

## Traffic Count Report

### Wildwood Plaza

3915-4105 Cortez Rd, Bradenton, FL 34210

Building Type: **General Retail**

Secondary: -

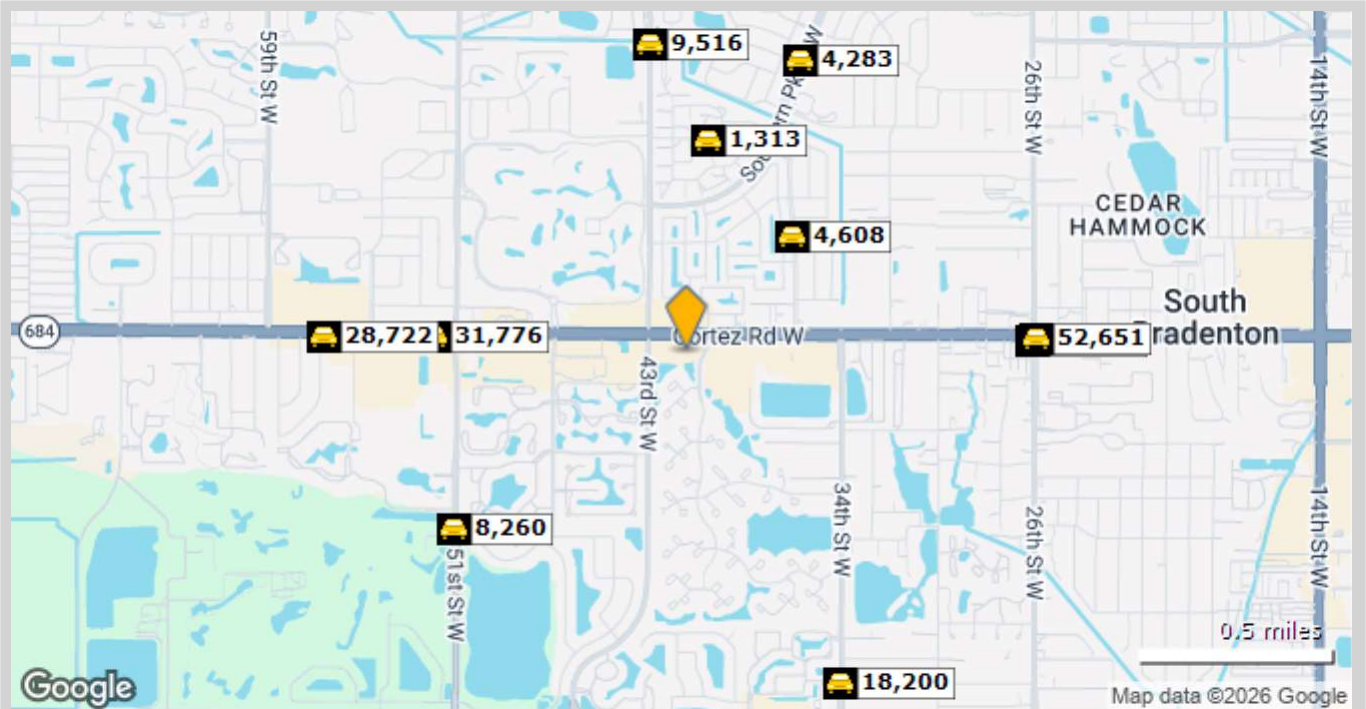
GLA: **28,803 SF**

Year Built: **1983**

Total Available: **8,500 SF**

% Leased: **84.38%**

Rent/SF/Yr: **Negotiable**



|    | Street                | Cross Street      | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-----------------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | 37th Street West      | 40th Avenue West  | 0.01 S         | 2026       | 4,608            | MPSI        | .42                     |
| 2  | 36th Avenue West      | 40th St W         | 0.01 W         | 2026       | 1,313            | MPSI        | .57                     |
| 3  | Cortez Road West      | Cortez Rd         | 0.00 S         | 2026       | 31,776           | MPSI        | .66                     |
| 4  | 51st Street West      | 50th Ct W         | 0.03 S         | 2026       | 8,260            | MPSI        | .76                     |
| 5  | 43rd Street West      | Park Lake Terrace | 0.12 NW        | 2026       | 9,516            | MPSI        | .82                     |
| 6  | Southern Parkway West | 32nd Ave W        | 0.05 W         | 2026       | 4,283            | MPSI        | .83                     |
| 7  | 26th Street West      | Cortez Road       | 0.02 NW        | 2026       | 18,430           | MPSI        | .92                     |
| 8  | Cortez Road           | 26th St W         | 0.02 W         | 2026       | 52,651           | MPSI        | .93                     |
| 9  | Cortez Road West      | Cortez Rd W       | 0.02 W         | 2026       | 28,722           | MPSI        | .95                     |
| 10 | 34th Street West      | 52nd Ave Dr W     | 0.01 SE        | 2026       | 18,200           | MPSI        | .96                     |