

5861 CORTEZ ROAD WEST
Bradenton, FL 34210



PROPERTY OVERVIEW

Situated in the heart of West Bradenton's premier commercial corridor, the property benefits from exceptional traffic counts, strong surrounding retail activity, and direct exposure along Cortez Road, one of Manatee County's primary east-west thoroughfares. This high-profile location offers tenants the opportunity to maximize brand visibility while serving the affluent residential neighborhoods and growing healthcare market of West Bradenton and Anna Maria Island.

PROPERTY SUMMARY

Lease Rate:	\$30 SF/yr (Gross)
Available SF:	2,684 SF
Lot Size:	0.44 Acres
Building Size:	2,684 SF



GEORGE BRUSCO, CCIM
941.809.6905
george@ian-black.com

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ADDITIONAL PHOTOS

5861 Cortez Road West

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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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AERIALS

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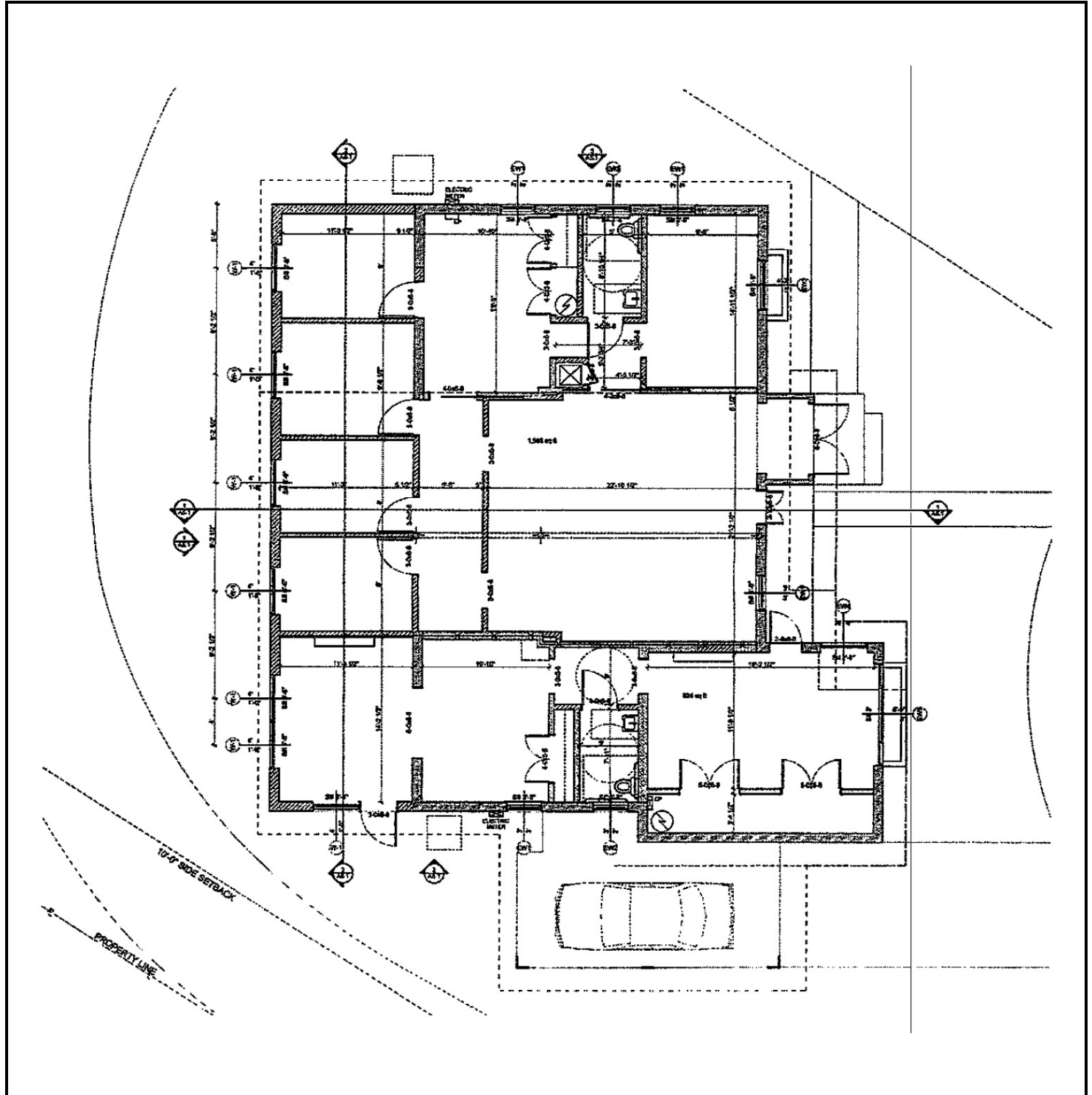
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FLOOR PLAN

