

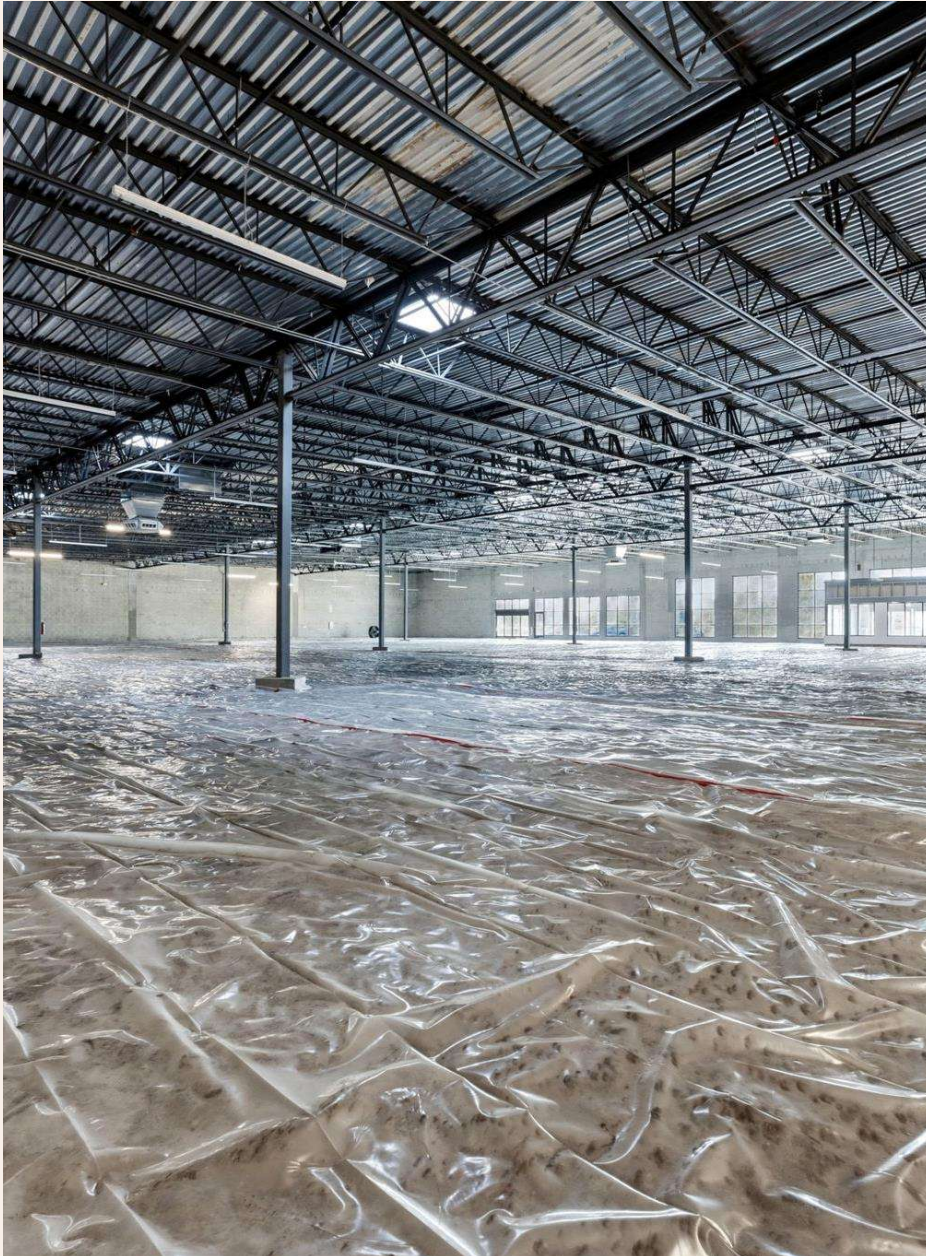
5630 Cortez Rd W, Bradenton, FL 34210



±43,000 SF AVAILABLE

ANCHOR RETAIL

AVAILABILITY



Sublease Opportunity

Available space: $\pm 43,000$ SF

Master lease expires: January 31, 2040

Shell condition with 24' ceiling

Two dock-high loading docks; electricity and HVAC on and operating

Building Details

