

CORTEZ PLAZA

14th Street, US 41 (Tamiami Trail) & Cortez Road (44th Ave.)

Bradenton, FL 34207

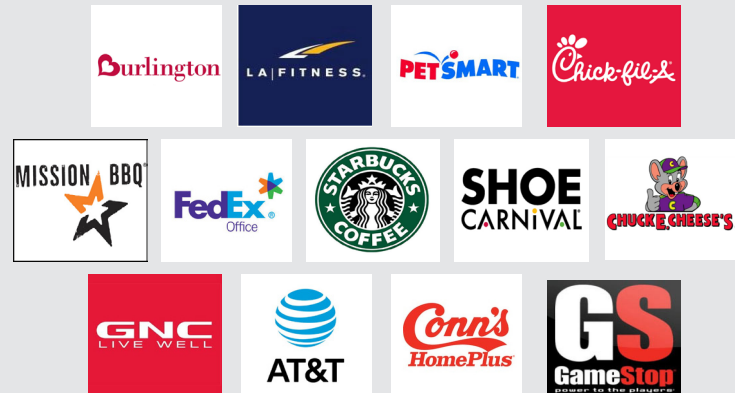
27.460920, -82.57980



PROPERTY FEATURES

- Located at SE corner of signalized intersection of Tamiami Trail/ US 41 and Cortez Road
- Prime location at Bradenton's busiest intersection
- Dynamic anchor line-up covering discount apparel, shoes, fitness pet supplies and entertainment
- Strong nearby co-tenancy
- Traffic Counts:

US Highway 41 & Cortez Plaza (92,000 VPD)
Highest VPD in Bradenton area



DEMOGRAPHICS – 2023	1 MILE	3 MILES	5 MILES
Estimated Population	22,226	102,130	184,122
Average Household Income	\$53,561	\$62,499	\$69,291
Households	10,276	44,853	78,900
Growth 2023-2028	0.9% ↑	0.7% ↑	0.6% ↑

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