



**GARNER
GROUP**

PROPERTY HIGHLIGHTS

◆ Square Footage: 86,465

◆ Property Details:

Cortez Road Shopping Center is centrally located within the Bradenton market at the highly trafficked intersection of Cortez Road and US 41.

Big Box retailers near the shopping center include, Lowe's, Home Depot, Ross, Dick's Sporting Goods, PetSmart, Michaels, and Burlington.



LEASING INQUIRIES PLEASE CONTACT

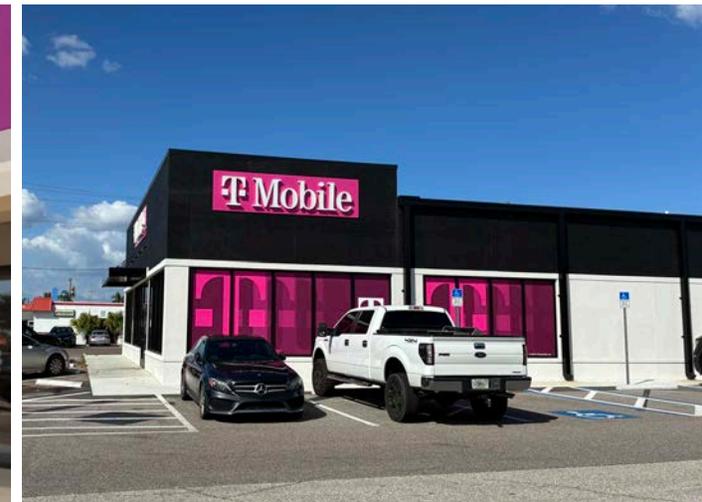
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CORTEZ ROAD SHOPPING CENTER

