

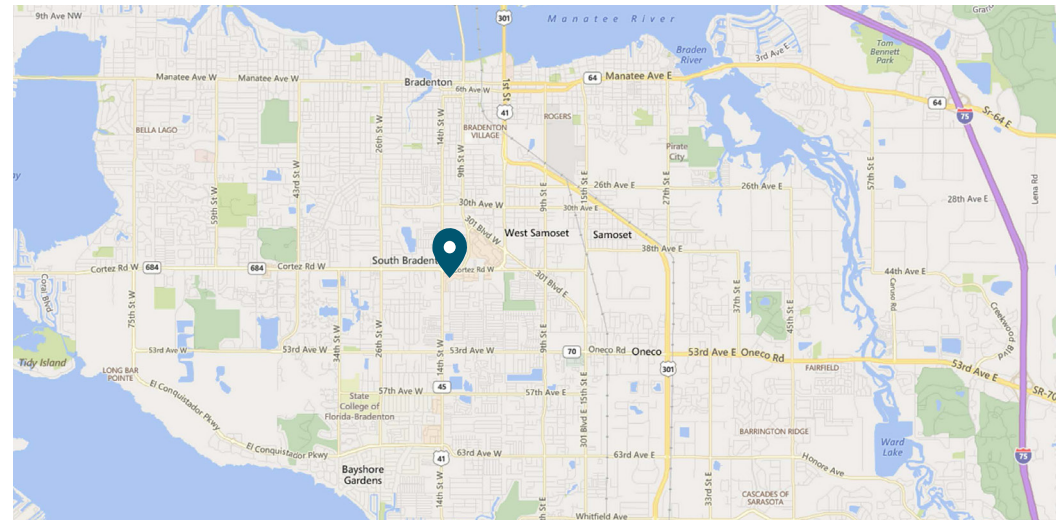
# CORTEZ PLAZA

905 - 1313 Cortez Rd. W. | Bradenton, FL 34207  
RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- **INLINE AVAILABLE SPACES:** 1,544 SF | 2,585 SF | 8,400 SF | 8,768 SF | 32,510 SF
- **OUTPARCEL AVAILABLE SPACE:** 2,596 SF Freestanding Building
- Located at the signalized intersection of **Cortez Rd. W.** and **14th St. W. (US 41)**, in the heart of Bradenton's busiest retail corridor with multiple ingress/egress points



## DAILY TRAFFIC COUNTS



**Cortez Road West** 41,000 AADT  
**14th St. W.** 44,500 AADT

## POPULATION



**1 Mile** 17,628  
**3 Mile** 118,059  
**5 Mile** 195,679

## AVE. HOUSEHOLD INCOME



**1 Mile** \$40,036  
**3 Mile** \$49,867  
**5 Mile** \$57,894

## DAYTIME POPULATION



**1 Mile** 14,573  
**3 Mile** 95,551  
**5 Mile** 170,015

LICENSED REAL ESTATE BROKER

FranklinSt.com

**ALEX WRIGHT**  
SENIOR DIRECTOR

813.682.6135  
Alex.Wright@FranklinSt.com

**KYLE COUGHLIN**  
LEASING ASSOCIATE

813.386.0457  
Kyle.Coughlin@FranklinSt.com

Cortez Rd. W. / 44th Ave. / S. Tamiami Trl.



1	Chuck E. Cheese's	13,565	17	Clean Smoke	1,212	27	Available	2,585
3	LA Fitness	41,000	18	PetSmart	27,500	28	Available	8,400
4	SVB Barbershop	1,200	19	Available	8,768	28B	Mission BBQ	3,500
5	GNC	1,141	20	Available	32,510	29	Visionworks	3,213
7	Keke's Breakfast Cafe	4,972	21	Advance America	1,447	34	FedEx Office	2,970
8	GameStop	1,922	22	Miracle Ear	871	35	AT&T	5,119
10	Shoe Carnival	11,890	23	Sprint PCS	1,762	36	Available	2,596
14	Burlington	84,984	24	Weight Watchers	1,792	OP1	Chick-fil-A	4,291
15	Phone Physician	755	25	Copeland's Full Lines INS	900			
16	Available	1,544	26	LA Nails	1,989			

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