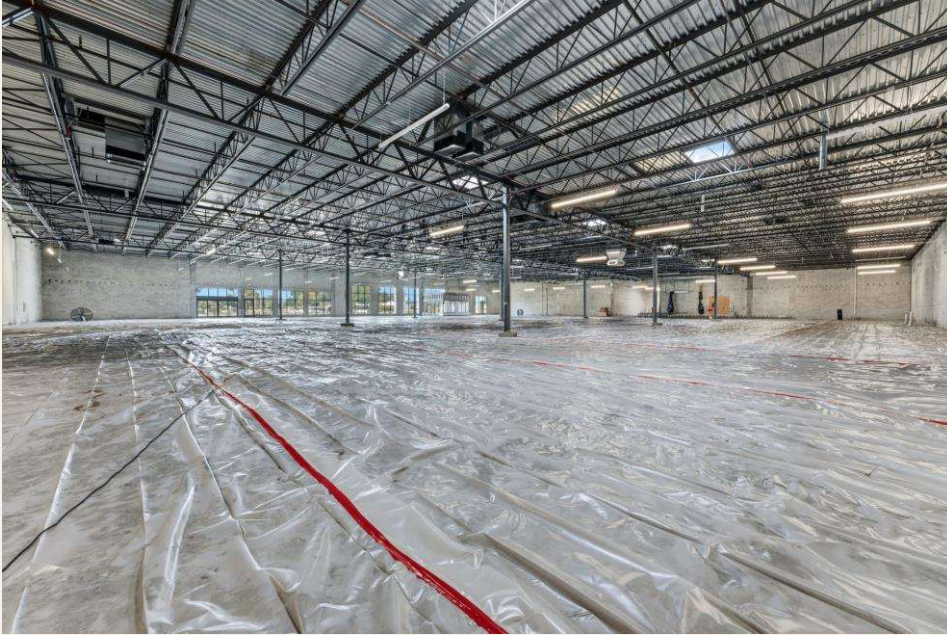
Anchor space in Cortez Commons, a 142,999 SF shopping center

± 450 -space parking lot on a 15.42-acre property

Signalized intersection supports combined average daily traffic count of 48,000

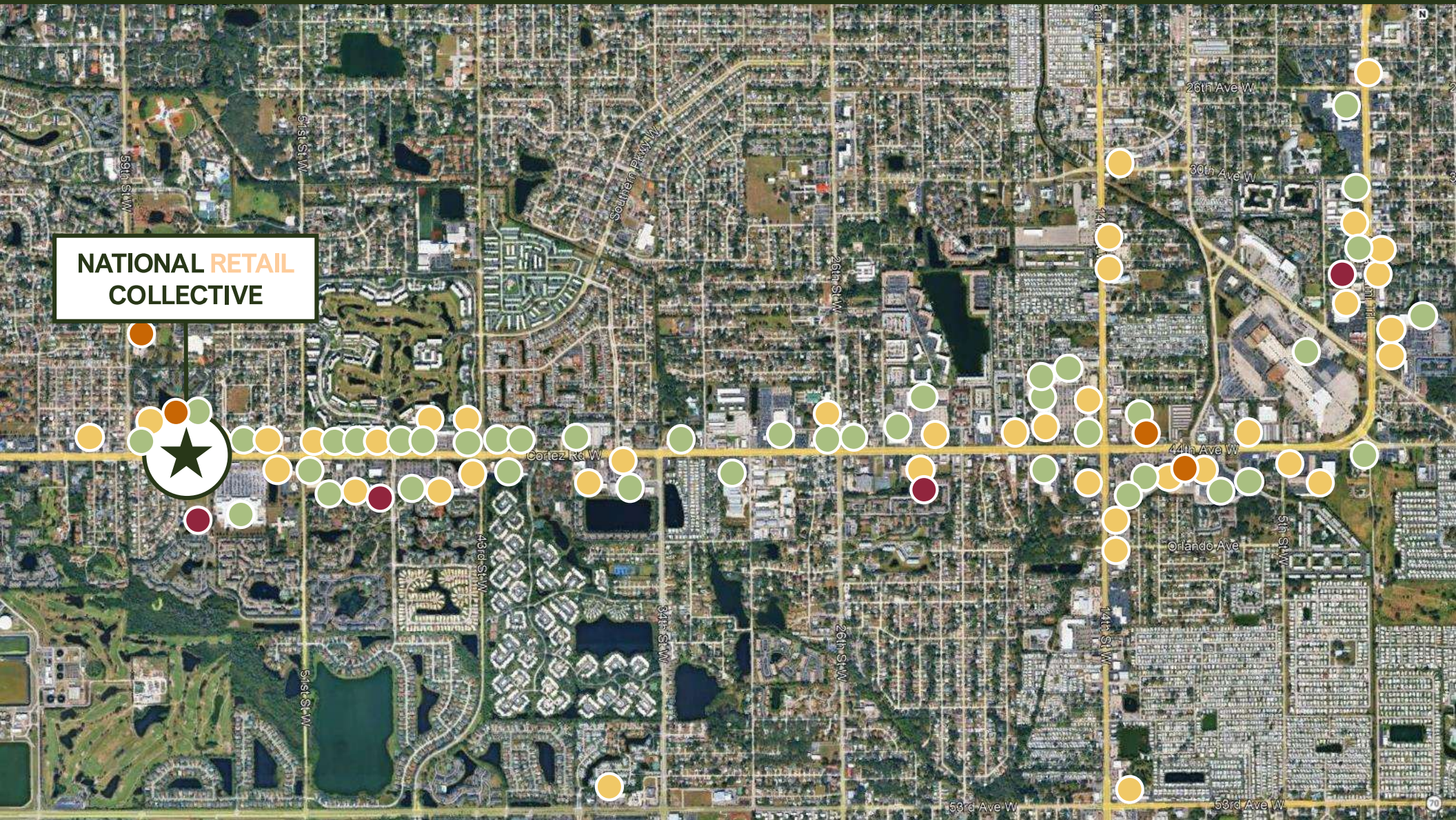
Master-planned communities, highlighted by Seaflower, will add thousands to the area

