

# PINEBROOK COMMONS

4708-4878 Cortez Road West | Bradenton, FL 34210

FOR LEASE

## CURRENT CENTER



## PROPOSED NEW IMPROVEMENTS



## PROPERTY OVERVIEW

Click for  
**VR TOUR**

- » AVAILABLE: 1,500-3,975 SF
- » Center undergoing major new improvements including upgraded facade, parking lot upgrades, and new monument signage
- » This center is located at the center point of a high growth market and right in the grocery node of Cortez Rd West with surrounding high-performing retailers including Publix, Aldi, & Walmart, driving consistent weekly traffic to the corridor
- » Vacancy located at the center of the property right where ingress/egress is located
- » Anchored by Bealls flagship store. This center's Bealls is the closest location to the retailer's corporate headquarters serving as their flagship location

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Population	14,151	95,032	179,145
Households	7,141	44,393	79,517
Avg. HH Income	\$87,017	\$88,470	\$96,256

## TRAFFIC COUNTS AADT

Cortez Rd West	53,500 AADT
51st St West	9,700 AADT



LICENSED REAL ESTATE BROKER  
BROKER OF RECORD: DARRON KATTAN, #BK3256503  
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STE	TENANT	SF	STE	TENANT	SF	STE	TENANT	SF
ANCHOR PROPERTY			ANCHOR PROPERTY			ANCHOR PROPERTY		
4902	BEALLS OUTLET	26,066	4838	ROYAL NAILS SPA	1,006	4762	PROTOMA EYEBROW	900
4874	DOMINO'S	1,515	4832	MARIA'S PUPUSERIA & TAQUERIA	1,747	4756	THAI PALACE	1,800
4868	BAYVIEW DENTAL	1,948	4814	METRO BY T-MOBILE	750	4744	KID'S GYM	6,418
4850	SUBWAY	1,200	<b>4808</b>	<b>AVAILABLE</b>	<b>1,500</b>	4726A	MASSAGE ENVY	4,000
4844	GREAT CLIPS	1,100	<b>4774</b>	<b>AVAILABLE</b>	<b>2,475</b>	4726B	METRO DINER	5,882
4838	ONE ZO BOBA	1,100						





