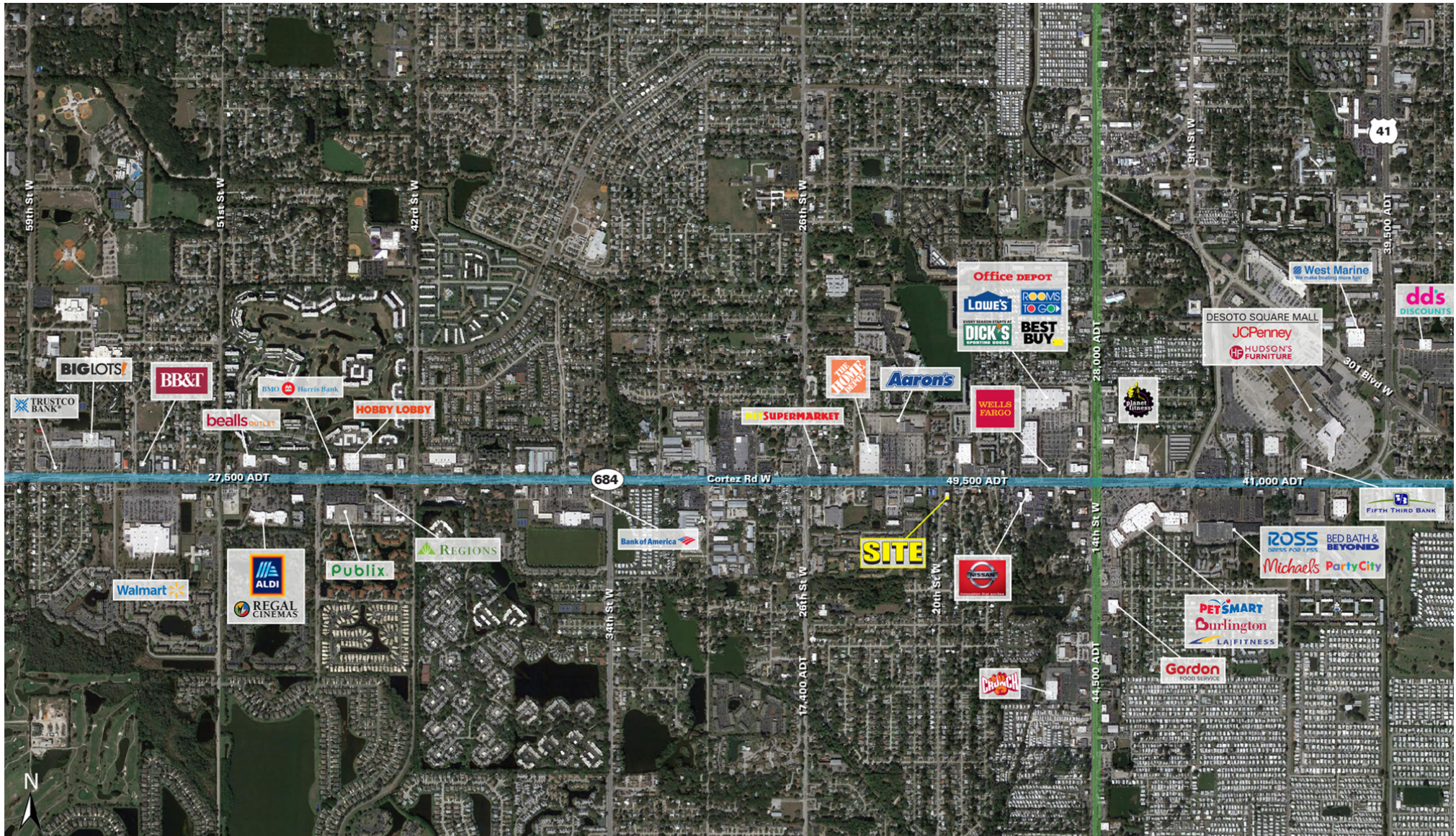


1905 CORTEZ RD

BRADENTON,
FLORIDA



MATT LYNCH

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**5,115 SF FREESTANDING
BUILDING AVAILABLE
FOR LEASE**

PROJECT HIGHLIGHTS

- 5,115 SF Freestanding Building Available For Lease
- Signalized access on Cortez Rd (49,500 ADT)
- Building dimensions 55' x 93' on 0.62 Acres (134' x 205')
- AM dominant side of road
- 22 Parking spaces on site
- Zoned GC - Medical Marijuana allowed by right

