

410 Cortez Road West
Bradenton, FL 34207

FOR SALE



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TMC
THE MAHR COMPANY

PROPERTY DETAILS

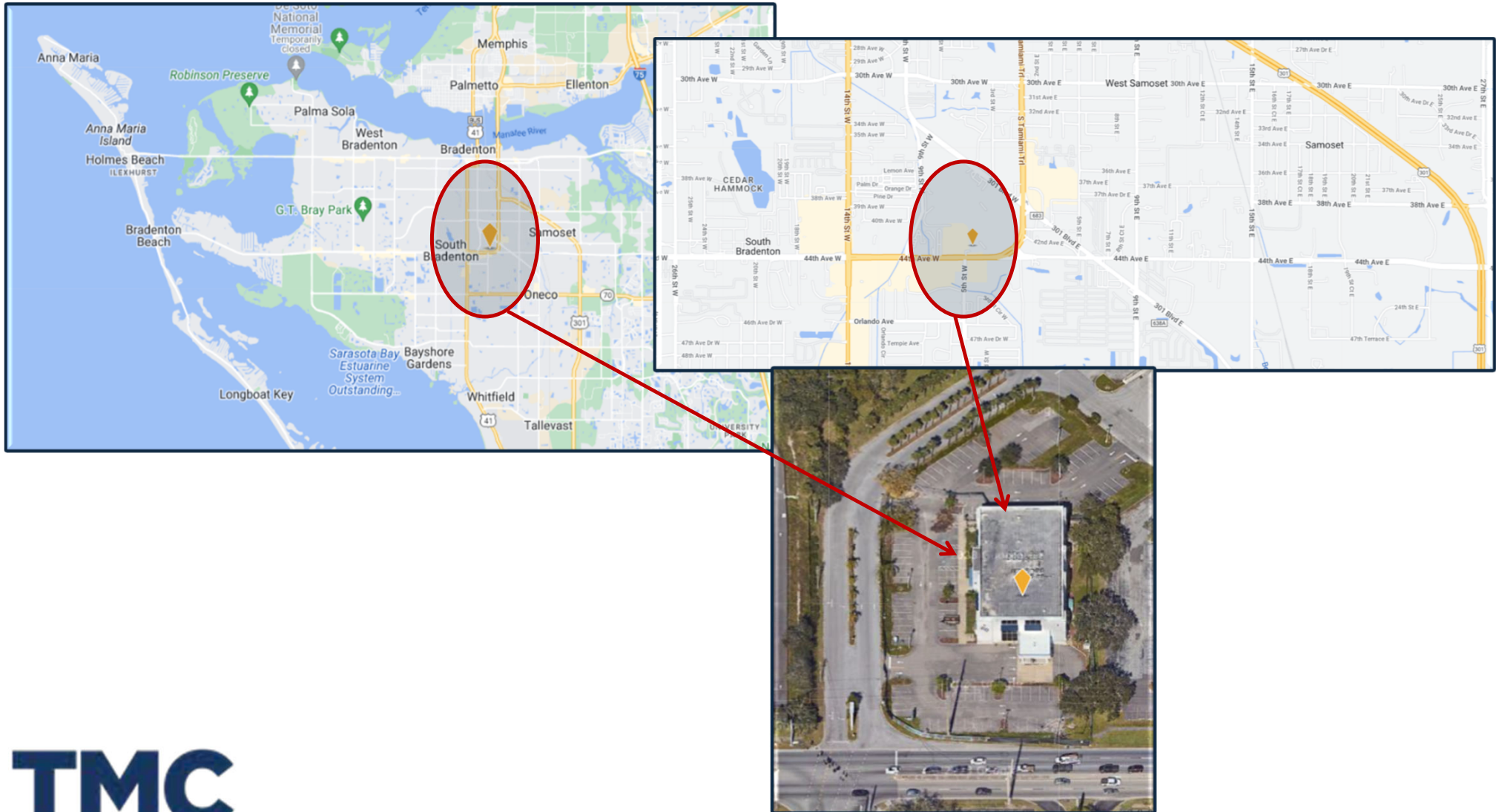
TMC - The Mahr Company is pleased to present the opportunity to purchase a highly desirable free-standing former bank branch office building in the heart of Bradenton, FL.

