

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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