

FOR LEASE

GATOR BEACHWAY PLAZA

INVESTMENTS 7350 MANATEE AVE WEST | BRADENTON, FL 34209

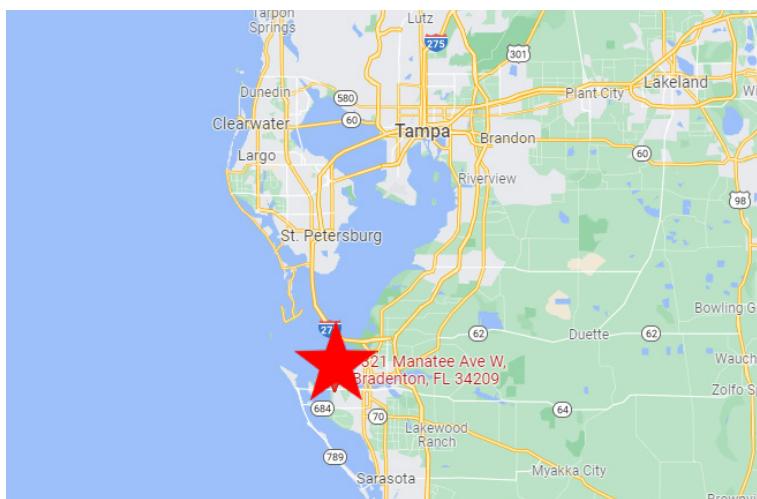


PROPERTY OVERVIEW

- 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



DEMOCRAPHICS

• 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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