- Prime Bradenton Location poised for repositioning - High Traffic and High Visibility with Premium Signage on Cortez Road
- Approximately 24,930 Square Foot two-story masonry construction building formerly used as a banking center with supporting office facilities and multiple drive through lanes.
- Numerous potential alternative uses for the existing structure and footprint.
- Approximately 1.38 Acre Site located at the Cortez Road entrance to the Former DeSoto Square Mall Redevelopment site.
- Perfect for Professional, Medical or Retail uses.



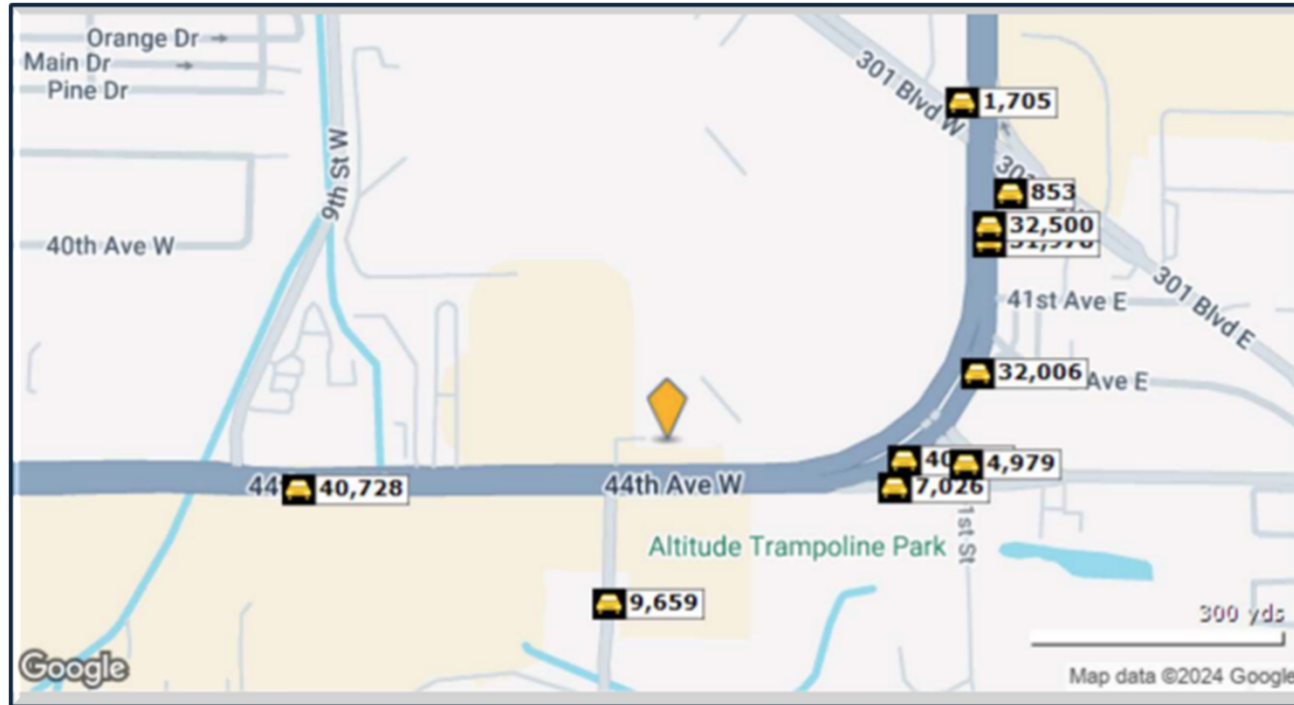
LOCATION DETAILS

- Prime Bradenton Location poised for repositioning - High Traffic and High Visibility with Premium Signage on Cortez Road - 2022 Traffic counts exceed 40,000 cars per day.