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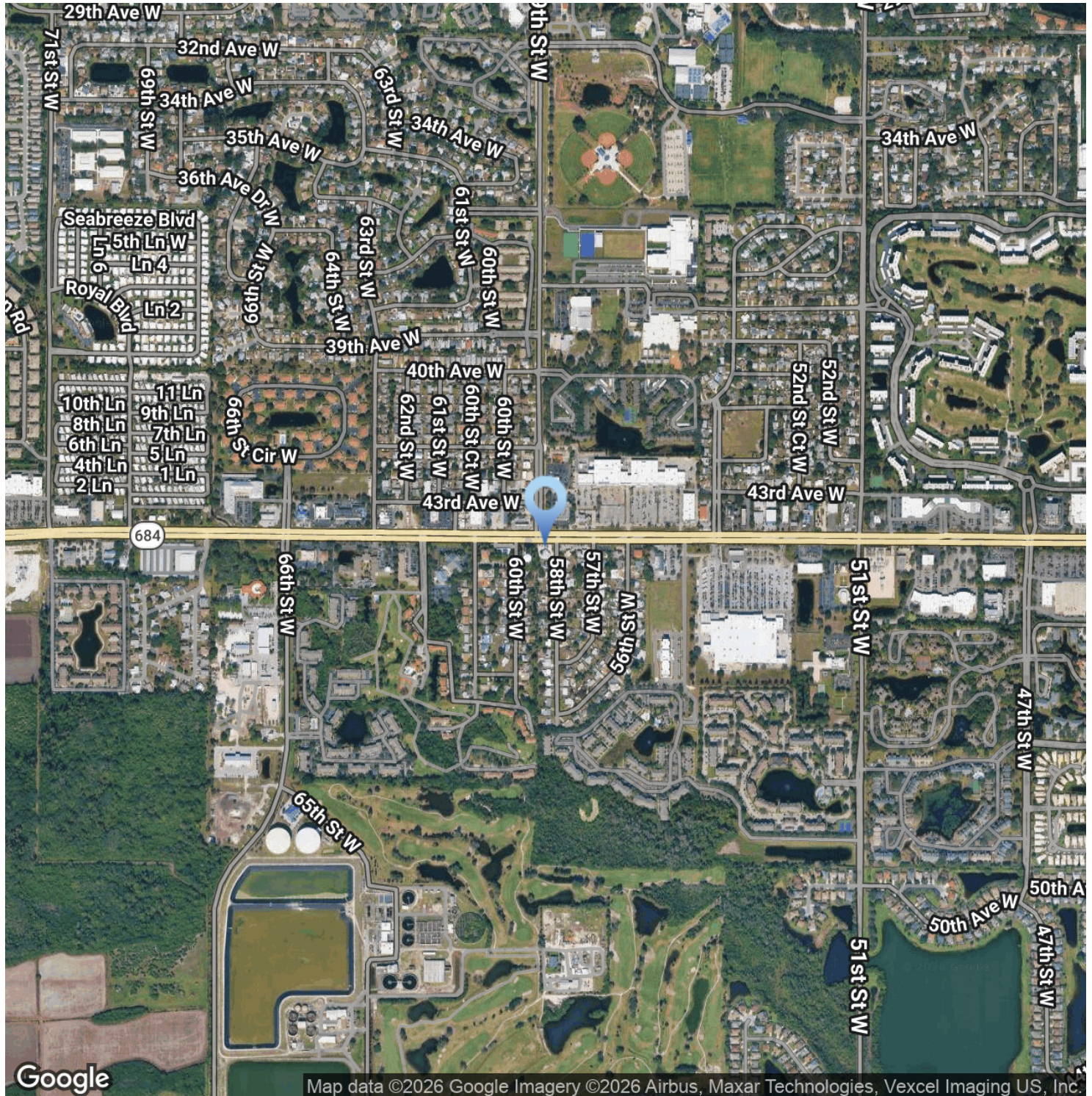
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AERIAL MAP

