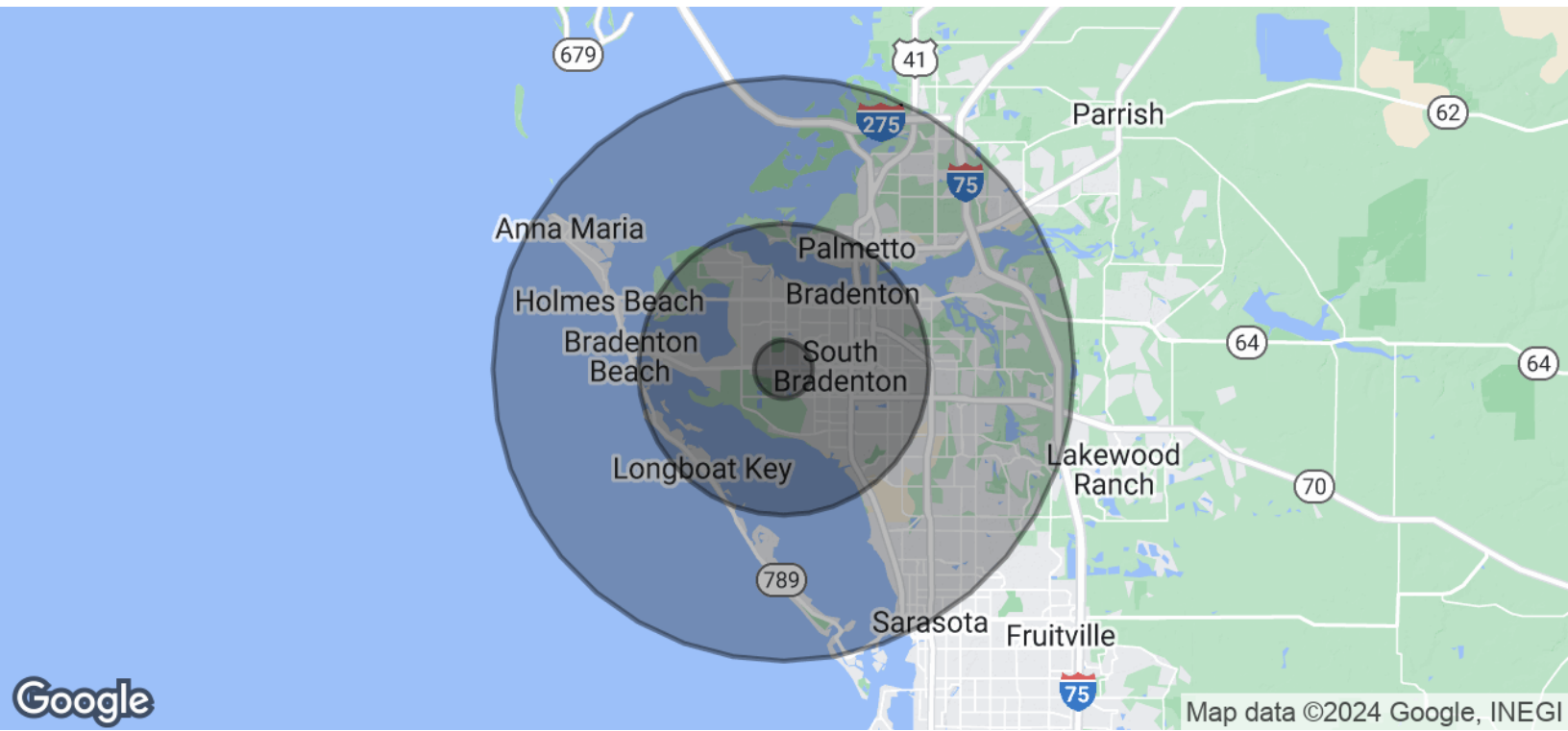
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END CAP ON CORTEZ ROAD IN FRONT OF SUPER WALMART



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,125	171,130	344,546
Average Age	54.4	46.3	48.0
Average Age (Male)	48.9	44.8	46.6
Average Age (Female)	55.0	47.3	48.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,928	87,389	181,238
# of Persons per HH	1.6	2.0	1.9
Average HH Income	\$47,763	\$54,563	\$60,019
Average House Value	\$177,880	\$189,825	\$249,076

* Demographic data derived from 2020 ACS - US Census

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