



WEST BRADENTON NEIGHBORHOOD RETAIL CENTER

Cortez Commons
5502 Cortez Road W.
Bradenton, FL 34210

Availabilities			
Suite	Size	Suite	Size
5522	8,500	5710	2,400
5608	3,400	5706	800

Welcome to Cortez Commons

Join EoS Fitness: This popular and fast growing national gym is opening its first Manatee County location at Cortez Commons. With average stores at 10,000+ members, repeat customer visits to the Shopping Center are expected to increase significantly.

High Traffic Corridor: Frontage on Cortez Road W. - a main arterial roadway in Bradenton with combined 48,000 cars per day. The adjacent Walmart is the #2 highest traffic store in Florida (Placer.ai).

Recent Upgrades: The property recently underwent an exterior remodel, completed in 2024

Growing Community: In this mature market of West Manatee County, there are now over 10,000 new homes entitled for development and/or under construction, within two miles of Cortez

Contacts

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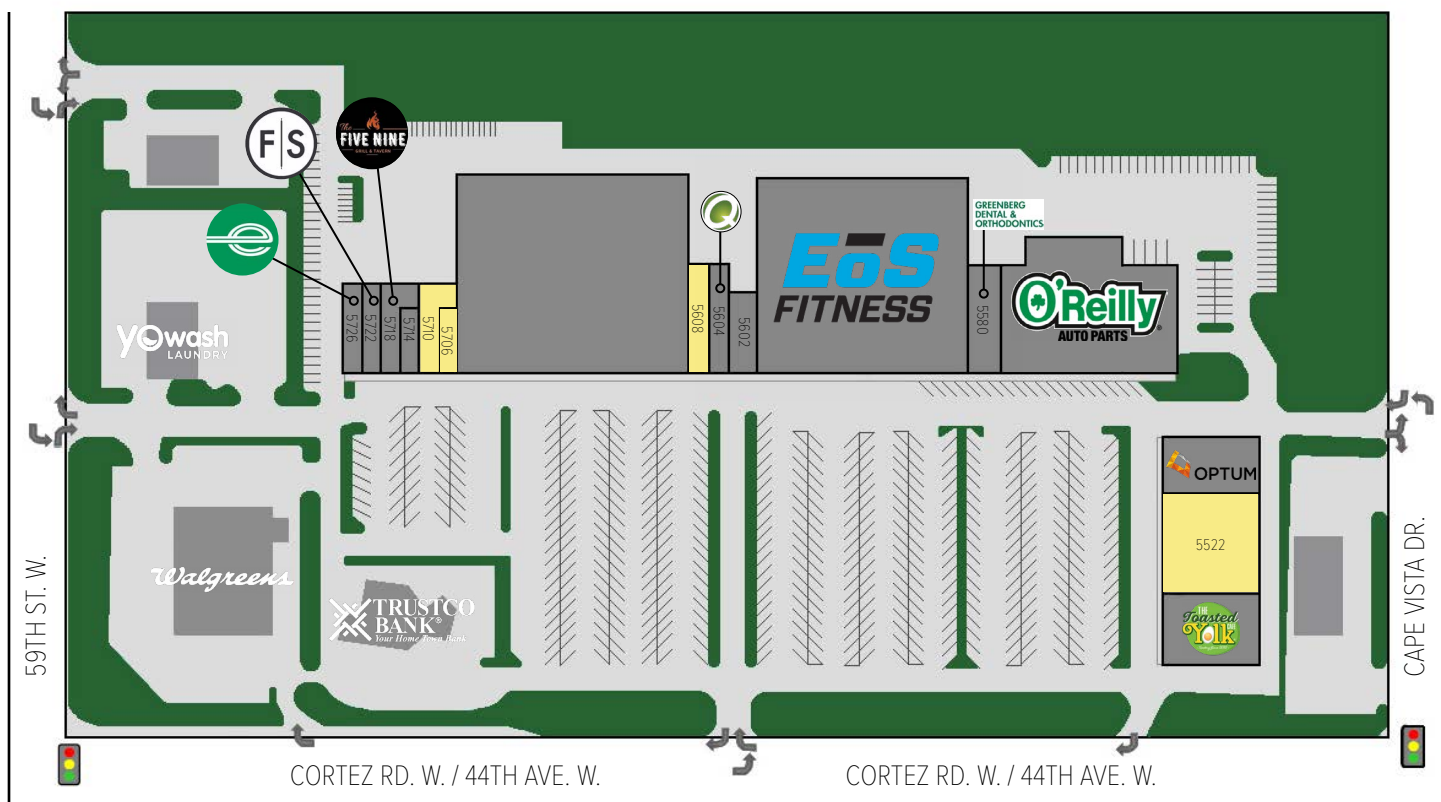
NEIGHBORHOOD RETAIL CENTER

Cortez Commons | 5502-5726 Cortez Road W., Bradenton, FL 34210

CL^{VER}
INVESTMENT PROPERTIES

Availabilities

Suite	5710	5706	5608	5522
Size	2,400 SF	800 SF	3,400 SF	8,500 SF



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CL^oVER
INVESTMENT PROPERTIES



Pinebook Commons



Demographics

Distance:	1 mile	3 miles	5 miles
Population:	12,978	86,511	167,801
Households:	6,271	40,198	73,735
Avg. HH Income:	\$71,642	\$72,331	\$73,978
Median Age:	51	49	48

Within 1 mile East



51st St. W.