SPACE PHOTOS



BUILDING PHOTOS





AREA AMENITIES

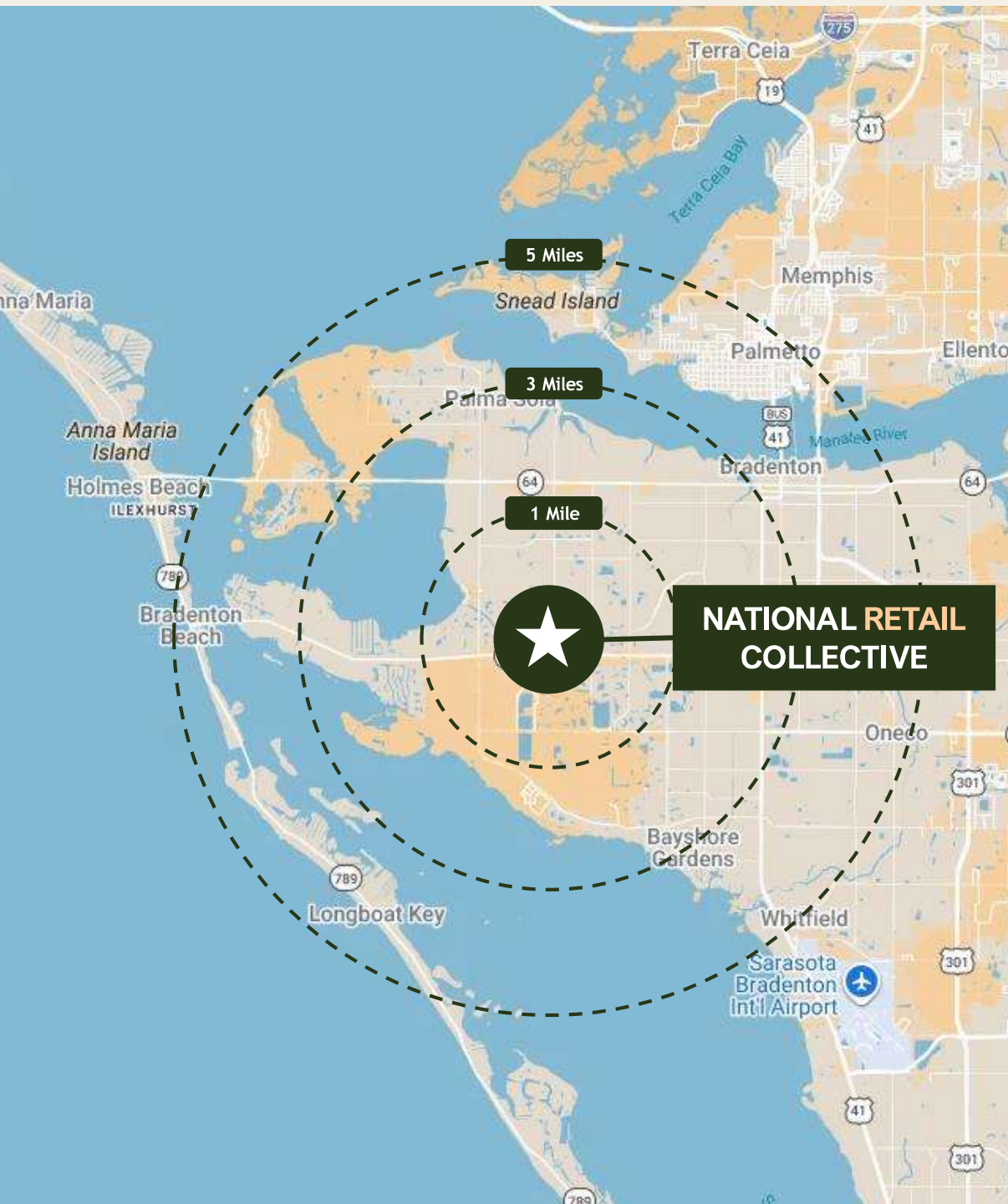
20+
Dining

30+
Retail

4
Hotels

4
Fitness

MARKET COVERAGE



Demographics

	2026	1 Mile	3 Miles	5 Miles
Total Population		11,733	83,248	164,152
Projected Population (2031)		11,968	88,300	171,942
Total Daytime Population		11,200	83,200	168,000
Median HH Income		\$68,020	\$67,695	\$66,181
Median Age		53.6	50.0	48.6

Annual Avg. Consumer Spending

 Apparel & Services	← miles →	1	\$1,834
		3	\$1,891
		5	\$1,935
 Food at Home	← miles →	1	\$5,795
		3	\$5,996
		5	\$6,131
 Food Away from Home	← miles →	1	\$3,168
		3	\$3,257
		5	\$1,532
 Personal Care (Health)	← miles →	1	\$1,433
		3	\$1,502
		5	\$1,531

NATIONAL RETAIL COLLECTIVE



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