



## WEST BRADENTON NEIGHBORHOOD RETAIL CENTER

**Cortez Commons**  
5502 Cortez Road W.  
Bradenton, FL 34210

| Availabilities |       |       |       |
|----------------|-------|-------|-------|
| Suite          | Size  | Suite | Size  |
| 5522           | 6,400 | 5710  | 2,400 |
| 5608           | 3,400 | 5706  | 800   |

### Welcome to Cortez Commons

**Flexible Availabilities:** Contiguous suites allow from 800 to 8,500 SF configurations.

**High Traffic:** Frontage on Cortez Road W. - a main arterial roadway in Bradenton, accounting for a combined 48,000 cars per day

**Recent Upgrades:** The property recently underwent an exterior remodel, completed in 2024

**Growing Community:** In this mature market of West Manatee County, there are now over 10,000 new homes entitled for development and/or under construction, within two miles of Cortez Commons

### Contacts

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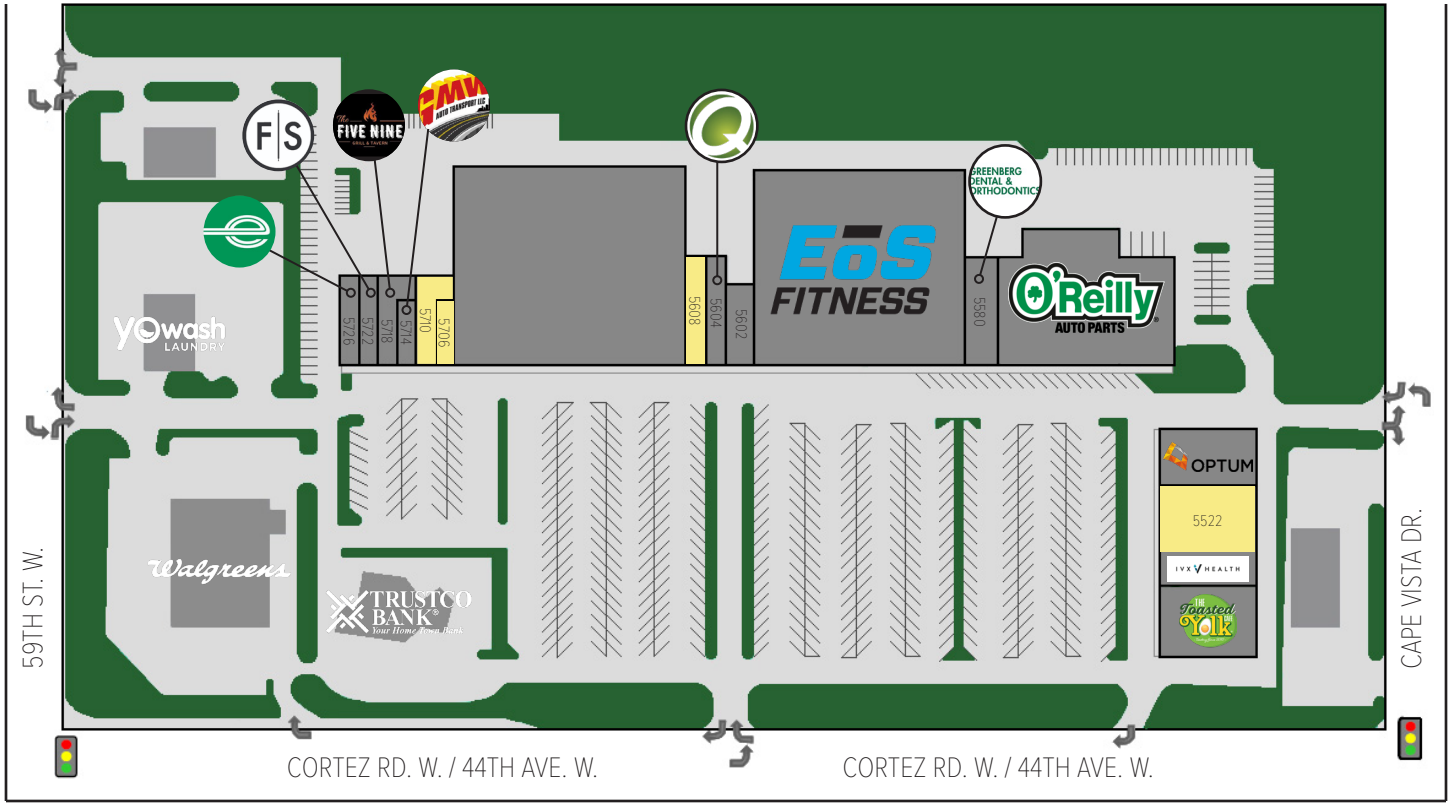
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# NEIGHBORHOOD RETAIL CENTER