Cape Vista Dr.

Cortez Road W. / 44th Ave. W.

32,000 AADT

Cortez Commons



16,000 AADT

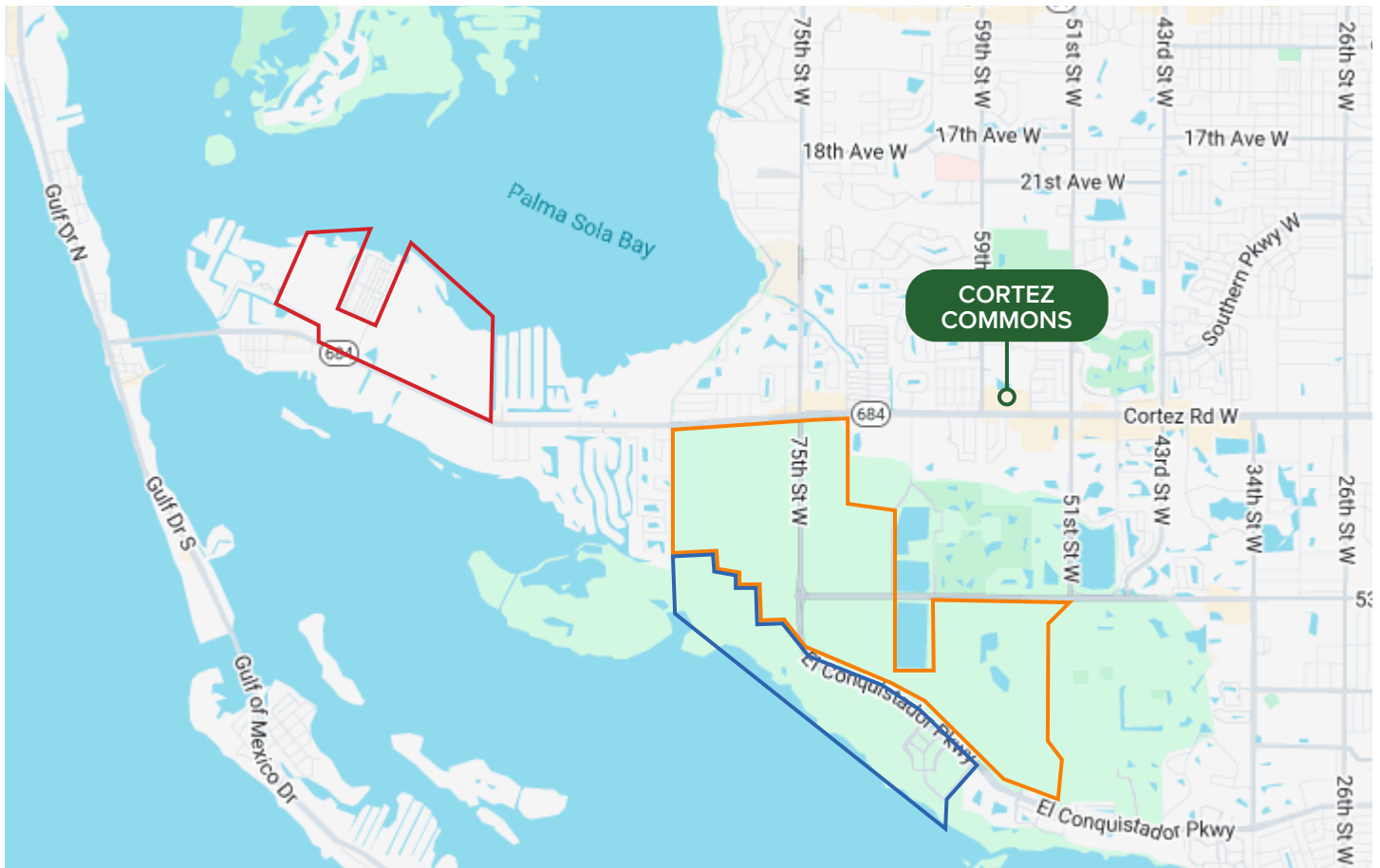
59th St. W.

Within 1 mile West



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New Developments in Bradenton

Peninsula Bay: Peninsula Bay is a 360-acre development between Cortez Road and Palma Sola Bay. The plan includes 1,950 homes, with 150 units in a residential hotel, along with 90,000 square feet of commercial and office space. Additionally, it features dry storage for 200 boats, a marina basin, and a bed-and-breakfast inn.

SeaFlower: Previously known as Lake Flores, Phase 1 of SeaFlower is now under construction. The 1,175-acre mixed-use project consists of 4,000 residential units, a hotel, a grocer, retail space and more. Located at the southwest corner of Cortez Road W. and 75th St. W.

Aqua by the Bay: Hundreds of single-family residences and apartment units have been built, with more under construction. The master-planned development includes commercial, retail, 2,384 multi-family units and 510 single-family homes. The 529-acre site is located along El Conquistador Pkwy.

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