

PINEBROOK SQUARE

BENDERSON DEVELOPMENT

BRADENTON, FLORIDA

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL



:: PROPERTY LOCATION

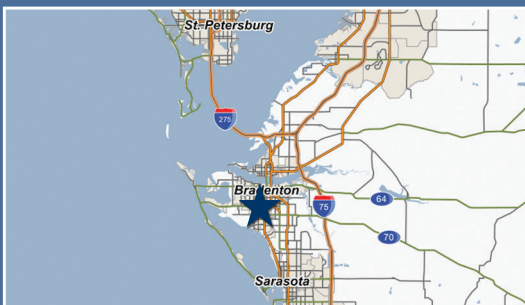
4330 Cortez Road West
Bradenton, FL 34210

:: PROPERTY INFORMATION

TYPE: Retail Strip Center
GLA: 76,000 SF

:: TRAFFIC COUNTS

Cortez Road: 30,000 AADT



:: COORDINATES Latitude: 27.463006 Longitude: -82.605843

:: DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	98,493	176,867	233,794
HOUSEHOLDS	45,732	76,051	99,847
AVG. HH INCOME	\$ 64,960	\$ 69,577	\$ 74,334
DAYTIME POPULATION	94,881	175,579	234,733

2417-05.22

7978 Cooper Creek Boulevard :: University Park, Florida 34201
Phone :: 941.359.8303 Fax :: 941.359.1508

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:: PROPERTY HIGHLIGHTS

Pinebrook Square shopping center is located at the Cortez Road (SR 684) and 43rd Street W intersection. Cortez Road is a major east-west artery connecting downtown Bradenton, Bradenton Beach, Cortez and Longboat Key. The site sits directly across the street from a Publix Super Market and is surrounded by residential development including many golf course communities.

:: KEY TENANTS

HOBBY LOBBY

OUTBACK
STEAKHOUSE

LESLIE'S SWIMMING
POOL SUPPLIES

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