



Cortez West

6312-6550 Cortez Road West
 Bradenton, Florida 34210
 Lat 27.462, Long -82.625

DEMOGRAPHICS

| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|------------------------|------------------|------------------|------------------|
| 2018 Population | 10,789 | 69,272 | 148,828 |
| 2023 Population | 11,570 | 73,664 | 160,145 |
| 2018 Average HH Income | \$63,768 | \$62,641 | \$63,776 |
| 2018 Median HH Income | \$49,260 | \$46,090 | \$44,149 |

PROPERTY HIGHLIGHTS

- Excellent road side visibility and maximum frontage along SR 684
- Signalized intersection of Cortez West and 66th Street West
- Dense residential population: 81,082 homes within a 5 mile radius
- National Tenants include Fifth Third Bank, Chase Bank and Edward Jones
- Traffic Count (2018): 32,500 CPD

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 Licensed Real Estate Broker

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SITE PLAN

| STE | TENANT | SIZE |
|--------------|------------------|---------------|
| 6312 | AVAILABLE | 5,468 |
| 6318 | AVAILABLE | 2,100 |
| 6402 | Edward D. Jones | 1,495 |
| 6404 | AVAILABLE | 2,808 |
| 6408 | Beloved Boutique | 1,400 |
| 6412 | Chase Bank | 3,007 |
| 6510 | AVAILABLE | 7,500 |
| 6550 | Fifth Third Bank | 3,500 |
| TOTAL | | 27,278 |

AVAILABLE NOT OWNED



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