DEMOGRAPHICS



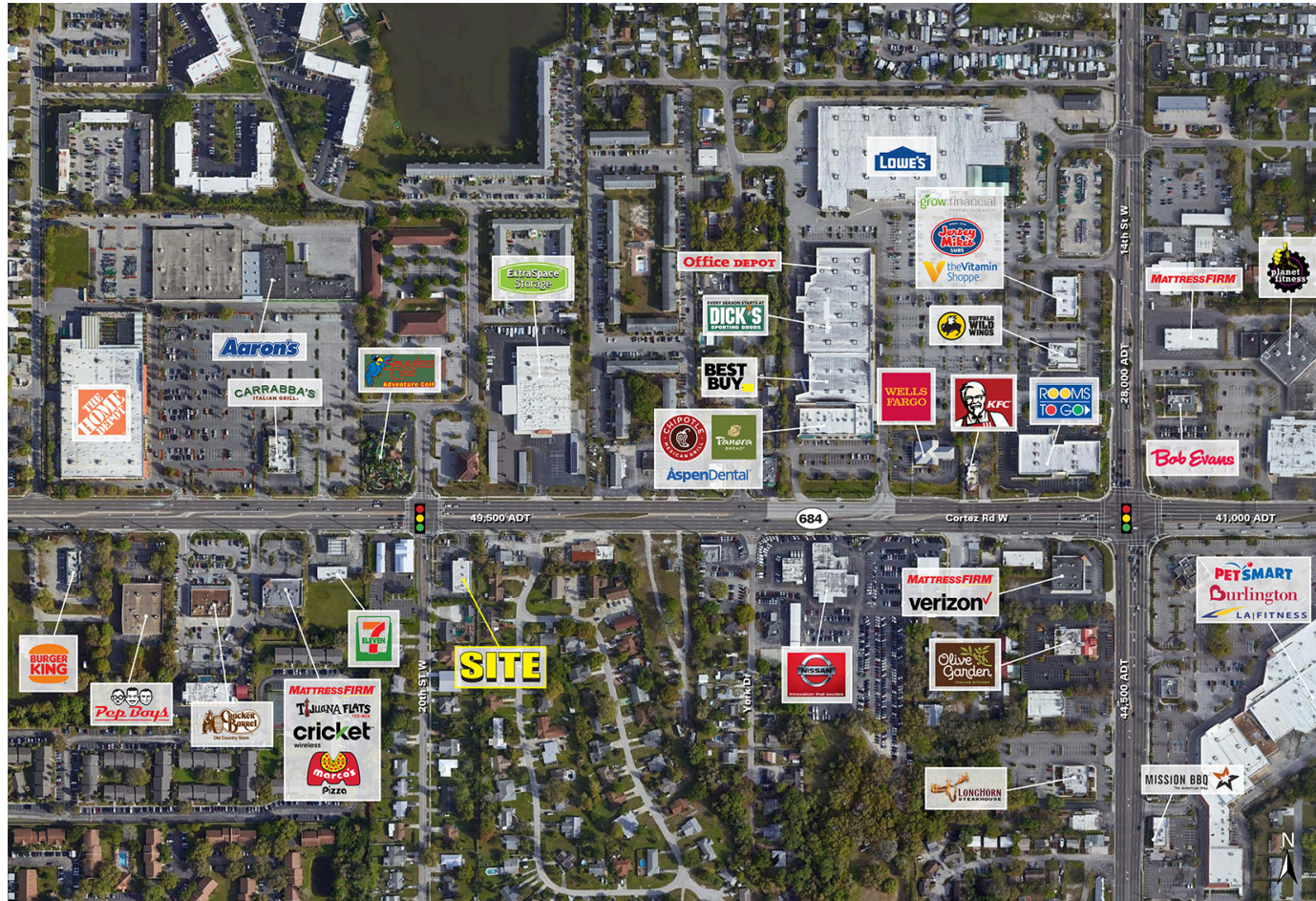
TOTAL POPULATION

1 MILE	3 MILES	5 MILES
16,982	120,799	193,501



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$41,822	\$48,218	\$53,548



