

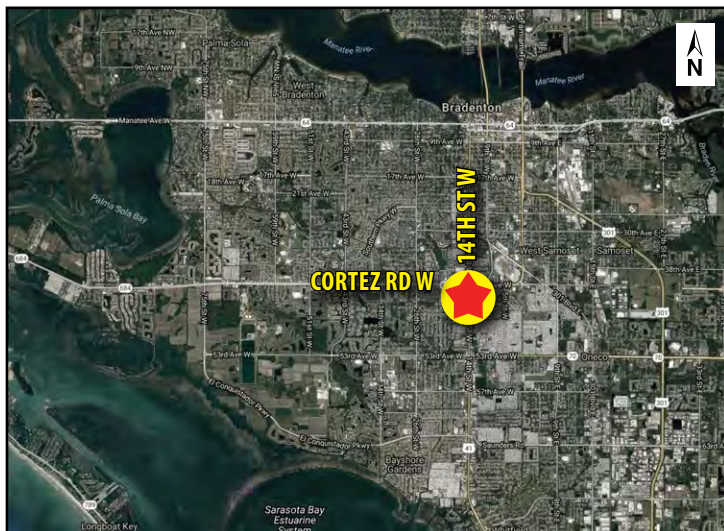
# CORTEZ PLAZA

4429 14th St W (Cortez Rd W & US Hwy 41) | Bradenton, FL 34207



## PROPERTY HIGHLIGHTS:

- Anchored by Best Buy, Shoe Carnival, Burlington, PetSmart and LA Fitness
- Located near the corporate offices of Tropicana, Champs, Bealls, as well as the Pittsburgh Pirates' spring training facility
- The center serves the residents of Bradenton, the largest city in the Bradenton-Sarasota-Venice MSA
- Strong demographics include a population over 189,000 and a daytime population over 160,000 within a 5-mile radius
- Shopping center total GLA: 274,398 SF (MOL)



KEY DEMOS	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>			
2017 Estimated Population	114,709	189,331	258,672
2017 Estimated Households	50,028	81,899	113,290
<b>INCOME</b>			
2017 Est. Avg HH Income	\$48,793	\$55,879	\$63,393
<b>AGE</b>			
Median Age	44	46	47
<b>TRAFFIC COUNTS</b>			
14th St W (N/S)	49,500 AADT		
Cortez Rd (E/W)	36,500 AADT		



## FOR LEASING INFORMATION:

Luli Cannon  
813.960.8154 x336  
lcannon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

**PROPERTY OWNED & MANAGED BY:**



# CORTEZ PLAZA

4429 14th St W (Cortez Rd W & US Hwy 41) | Bradenton, FL 34207



UNIT	TENANT	SF
1	Chuck E. Cheese	13,565
3	LA Fitness	41,000
4	SVB Barbershop	1,200
5	L.A. Nails and Spa	1,141
7	Keke's Breakfast Cafe	4,972
8	Gamestop	1,922
10	Shoe Carnival	11,890
14	Burlington	84,984
15	AVAILABLE	755
16	AVAILABLE	1,544

UNIT	TENANT	SF
17	Clean Smoke	1,212
18	PetSmart	27,500
19	AVAILABLE	8,768
20	AVAILABLE	32,510
21	Advance America	1,447
22	Miracle Ear	871
23	Sprint	1,762
24	Weight Watchers	1,792
25	Copeland's Full Lines Insurance	900
26	AVAILABLE	1,989

UNIT	TENANT	SF
27	Navy & Marine Recruiting	2,585
28	AVAILABLE	8,400
28B	Mission BBQ	3,500
29	Visionworks	3,213
34	FedEx Office	2,970
35	AT&T	5,119
36	Best Buy Mobile	2,596
OP1	Chick-Fil-A	4,291

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 071317



## FOR LEASING INFORMATION:

Luli Cannon  
813.960.8154 x336  
lcannon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

PROPERTY OWNED &  
MANAGED BY:

