

— FOR LEASE —

# GATOR BEACHWAY PLAZA

INVESTMENTS 7350 MANATEE AVE WEST | BRADENTON, FL 34209



## PROPERTY OVERVIEW

- Anchored by Target & Five Below
- Shadow Anchored by Publix, Home Centric, Staples & Pet Supermarket
- GLA of +/-88,558 SF
- Pad Sites Available

## LOCATION OVERVIEW

- Located south of Tampa
- Intersection: 75th Street West & Manatee Ave West
- Manatee County
- Intersection Traffic Count: 43,000 AADT

**www.GatorInvestments.com**

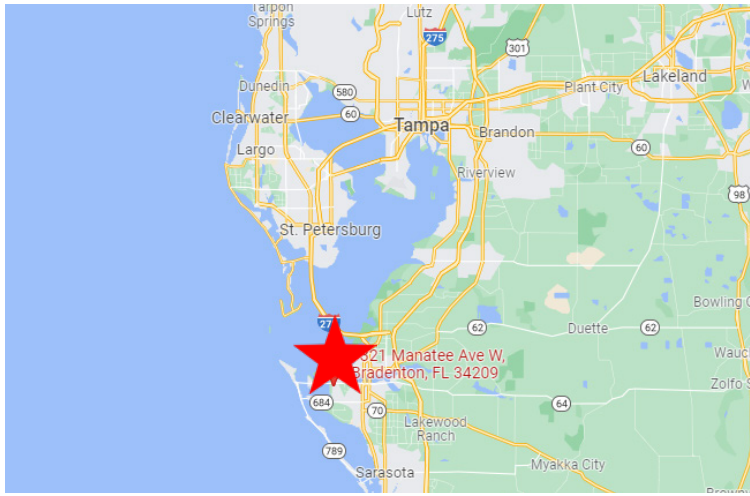
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

**Leasing@GatorInvestments.com**

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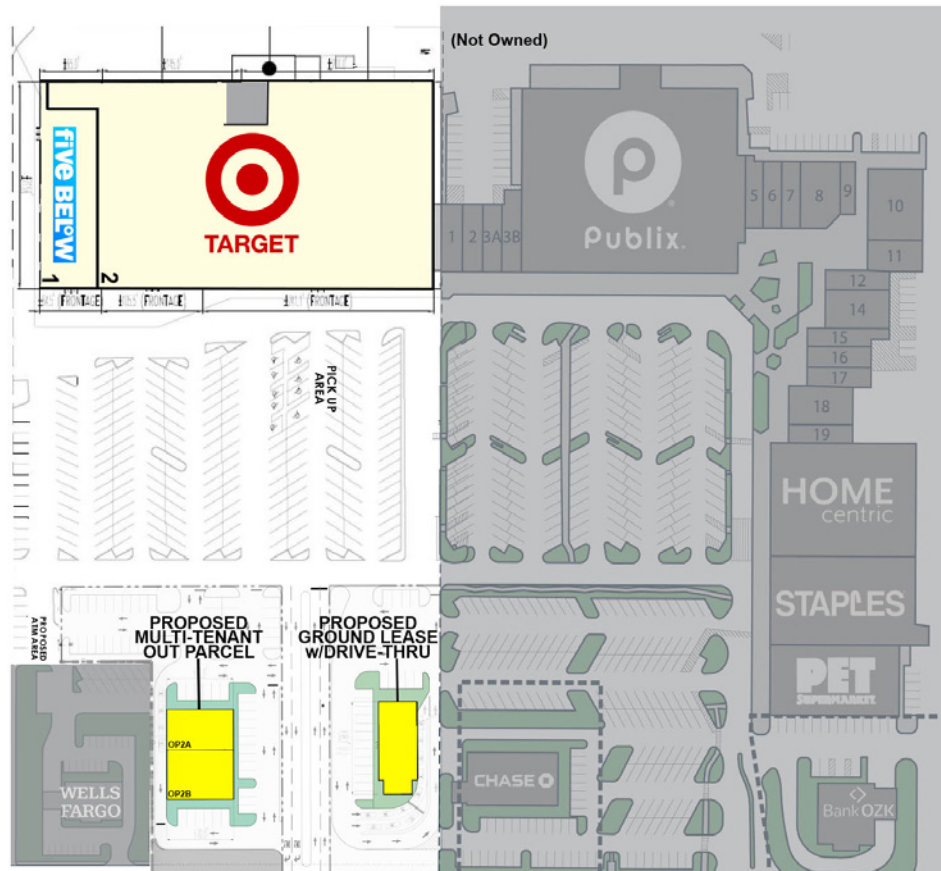
## DEMOGRAPHICS

• 2025 Estimates

**7350 MANATEE AVE WEST  
BRADENTON, FL 34209**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	7,862	47,391	120,576
AVG. HH INCOME	\$115,285	\$110,003	\$98,297
AVG. AGE	56	54	49

**75 STREET WEST**  
**13K AADT**



**MANATEE AVENUE WEST**  
**30K AADT**

Owned and Operated By A  
**GATOR**  
Affiliated Company

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