

# FORMER RESTAURANT

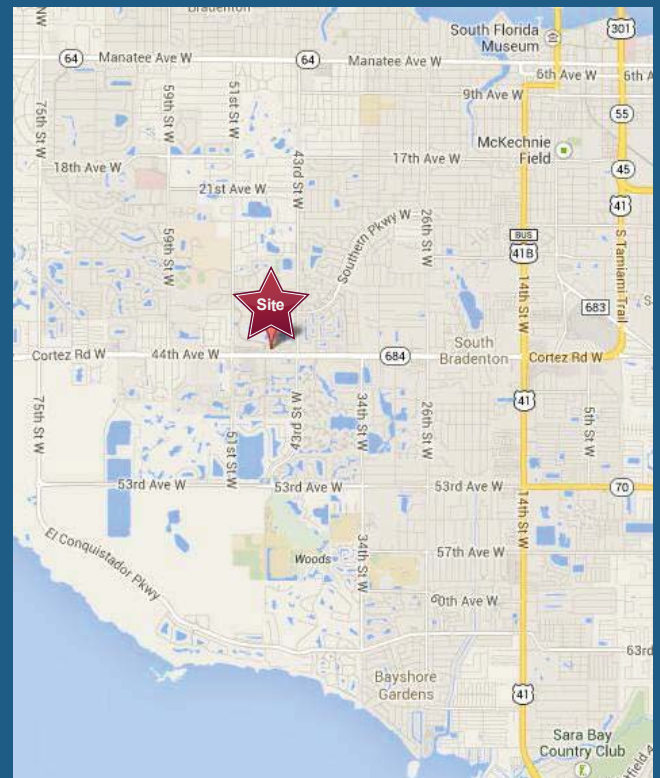


## 5502 Cortez Rd West, Bradenton, FL 34210

- Former Restaurant Space in Great Location Highly Visible. Ample Parking. Strong Access.
- Former Mexican Restaurant at 6,400 SF.
- Super Walmart located across Cortez Road (reportedly the highest volume South of Tampa Bay).
- In close proximity to Traffic Light shared with Super Walmart.
- Daily Traffic Counts - Cortez Rd West 51,500
- Includes existing Walk-in Cooler and Hood System.

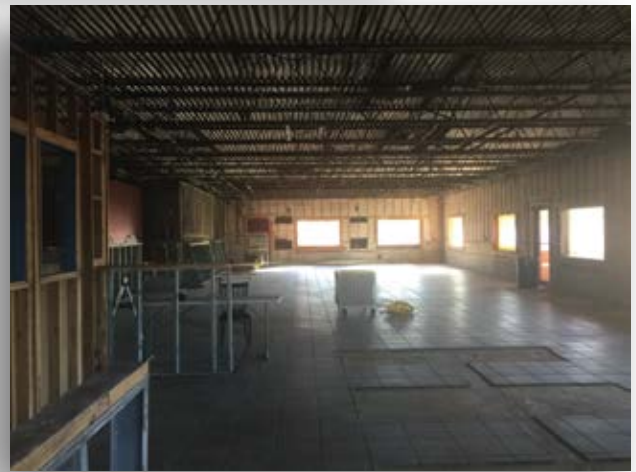
### AREA INFORMATION

Projected 2019 Data	1 Mile	3 Mile	5 Mile
Population	12,947	86,721	166,610
Households	6,376	40,226	72,794
Average Households Income	\$56,805	\$57,558	\$57,356
2014 Traffic Count	Cortez Rd West US 41 South		51,500 44,500

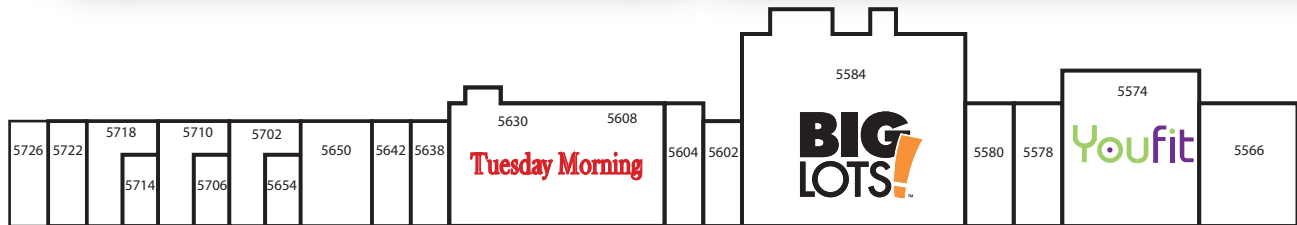


7321 Merchant Court,  
Sarasota, FL 34240

Ph. 941.907.9008  
Fax. 941.907.9755  
[www.oakmont.net](http://www.oakmont.net)



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UNIT	TENANT	AREA	UNIT	TENANT	AREA
5502	Available	6,400 SF	5608	Tuesday Morning	5,456 SF
5518	New Hong Kong	1,600 SF	5630	Tuesday Morning	8,253 SF
5522	Available	1,600 SF	5638	Available	1,600 SF
5526	Fantastic Sams	1,600 SF	5642	Blue Vapor Fusion	1,600 SF
5530	Available	1,600 SF	5650	Home Mktg Products	3,200 SF
5534	JSA Med Group	3,200 SF	5654	Natalies Fine Jewelry	800 SF
5542	JSA Med Group	1,620 SF	5702	Peaches Restaurant	2,400 SF
5566	Ancient Ways	6,000 SF	5706	Hairport Styling Studio	800 SF
5574	YouFit	13,000 SF	5710	Alkatz Learning	2,400 SF
5578	YouFit	3,000 SF	5714	Manatee Top Nails	800 SF
5580	Greenberg Dental	3,000 SF	5718	Tiffins Restaurant	2,400 SF
5584	Big Lots	39,795 SF	5722	Available	1,600 SF
5602	HearX	2,100 SF	5726	Available	1,600 SF
5604	Quest Diagnostics	2,500 SF			



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