

# Cortez Plaza East

📍 621-845 Cortez Road West, Bradenton, FL



4,000 SF to 16,595 SF Available

**Prime Location** at Bradenton's Dominant Retail Intersection with Strong Co-Tenancy Including Ross Dress for Less, Michael's, Brad's Furniture, Five Below and more



**RED MOUNTAIN**  
GROUP

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# For Lease

4,000 SF to 16,595 SF

## Property Highlights

- **Trade Area Co-Tenancy** includes Burlington Petsmart, Esporta, Shoe Carnival, Lowe's Dick's Sporting Goods, Best Buy, and Office Depot
- **Outparcel opportunity available** with direct frontage on Cortez Road
- **Easy access** via signalized entrance
- **Traffic count** of 92,000 cars per day at intersection
- **High daytime population** 47,000 Employees in a 3 mile radius
- **Pylon signage available**

## Demos

|        |  |  |
|--------|---|---|
| RADIUS | POPULATION  | AVG HH INCOME   |
| 1 MILE | 16,092  | \$60,661  |
| 3 MILE | 122,624   | \$76,626  |
| 5 MILE | 202,206   | \$87,891  |

Source: Applied Geographic Solutions 2024



## Major Retailers





# Site Plan



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# Aerial



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