



CORTEZ PLAZA EAST

621 - 845 CORTEZ RD W
BRADENTON, FL 34207

**RETAIL
FOR LEASE**



1,360-25,395 SF



RETAIL FOR LEASE



CALL FOR RATES

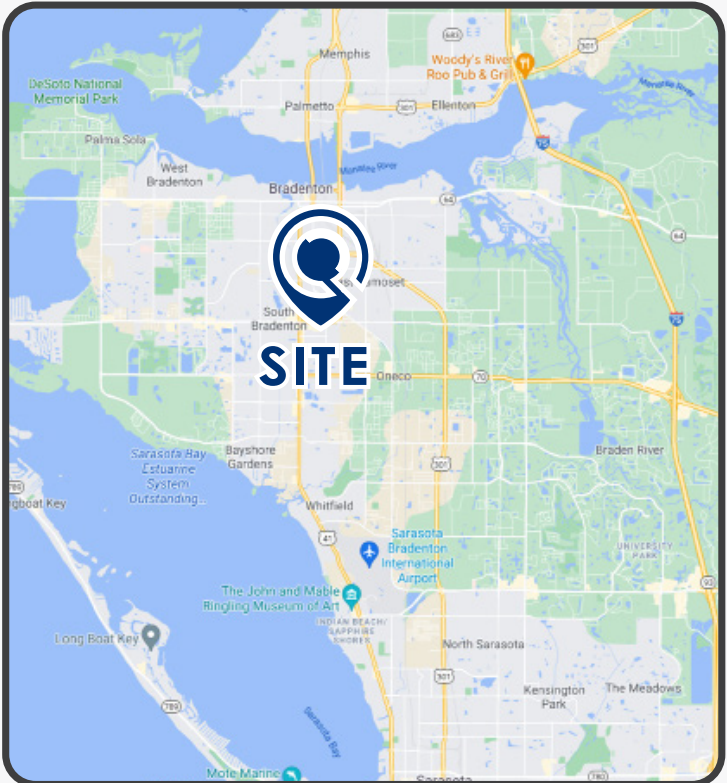
PROPERTY SUMMARY

Lease Rate:	Call for Rates
Min. Size Available:	1,360 SF
Max Contiguous Space Available:	25,395 SF
Total GLA:	178,600± SF
Cortez Rd W:	54,500 CPD

- New ownership - redevelopment plans in progress
- Drive-thru opportunity & pad available fronting Cortez Rd
- Join Michaels, Ross Dress For Less, Party City, Five Below, Dollar Tree, and more
- Easy ingress/egress via signalized access
- Attractive rates in well-located shopping center
- In the heart of Bradenton's retail district - retailers at this intersection include: Burlington, Esporta Fitness, Conn's, Lowes, Dick's, Best Buy, Rooms To Go, BAM, Planet Fitness

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	16,155	118,523	197,713
2026 Increase	0.6%	1.0%	1.1%
Avg HH Income	\$44,233	\$51,151	\$59,465
# Households	8,252	52,080	87,758
# Employees	6,340	47,173	90,063

(Applied Geographic Solutions 2022)



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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



Conceptual North Elevation

UNIT #	TENANT	SIZE (SF)
621	Firehouse Subs	
623	Sally Beauty	
625	Nail World	
629	Leased	1,200
633	Boost Mobile	
637	Available	1,600
641	Affordable Dentures	
649	Acceptance Insurance	
653	Nam Fong Restaurant	
657	Available	1,360
665	Lease Pending	
669	Beach Laundry	
673	Barber	
701	Kid's Empire	
705	Dollar Tree	
725	Available	3,500
803	Gentlemen's Choice	2,000
807	Available	4,000
809	Available	3,750
811	Rainbow Stores	
825A	Available	25,395
825B	Michaels	
835	Ross Dress For Less	
845	Party City	
845B	Five Below	
613-OP	Lease Pending	
617-OP	Lease Pending	

