



leasing
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Cortez Plaza

4429 14th St W, Bradenton, FL 34207

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Executive Summary



Property Address
4429 14th St W
Bradenton, FL 34207

Net Rentable
259,097 SF

Land Area
±22 Acres

**Years Built /
Renovated**
1998 / 2017

Occupancy
84%

Available SF
41,278 SF (divisible)

Parking Ratio
4.41/1,000 SF

Key Tenants
LA Fitness, Sprouts, Burlington,
PetSmart, Shoe Carnival
Chuck E. Cheese, Keke's

OVERVIEW

Cortez Plaza is a premier ±260,000 SF retail destination anchored by LA Fitness and Sprouts in the thriving Sarasota/Bradenton submarket of Florida. Positioned along US-41 and Cortez Boulevard, two of the area's busiest corridors with a combined traffic count exceeding 100,000 vehicles daily, the center offers unmatched visibility and accessibility.

With strong, long-term anchors including Sprouts, LA Fitness, and Burlington, plus newly developed outparcels featuring Chick-fil-A and Starbucks, Cortez Plaza continues to benefit from rising consumer demand and steady foot traffic. Adding to this momentum, the nearby 52-acre DeSoto Square Mall is being redeveloped into a vibrant mixed-use community with multiple apartment projects already under construction and additional phases planned.

These transformative developments are driving demographic growth, energizing the market, and reinforcing Cortez Plaza's position as a highly desirable retail hub for national, regional, and local tenants alike.

PROPERTY HIGHLIGHTS

Prime location along US-41, the county's primary north-south artery

Exceptional visibility with combined traffic counts exceeding 100,000 vehicles per day

High-performing outparcels featuring nationally recognized brands Chick-fil-A and Starbucks

Strong daytime population with nearly 49,000 employees within a 3-mile radius

Established anchor tenants including Sprouts, LA Fitness, and Burlington driving consistent customer traffic

Dense surrounding residential base with ongoing growth from new multifamily developments

Convenient access and ample parking supporting both local and regional customer draw



Site Plan



Photos



Photos



Area Overview

