

CORTEZ PLAZA

14th Street, US 41 (Tamiami Trail) & Cortez Road (44th Ave.)

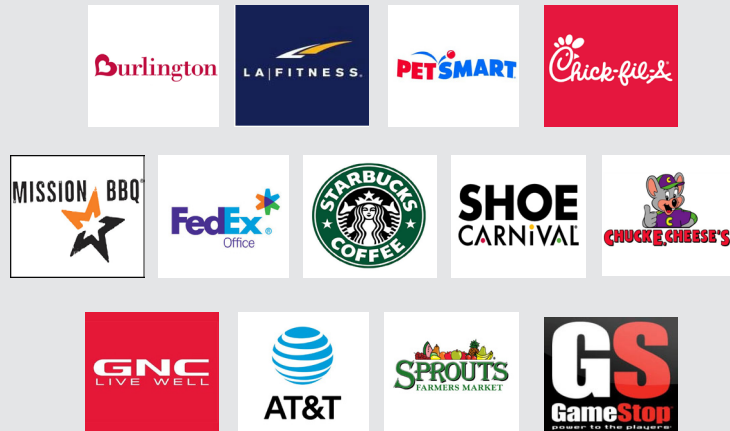
Bradenton, FL 34207

27.460920, -82.57980



PROPERTY FEATURES

- Conn's Home Plus coming to market with 41,278 SF (can be demised)
- Located in Cortez Plaza at Bradenton's busiest intersection (+92,000 VPD)
- Join a dynamic retailer anchor line-up with Sprouts, Burlington, PetSmart, and LA Fitness
- Best-in-class national restaurants driving traffic to the center include Chick-fil-A, Mission BBQ and Starbucks (coming soon)
- Strong nearby co-tenancy
- Traffic counts: Corner of US Highway 41 & Cortez Plaza (+92,000 VPD)



DEMOGRAPHICS – 2023	1 MILE	3 MILES	5 MILES
Estimated Population	22,226	102,130	184,122
Average Household Income	\$53,561	\$62,499	\$69,291
Households	10,276	44,853	78,900
Growth 2023-2028	0.9% ↑	0.7% ↑	0.6% ↑

Jonathan Bowden

☎ 804.288.3081 x105 Cell 804.840.0794

✉ jonathan@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Snead

☎ 804.288.3081 x122 Cell 804.539.4631

✉ brooks.snead@hackneyrealestate.com

🌐 www.hackneyrealestate.com



HACKNEY
REAL ESTATE PARTNERS

CORTEZ PLAZA

14th Street, US 41 (Tamiami Trail) & Cortez Road (44th Ave.)

Bradenton, FL 34207

27.460920, -82.57980



Jonathan Bowden

☎ 804.288.3081 x105 Cell 804.840.0794

✉ jonathan@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Snead

☎ 804.288.3081 x122 Cell 804.539.4631

✉ brooks.snead@hackneyrealestate.com

🌐 www.hackneyrealestate.com

CORTEZ PLAZA

14th Street, US 41 (Tamiami Trail) & Cortez Road (44th Ave.)

Bradenton, FL 34207

27.460920, -82.57980



Jonathan Bowden

☎ 804.288.3081 x105 Cell 804.840.0794

✉ jonathan@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Snead

☎ 804.288.3081 x122 Cell 804.539.4631

✉ brooks.snead@hackneyrealestate.com

🌐 www.hackneyrealestate.com


HACKNEY
REAL ESTATE PARTNERS