



# Cortez Plaza East For Lease

Contact us:

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**621-845 Cortez Road West, Bradenton | FL**

## FEATURES

- 1,360 - 8,059 SF suites available
- Join: Ross Dress for Less, Bed Bath & Beyond, Michael's, Party City, Five Below, Dollar Tree and more
- Pylon signage available
- Outparcel opportunity available with direct frontage on Cortez Road
- Easy access via signalized entrance
- Average household income of \$60,656 within 5 miles
- Traffic count of 41,000 cars per day on Cortez Road West

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Site Plan



Availabilities

SUITE #	TENANT	SF
621	Firehouse Subs	1,600
623	Sally Beauty Supply	1,600
625	Nail World	1,200
629	E-TradePost	1,200
633	Boost Mobile	1,600
637	Available	1,600
641	Payless Shoesource	3,200
649	Acceptance Insurance	1,000
653	Nam Fong Restaurant	1,200
657	Available	1,360
665	Plato's Closet	2,780
669	Cortez Laundromat	1,200
673	Coin & Auction	520
701	Available	8,059
705	Dollar Tree	10,400
721	Available	3,500
803	Eye Doctor's Optical Outlets	2,000
807	Available	4,040
809	Available	3,750
811	Rainbow Stores	11,250
825A	Bed Bath & Beyond	25,395
825B	Michael's	28,243
835	Ross Dress for Less	28,800
845	Party City	12,000
845B	Five Below	7,956
613-OP	H&R Block	4,000
617-OP	Available	3,000
TOTAL		172,453



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Total Population	15,057	117,009	196,131
Daytime Population	16,842	120,893	207,467
Average Household Income	\$41,626	\$54,342	\$60,656
Median Age	50.5	41.3	44.4

