



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

Kristin Ambrose Sr Vice President Leasing 714-460-1564 kambrose@rmrginc.com

Ryan Jones Leasing Associate 714-821-2178 rjones@rmrginc.com

redmountaingroupinc.com

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

	All All	\$
RADIUS	POPULATION	AVG HH INCOME
1 MILE	16,092	\$60,661
3 MILE	122,624	\$7 6,626
5 MILE	202,206	\$87,891

Source: Applied Geographic Solutions 2024





Major Retailers

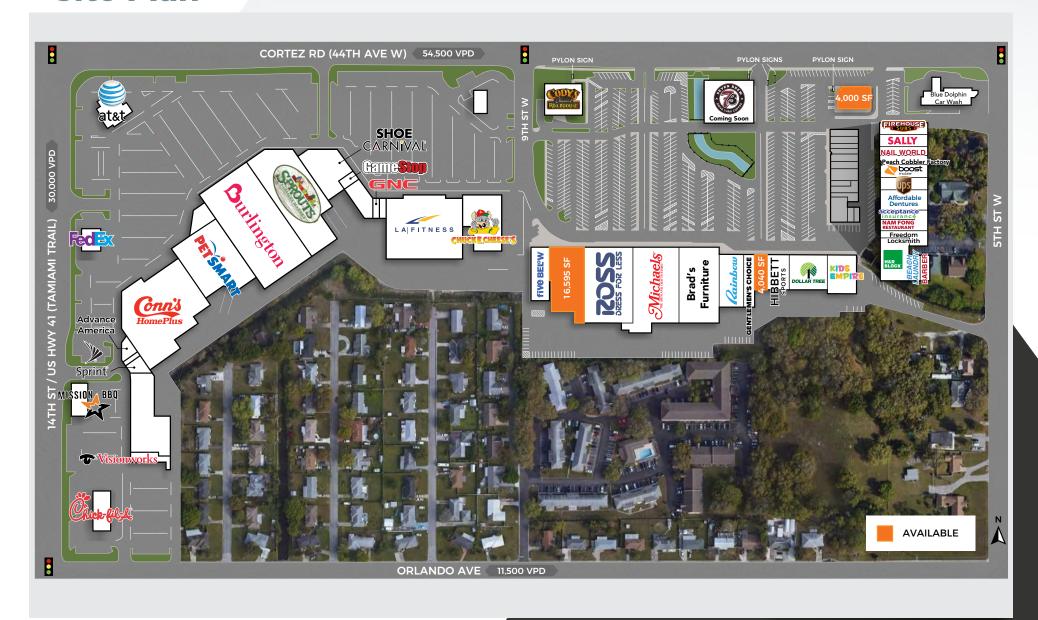








Site Plan





Cortez Plaza East

621-845 Cortez Road West, Bradenton, FL



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Aerial





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