Cortez Commons | 5502-5726 Cortez Road W., Bradenton, FL 34210



| Availabilities |          |        |          |          |
|----------------|----------|--------|----------|----------|
| Suite          | 5710     | 5706   | 5608     | 5522     |
| Size           | 2,400 SF | 800 SF | 3,400 SF | 6,400 SF |



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Pinebook Commons

Within 1 mile East

## Demographics

| Distance:       | 1 mile   | 3 miles  | 5 miles  |
|-----------------|----------|----------|----------|
| Population:     | 12,978   | 86,511   | 167,801  |
| Households:     | 6,271    | 40,198   | 73,735   |
| Avg. HH Income: | \$71,642 | \$72,331 | \$73,978 |
| Median Age:     | 51       | 49       | 48       |

51st St. W.

Cortez Road W. / 44th Ave. W.

32,000 AADT

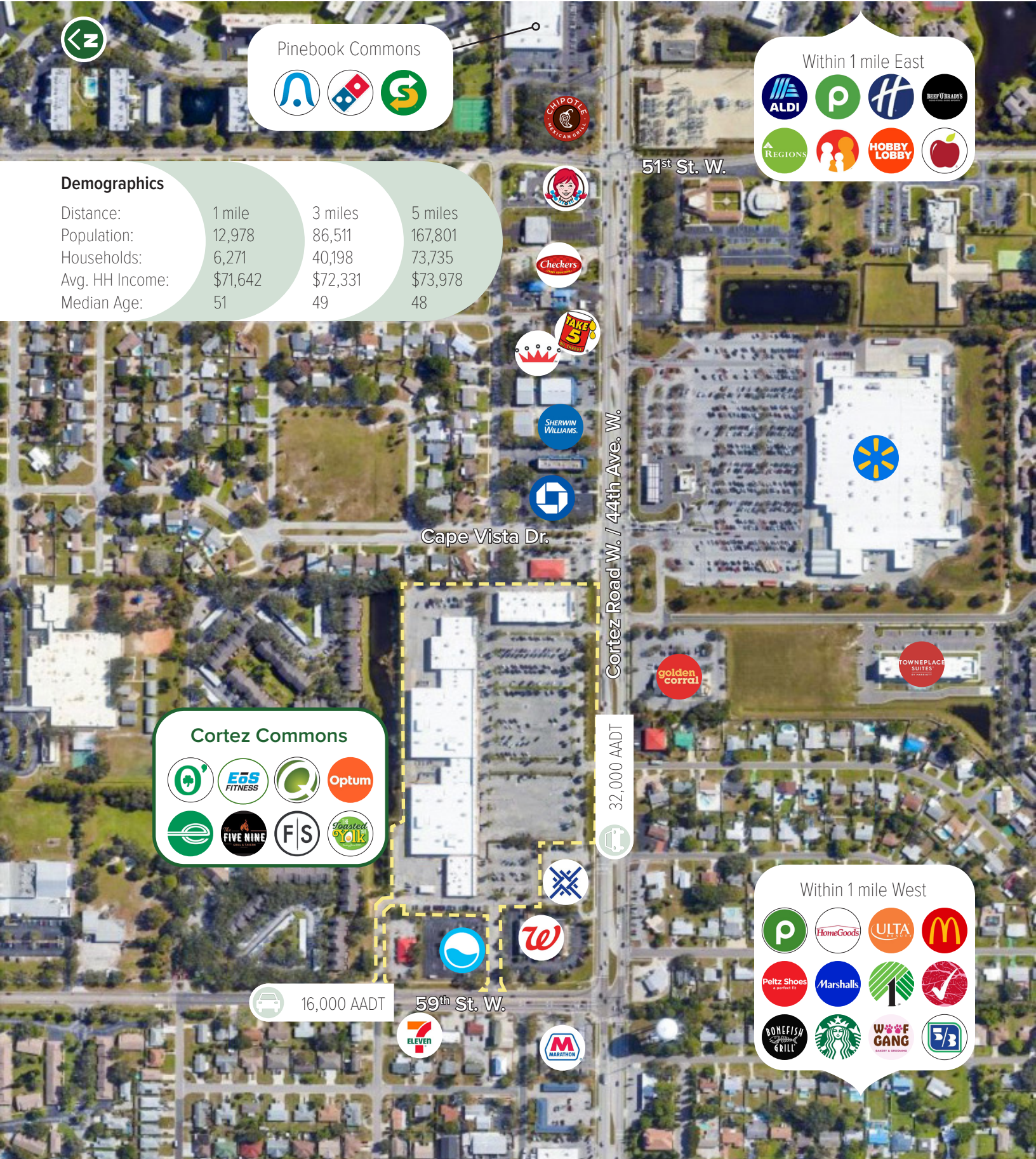
Cape Vista Dr.

