

CORTEZ WEST

6310 Cortez Road W. | Bradenton, FL 34210

RETAIL SPACE AVAILABLE
FOR LEASE



- **AVAILABLE:** 3,007 SF (2 MONTHS FREE RENT IF LEASE SIGNED BY 10/15/24)
- Features Excellent Frontage and Visibility along Cortez Road
- Shopping Center is Located at Hard Corner Providing Left in Left Out Access to Customers
- Located within Close Proximity to National Retailers: Publix, Walmart, Aldi, Marshall's, & more!

AREA RETAILERS:



AREA POPULATION

	3 Mile	75,927
	5 Mile	166,008
	10 Minute	96,610

AVG. HOUSEHOLD INCOME

	3 Mile	\$90,220
	5 Mile	\$92,184
	10 Minute	\$90,805

DAILY TRAFFIC COUNTS AADT

	Cortez Road	30,500
	59th St W	14,800
	75th St W	19,900

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ALEX WRIGHT
SENIOR DIRECTOR

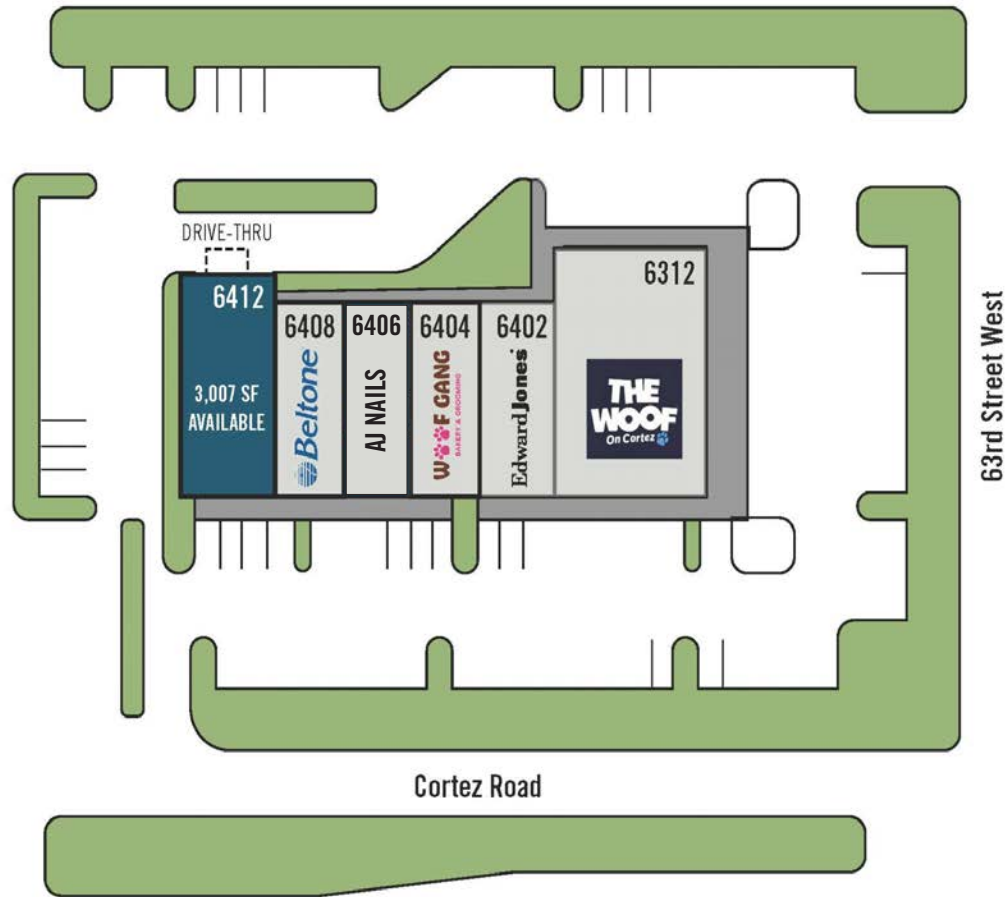
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6412	Available	3,007 SF
6408	Beltone Hearing	1,400 SF
6406	AJ Nails	1,376 SF
6404	Woof Gang Bakery & Grooming	1,400 SF
6402	Edward Jones	1,495 SF
6312	The Woof on Cortez	7,568 SF

