



## PROPERTY HIGHLIGHTS

- ◆ Square Footage: 99,336
- ◆ Traffic Counts:
  - 55,000 AADT (Cortez Road)
  - 44,500 AADT (US 41)
- ◆ 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 Bed Bath and Beyond.



LEASING INQUIRIES PLEASE CONTACT

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# CORTEZ ROAD SHOPPING CENTER

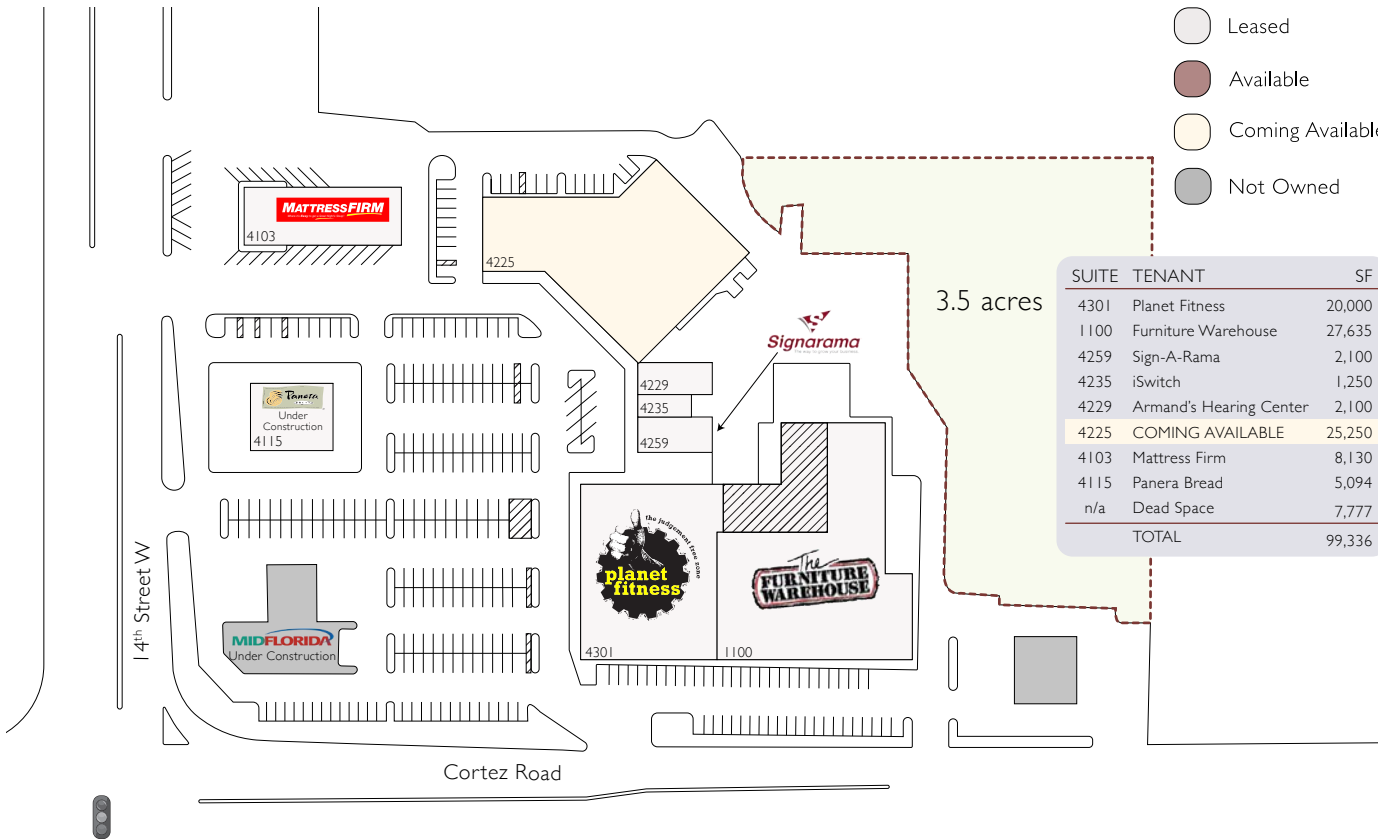
4225 US 41, Bradenton, FL 34205





# CORTEZ ROAD SHOPPING CENTER

4225 US 41, Bradenton, FL 34205



## DEMOGRAPHICS

5 Mile

Total Population	194,958
Average Household Income	\$57,855
Race: Caucasian	62.2%
African American	12.4%
Other	25.4%



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