4225 US 41, Bradenton, FL 34205



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DEMOGRAPHICS

5 Mile

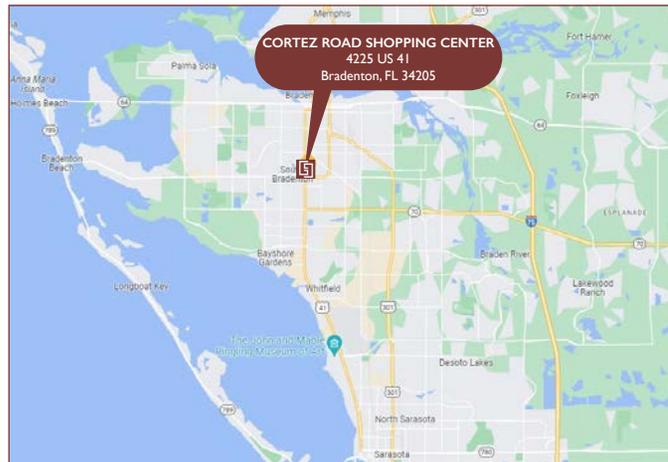
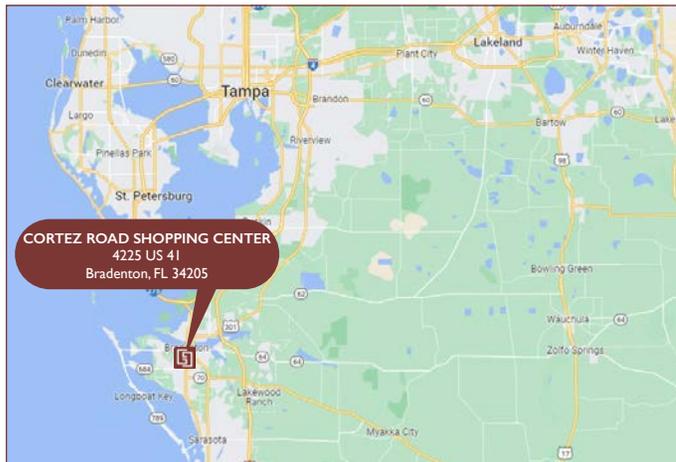
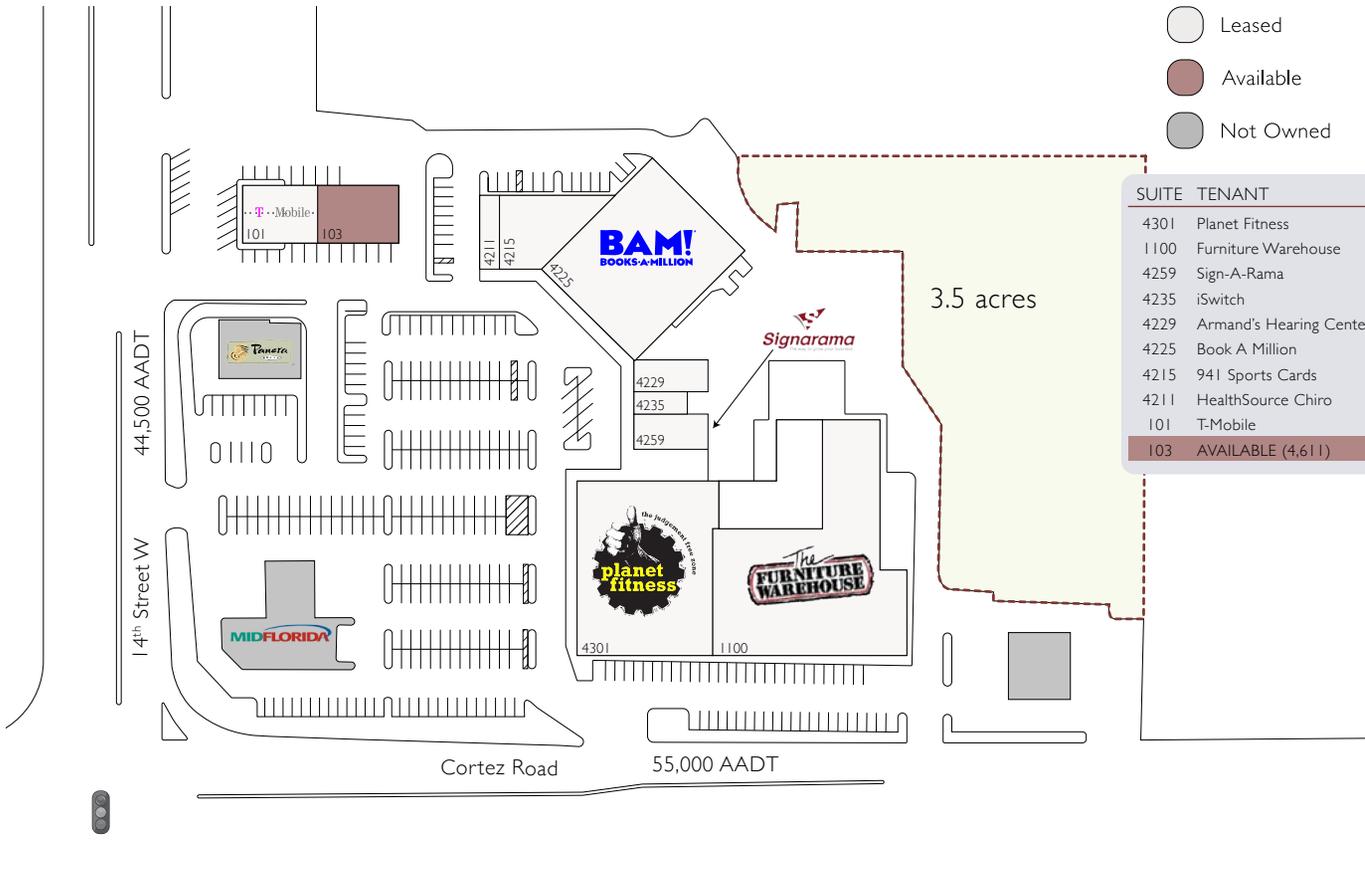
Total Population 206,754

Average Household Income \$ 63,573

Traffic Counts (AADT)

55,000 (Cortez Road)

44,500 (US 41)



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