

5210 CORTEZ RD W
 Bradenton, FL 34210

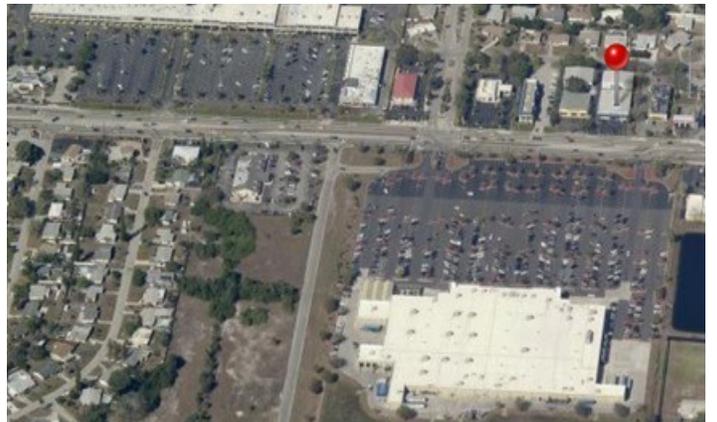


PROPERTY OVERVIEW

Located on Cortez Rd in West Bradenton directly across from one of Florida's highest-grossing Walmart locations. Traffic counts exceed 30,000 vehicles per day. Pylon signage available with access to traffic lights for truck traffic. Lower operating expenses (\$4.62/SF) than traditional shopping centers. Surrounded by significant residential growth including Peninsula Bay (360-acre mixed-use with 1,950 homes and 90,000 SF commercial), Aqua by the Bay (2,384 multifamily + 510 single-family homes), and the SeaFlower master-planned community with thousands of new homes underway.

PROPERTY SUMMARY

Lease Rate:	\$18.00 - 21.00 SF/yr (NNN)
Available SF:	3,840 - 11,840 SF
Lot Size:	0.65 Acres
Year Built:	1981
Building Size:	11,840 SF
Zoning:	SCC
Submarket:	West Bradenton



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ADDITIONAL PHOTOS

5210 Cortez Rd W

Bradenton, FL 34210



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