Cortez Commons

16,000 AADT

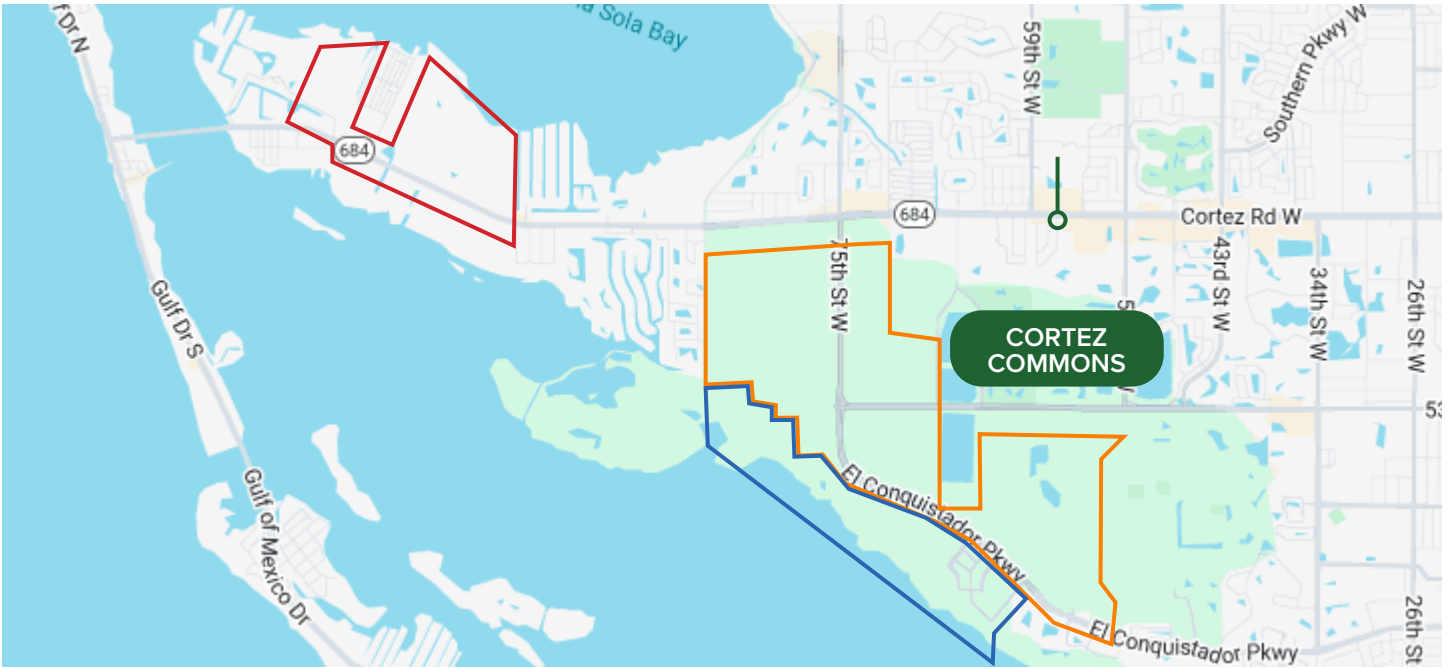
59th St. W.

Within 1 mile West



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## New Developments in Bradenton

**Peninsula Bay:** Peninsula Bay is a 360-acre development between Cortez Road and Palma Sola Bay. The plan includes 1,950 homes, with 150 units in a residential hotel, along with 90,000 square feet of commercial and office space. Additionally, it features dry storage for 200 boats, a marina basin, and a bed-and-breakfast inn.

**Aqua by the Bay:** Hundreds of single-family residences and apartment units have been built, with more under construction. The master-planned development includes commercial, retail, 2,384 multi-family units and 510 single-family homes. The 529-acre site is located along El Conquistador Pkwy.

**SeaFlower:** Cortez Commons sits less than a mile from SeaFlower—one of Florida’s largest community redefining projects—where thousands of new homes by MI Homes, David Weekley Homes, Pulte, Cardel, and other top builders are underway. With this surge in new households, the corridor is primed for strong demand in medical services, soft goods, home furnishing, and health and beauty retail—making Cortez Commons a strategic location for operators looking to capture loyal, repeat customers.



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