




GROCERY-ANCHORED NEIGHBORHOOD RETAIL CENTER

Cortez Commons
5502 Cortez Road W.
Bradenton, FL 34210

Availabilities			
Suite	Size	Suite	Size
5522	8,500	5714	800
5608	3,400	5710	2,400
		5706	800

 [Click here to see more!](#)

Welcome to Cortez Commons

Grocery Anchor: Coming soon! An innovative shopping experience, providing fresh produce, meats, dairy, and other high-quality products

Flexible Availabilities: Contiguous suites allow from 800 to 8,500 SF configurations.

High Traffic: Frontage on Cortez Road W. - a main arterial roadway in Bradenton, accounting for a combined 48,000 cars per day

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 Commons

Contacts

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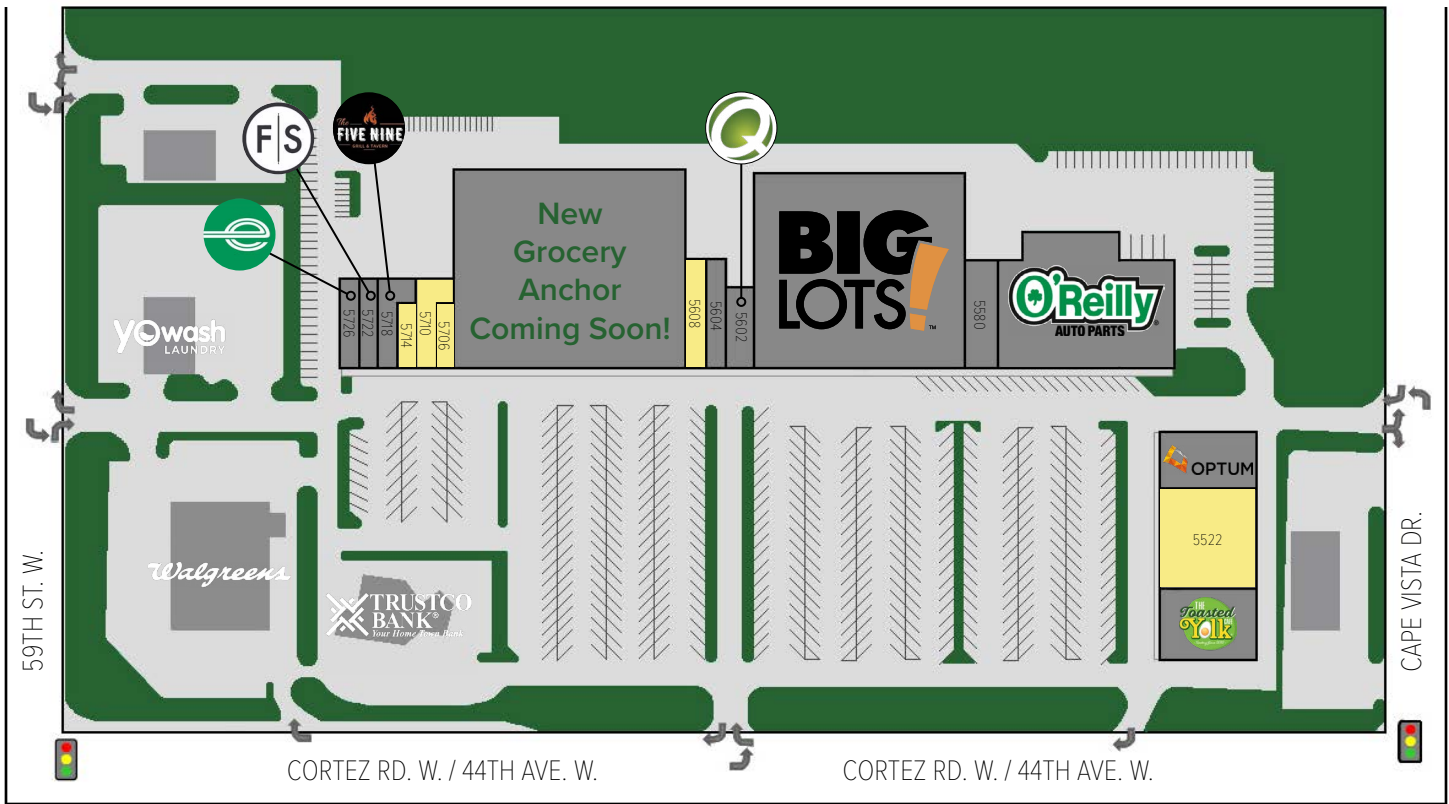
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Cortez Commons | 5502-5726 Cortez Road W., Bradenton, FL 34210



