

CORTEZ PLAZA

905 - 1313 Cortez Rd W, Bradenton, FL 34207

RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

VIDEO 

- INLINE AVAILABLE SPACES: 1,792 SF | 28,911 SF
- OUTPARCEL AVAILABLE SPACE: 2,596 SF Freestanding Building
- Located at the signalized intersection of Cortez Rd. W. and 14th St. W. (US 41), in the heart of Bradenton's busiest retail corridor with multiple ingress/egress points
- Anchored by Burlington, LA Fitness, PetSmart, Shoe Carnival, and Chuck E. Cheese

DEMOGRAPHICS

POPULATION



3 Mile 117,465
 5 Mile 196,960
 10 Minute 132,998

HOUSEHOLDS



3 Mile 49,652
 5 Mile 82,869
 10 Minute 55,889

DAYTIME POPULATION



3 Mile 115,359
 5 Mile 199,195
 10 Minute 129,868

AVE. HOUSEHOLD INCOME



3 Mile \$56,018
 5 Mile \$64,412
 10 Minute \$57,706

DAILY TRAFFIC COUNTS AADT





Cortez Rd. W. 49,500
 14th St. W. 45,000





 FranklinStreet

LICENSED REAL ESTATE BROKER | FranklinSt.com

KYLE COUGHLIN
SENIOR ASSOCIATE

 813.386.0457
 Kyle.Coughlin@FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR

 813.682.6135
 Alex.Wright@FranklinSt.com

#TogetherOneTeam







1	Chuck E Cheese	13,565 SF
3	L.A. Fitness	41,000 SF
4	SVB Babershop	1,200 SF
5	GNC	1,141 SF
7	Keke's Breakfast Cafe	4,972 SF
8	GameStop	1,922 SF
10	Shoe Carnival	11,890 SF
14A	Burlington	55,927 SF
14B	AVAILABLE	28,911 SF
15	Phone Physician	755 SF
16	AVAILABLE	1,544 SF
17	Clean Smoke	1,212 SF
18	PetSmart	27,500 SF
20	Conn's HomePlus	41,278 SF
21	Advance America	1,447 SF
22	Miracle Ear	871 SF
23	Sprint	1,762 SF
24	AVAILABLE	1,792 SF
25	Copeland's Full Lines Insurance	900 SF
26	LA Nails	1,989 SF
27	Hibachi Express	2,585 SF
28	AVAILABLE	3,108 SF
28A	Columbia Care	4,492 SF
28B	Mission BBQ	3,500 SF
29	Visionworks	3,213 SF
34	FedEx Office	2,970 SF
35	AT&T	5,119 SF
36	AVAILABLE	2,596 SF
OP1	Chick Fil A	4,291 SF