TRAFFIC DETAILS

- Great Traffic Counts and High Visibility



Street	Cross Street	Cross Street Distance	Count Year	Average Daily Volume	Miles From Location
Cortez Road	44 th Ave. Connector	.04 NE	2022	40,519	.16
44 th Ave. Connector	1 st Street	.01 S	2022	4,979	.21
Cortez Road	Highway 41	.04 N	2022	32,066	.22
Cortez Road	9 th Street W	.04 W	2022	40,728	.25
1 st Street E	41 st Ave E	.04 S	2022	31,978	.26





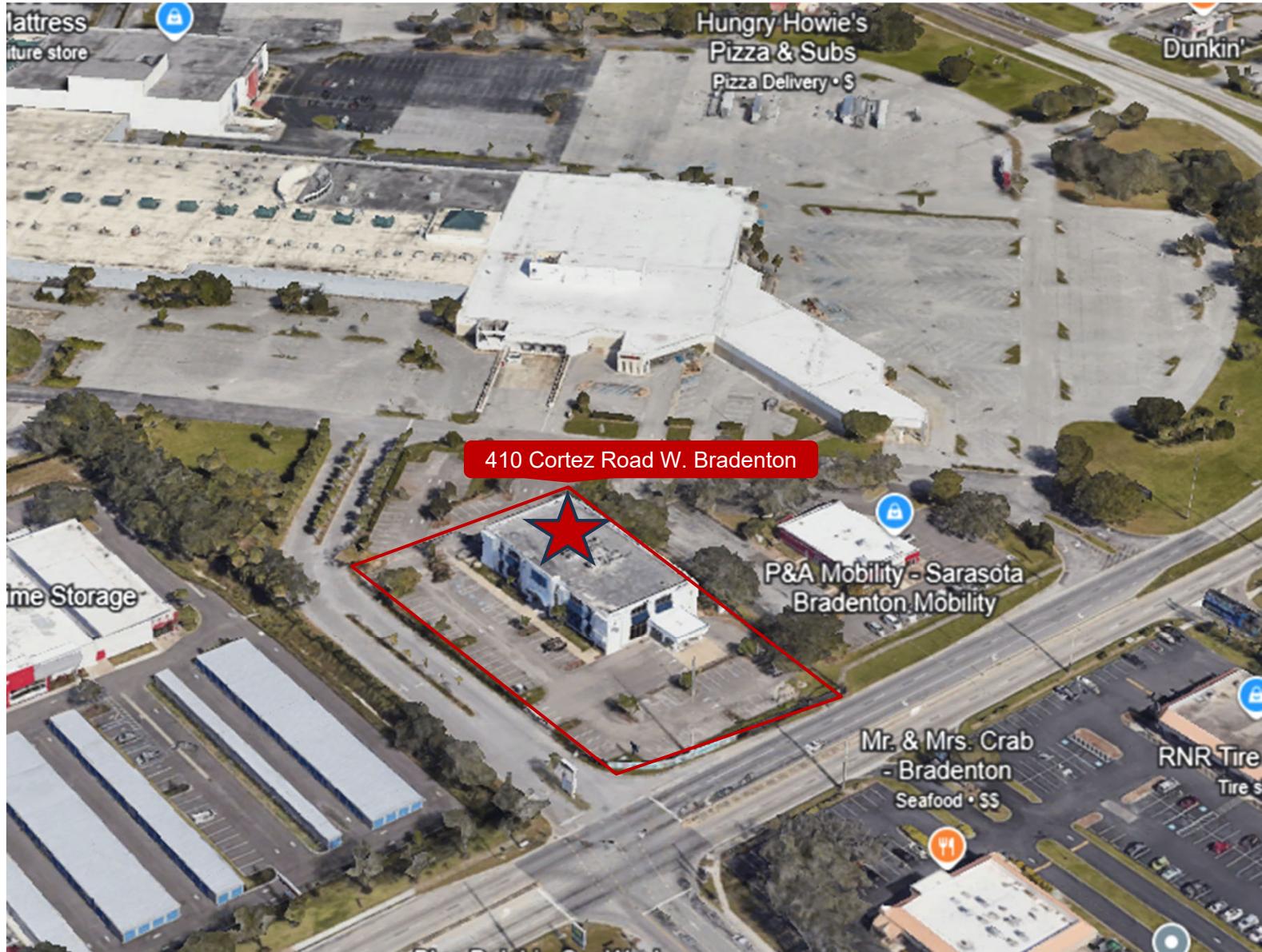
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PROPERTY LOCATION

410 Cortez Road is ideally located in the heart of Manatee County