Availabilities					
Suite	5714	5710	5706	5608	5522
Size	800 SF	2,400 SF	800 SF	3,400 SF	8,500 SF
Notes	Various contiguous opportunities			Shell space	Demisable



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Pinebook Commons

Within 1 mile East

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

51st St. W.

Cortez Road W. / 44th Ave. W.

32,000 AADT

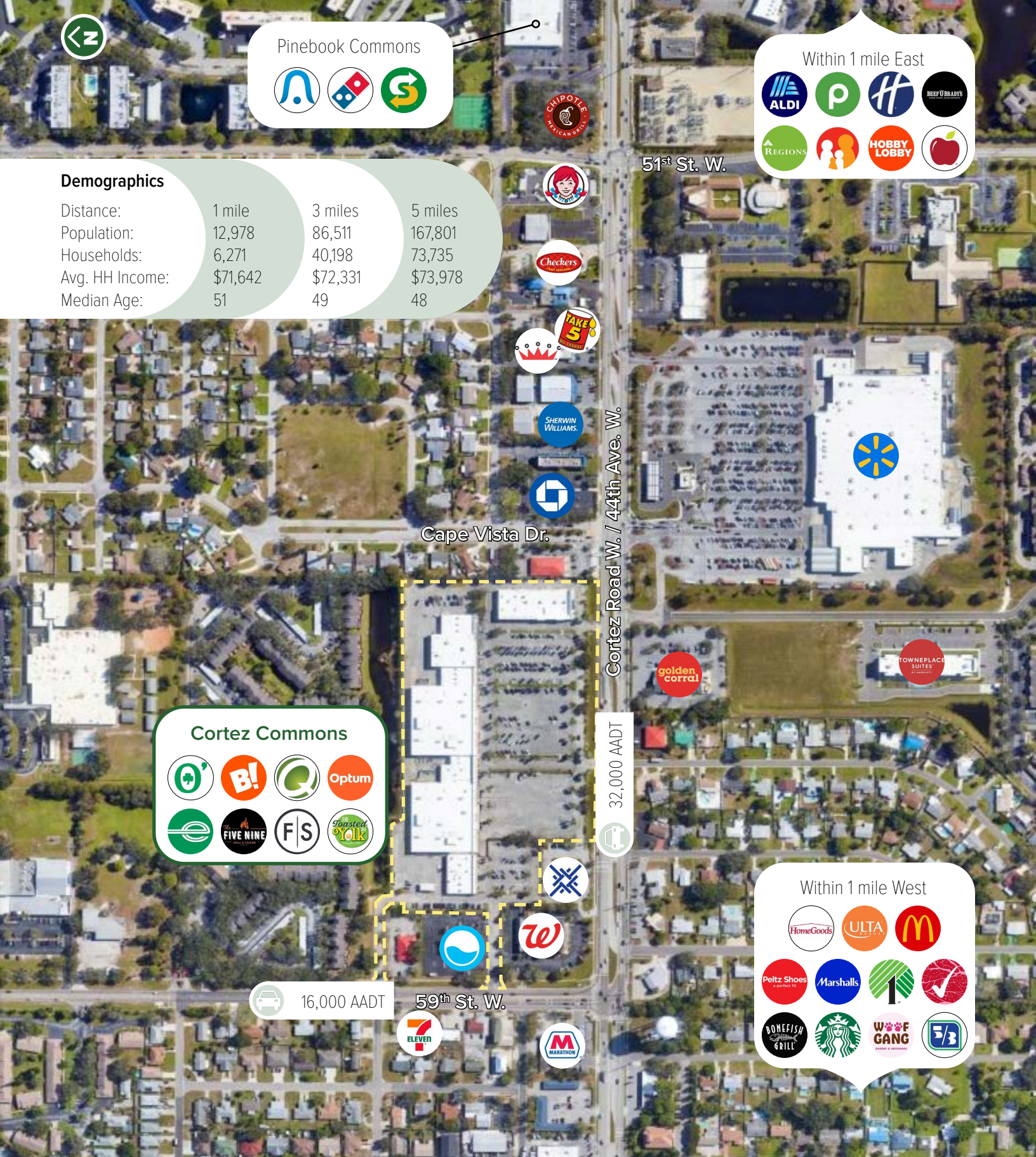
Cape Vista Dr.