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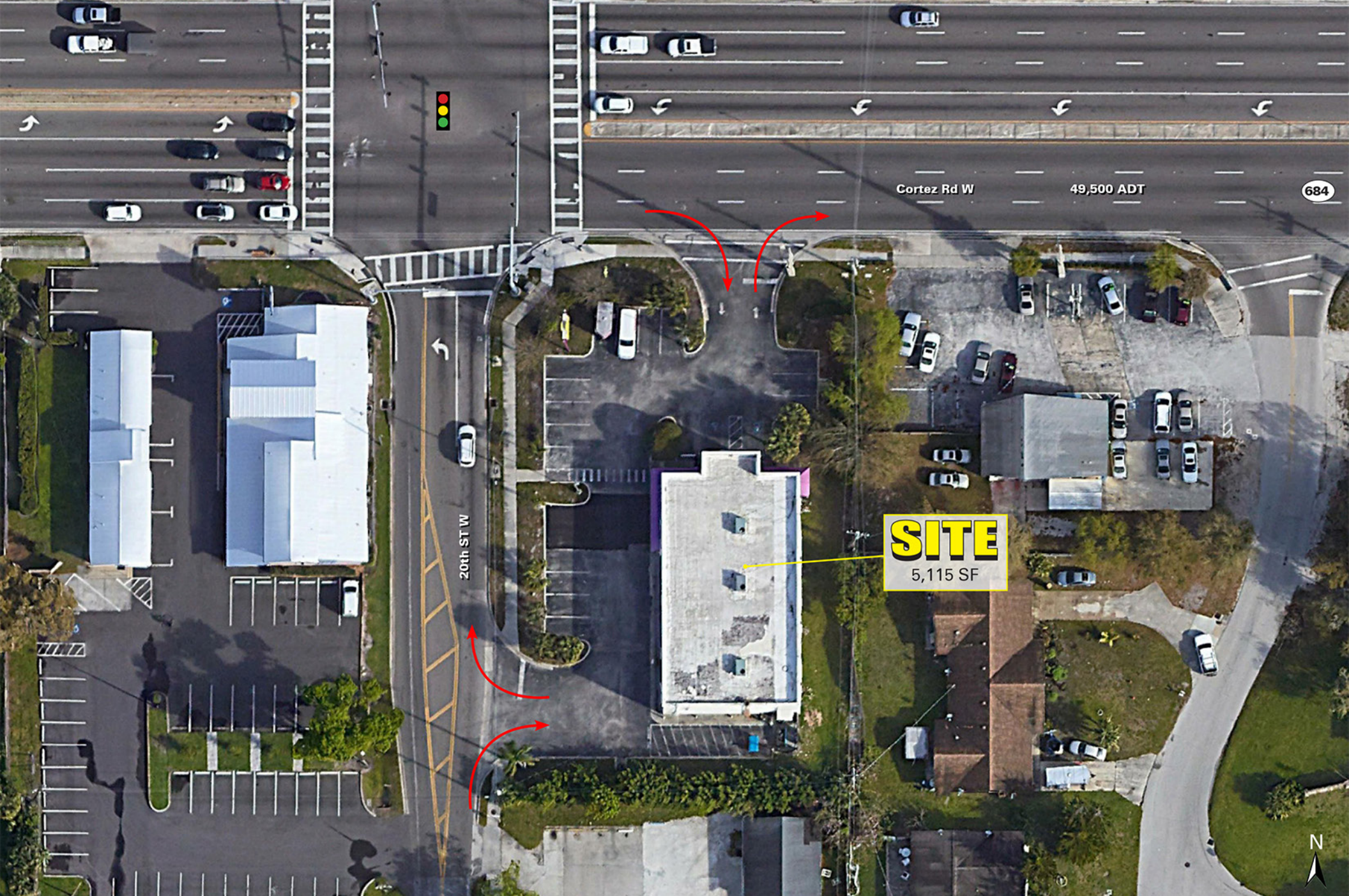
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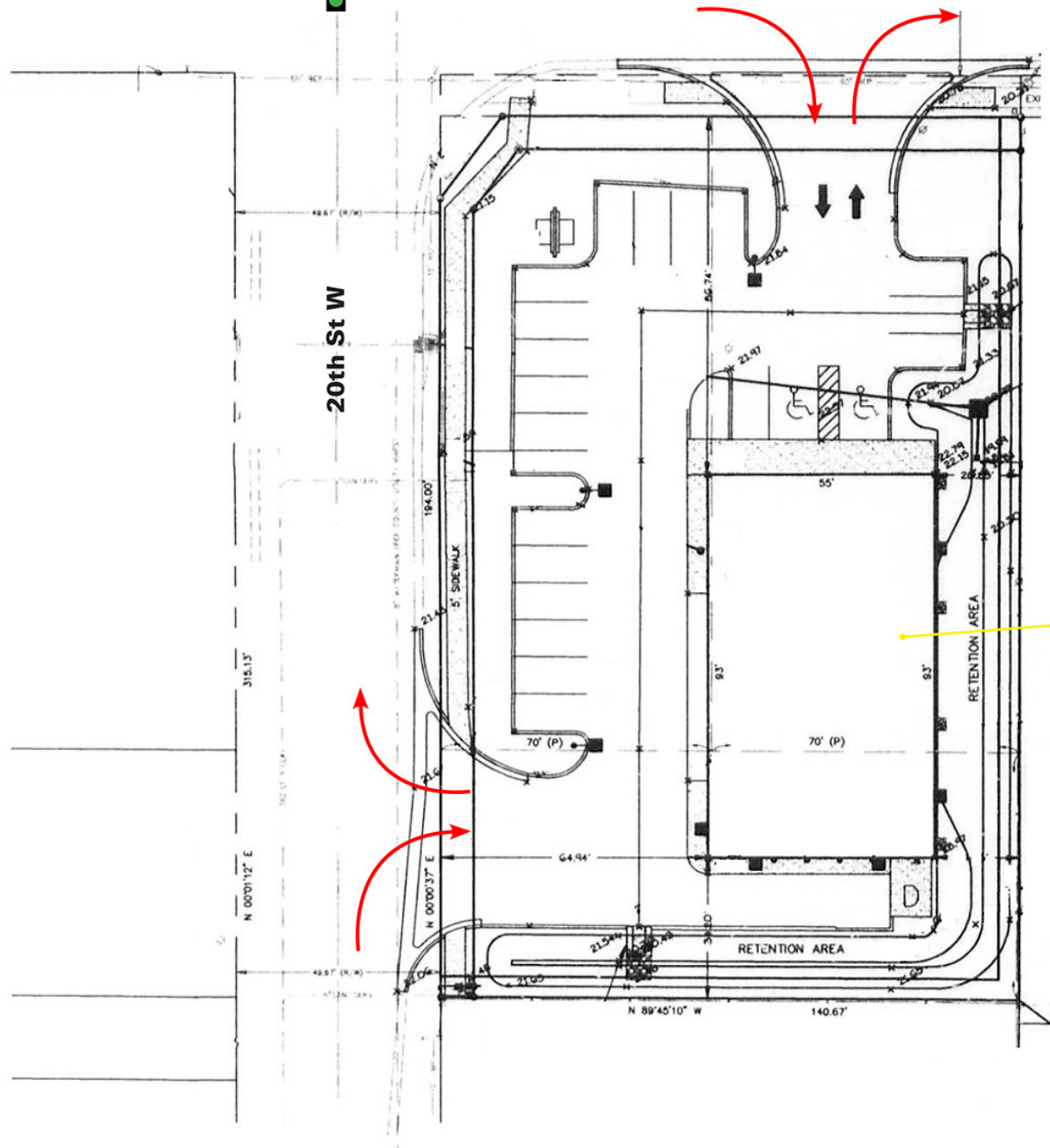
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5,115 SF FOR LEASE

BRADENTON, FL

Cortez Rd

47,500 ADT



SITE
5,115 SF



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5,115 SF FOR LEASE

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