

# FORMER BRADENTON TOYS R US

512 Cortez Rd W, Bradenton, FL 34207

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

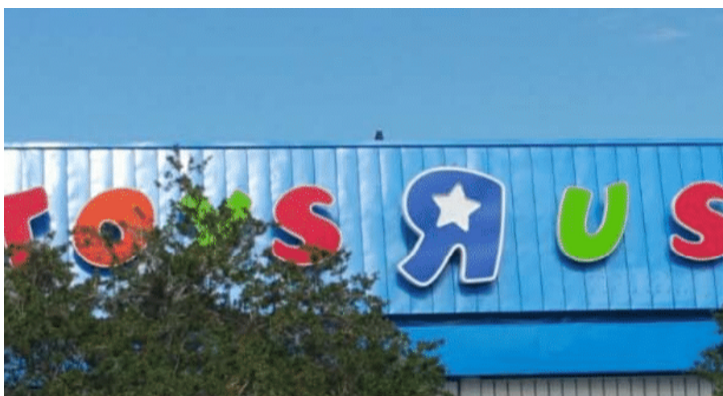
Located on Cortez Road W on the outparcel of DeSoto Square Mall

### PROPERTY HIGHLIGHTS

- Former Toys R Us space available
- GLA: 45,183 SF on 6.4 acres
- Strong visibility and access on Cortez Road, one of the major east/west retail corridors in Bradenton
- Located at a signalized intersection
- Major retail corridor in the heart of Bradenton surrounded by strong national retailers
- Retailers in the market include LA Fitness, Bed Bath & Beyond, Burlington, Five Below, Michaels, Shoe Carnival, PetSmart, Chipotle, Panera, First Watch, and many more
- Traffic Counts (AADT): Cortez Road - 41,000

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	16,440	202,963	419,224
Daytime Population	17,254	212,511	431,448
Households	7,802	84,691	181,545
Average HH Income (\$)	41,745	60,489	76,363



### EXCLUSIVE AGENT(S)

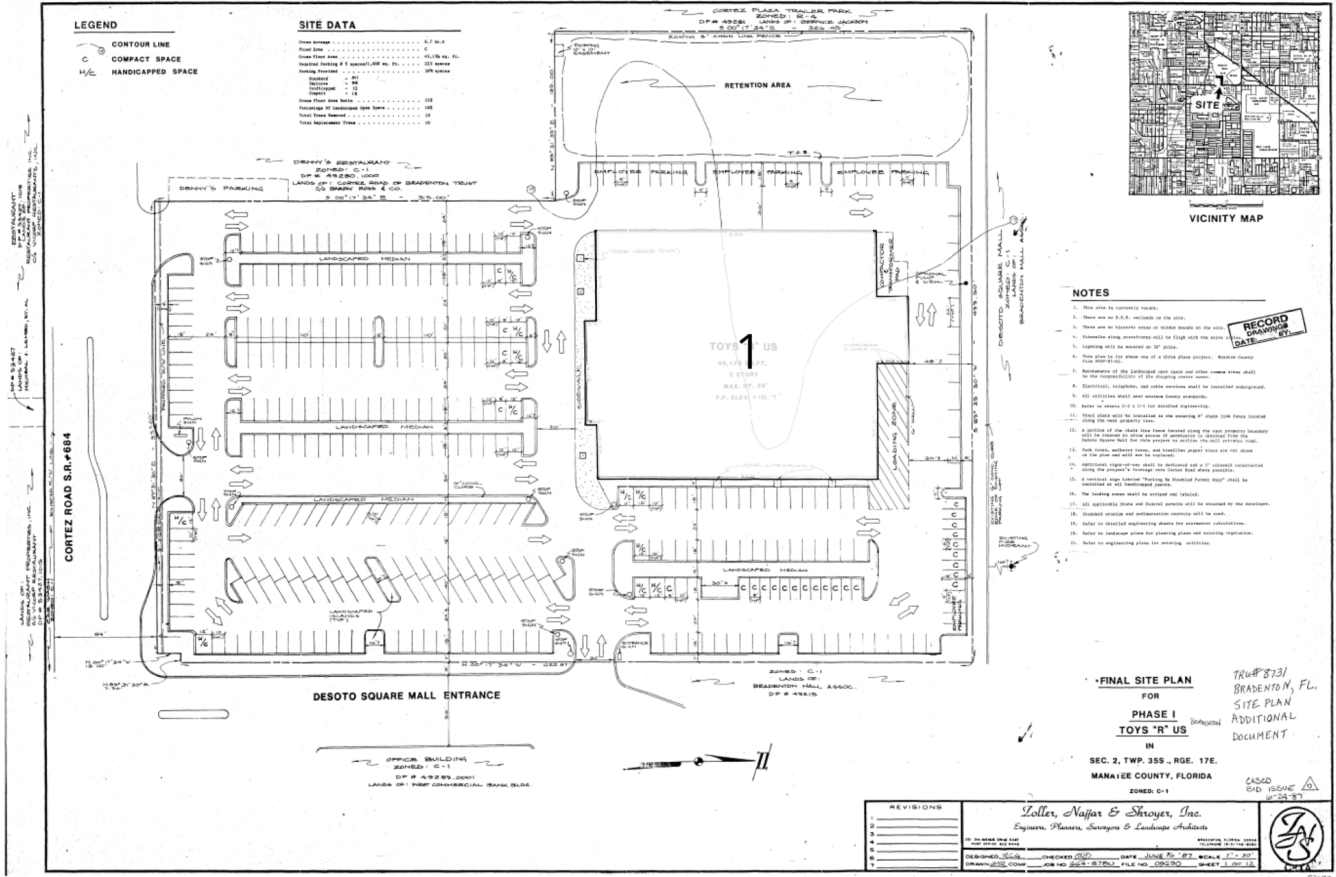
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## SITE PLAN



SUITE

TENANT NAME

SPACE SIZE

1

-

45,183 SF

### EXCLUSIVE AGENT(S)

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