Cortez Commons

16,000 AADT

59th St. W.

Within 1 mile West



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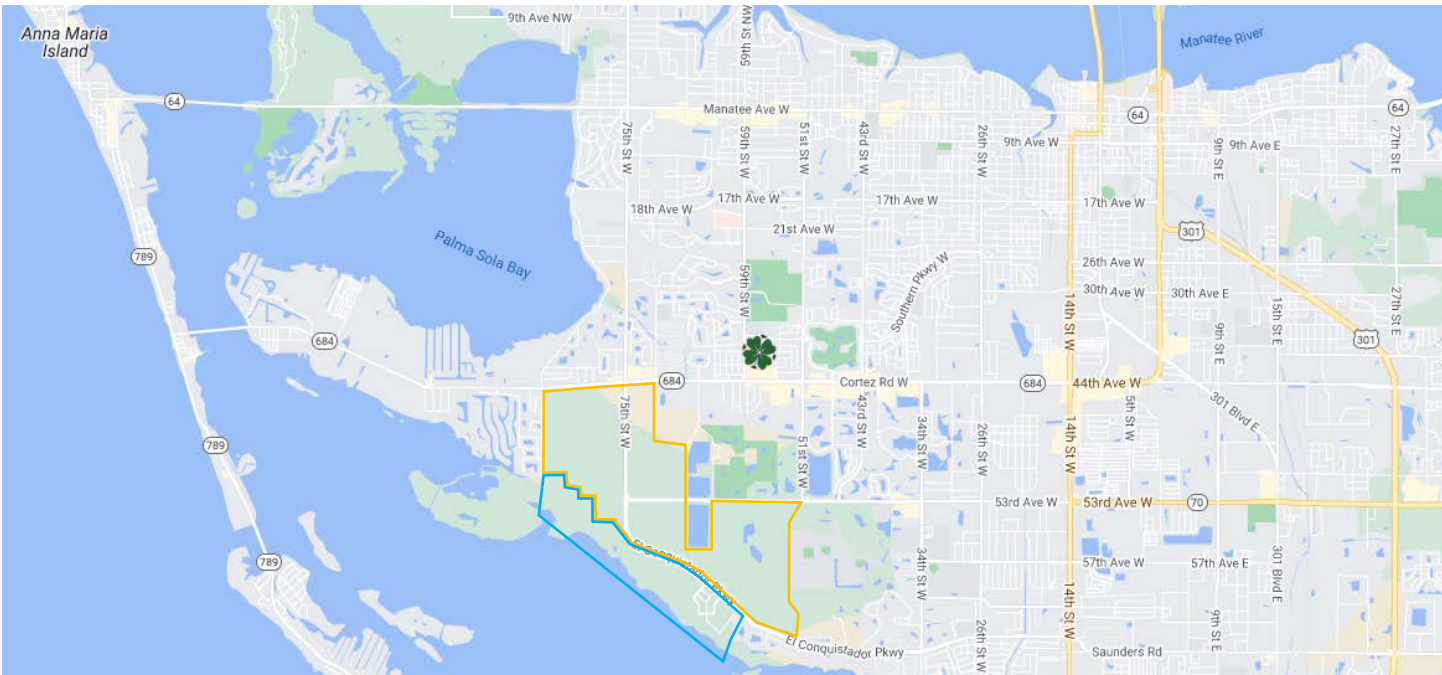
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New Developments in Bradenton

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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