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## Cortez Plaza

4429 14<sup>th</sup> St W, Bradenton, FL 34207

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# Executive Summary



## 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

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



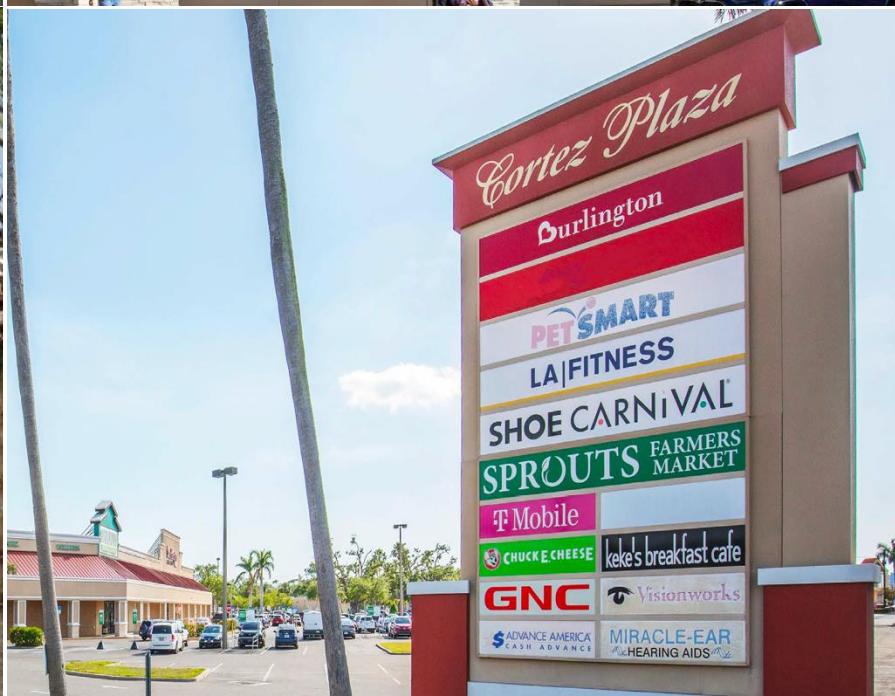
# Site Plan



# Photos



# Photos



# Area Overview