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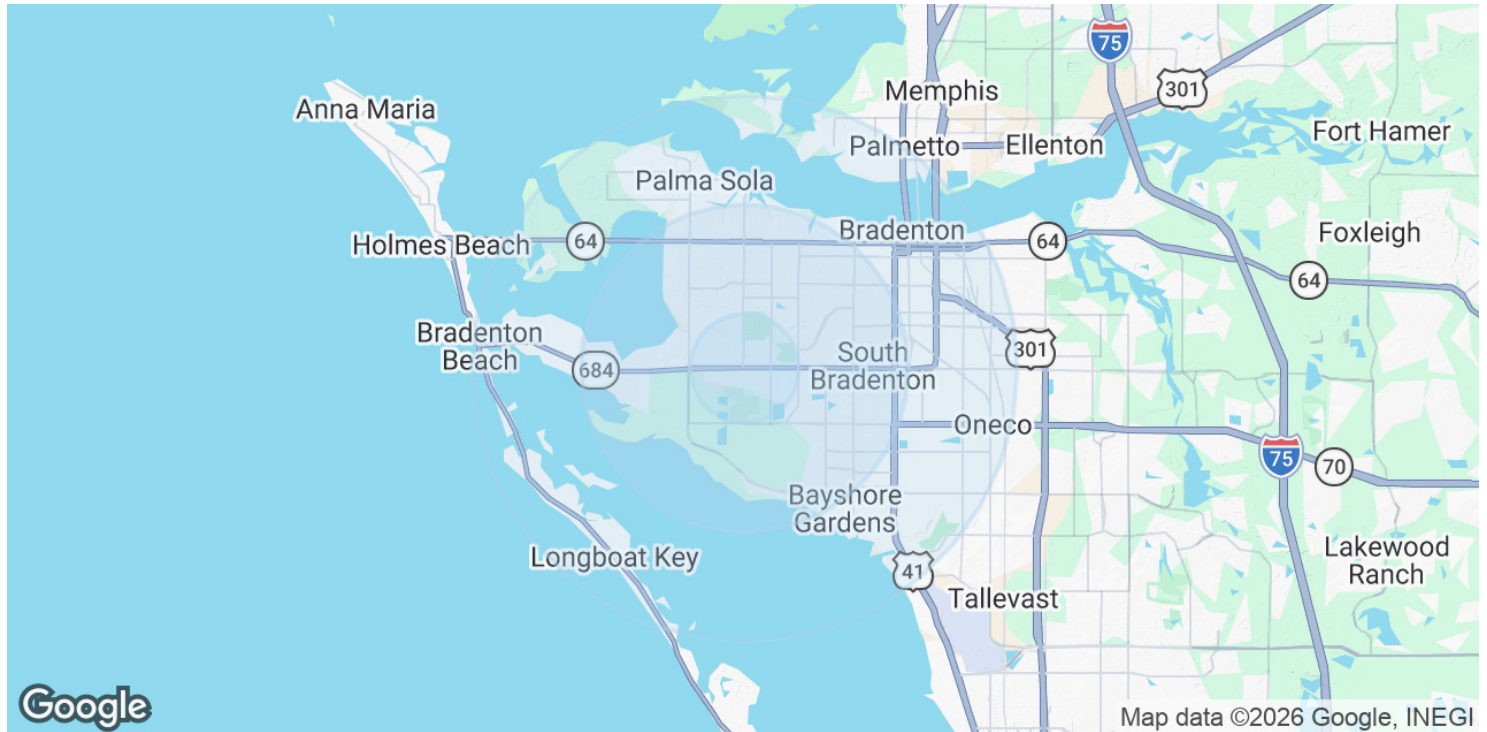
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,330	76,022	155,922
Average Age	53.5	49.4	48.0
Average Age (Male)	51.7	48.6	47.5
Average Age (Female)	54.8	50.4	48.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,940	32,965	66,240
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$79,038	\$82,139	\$86,170
Average House Value	\$260,185	\$276,679	\$301,561

2023 American Community Survey (ACS)



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