

# CORTEZ PLAZA

14th Street, US 41 (Tamiami Trail) & Cortez Road (44th Ave.)

Bradenton, FL 34207

27.460920, -82.57980



## 2024 TRADE AREA DEMOGRAPHICS (RetailStat)

POLULATION: 392,300

HOUSEHOLDS: 171,100

MEDIAN HOUSEHOLD INCOME: \$82,800

SIZE : 274,398 SF

## PROPERTY FEATURES

- Former Conn's HomePlus available in great condition | 41,278 SF (can be demised)
- Located in Cortez Plaza at Bradenton's busiest intersection (+92,000 VPD)
- Join a dynamic retailer anchor line-up with Sprouts, Burlington, PetSmart, and LA Fitness
- Best-in-class national restaurants driving traffic to the center include Chick-fil-A, Mission BBQ and Starbucks (coming soon)
- Strong nearby co-tenancy

## CO-TENANTS



Jonathan Bowden

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REAL ESTATE PARTNERS

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