

Infill Town Center Leasing Opportunity

Cortez Rd & 75th Street | Bradenton, Florida



- Total Site area ±47 acres
- Total GLA is approximately ±161,500 s.f.
- Close proximity to Anna Maria Island beaches: Cortez Beach, Coquina Beach, Bradenton Beach, Holmes Beach & Longboat Key Island
- 7 retail outparcels, 120 key hotel, 344 multifamily apartments, ±50,000 s.f. grocery anchor
- Up to 4,600 new homes approved for the Lake Flores community
- Neighbors the internationally renowned IMG Academy (Boarding School & Sports Training Destination)
- Pad delivery date Q3 2024



Location

Cortez Rd & 75th Street,
Bradenton, Florida
(27.447401, -82.6372176)

[Click to navigate to Google Maps](#)

Traffic Counts

Cortez Road: 25,000
75th Street West: 14,600



Key Demographics

5-Mile Radius

Current Estimated Population	124,017
Current Estimated Households	57,017
Average Household Income	\$71,695
Median Age	48 years
Daytime Population	126,610
Businesses	3,074
Out of Town Visitors (Monthly)	75,658
Total Economical Impact from Visitors (Monthly)	\$123,768,867

Property Contact

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941.552.2707

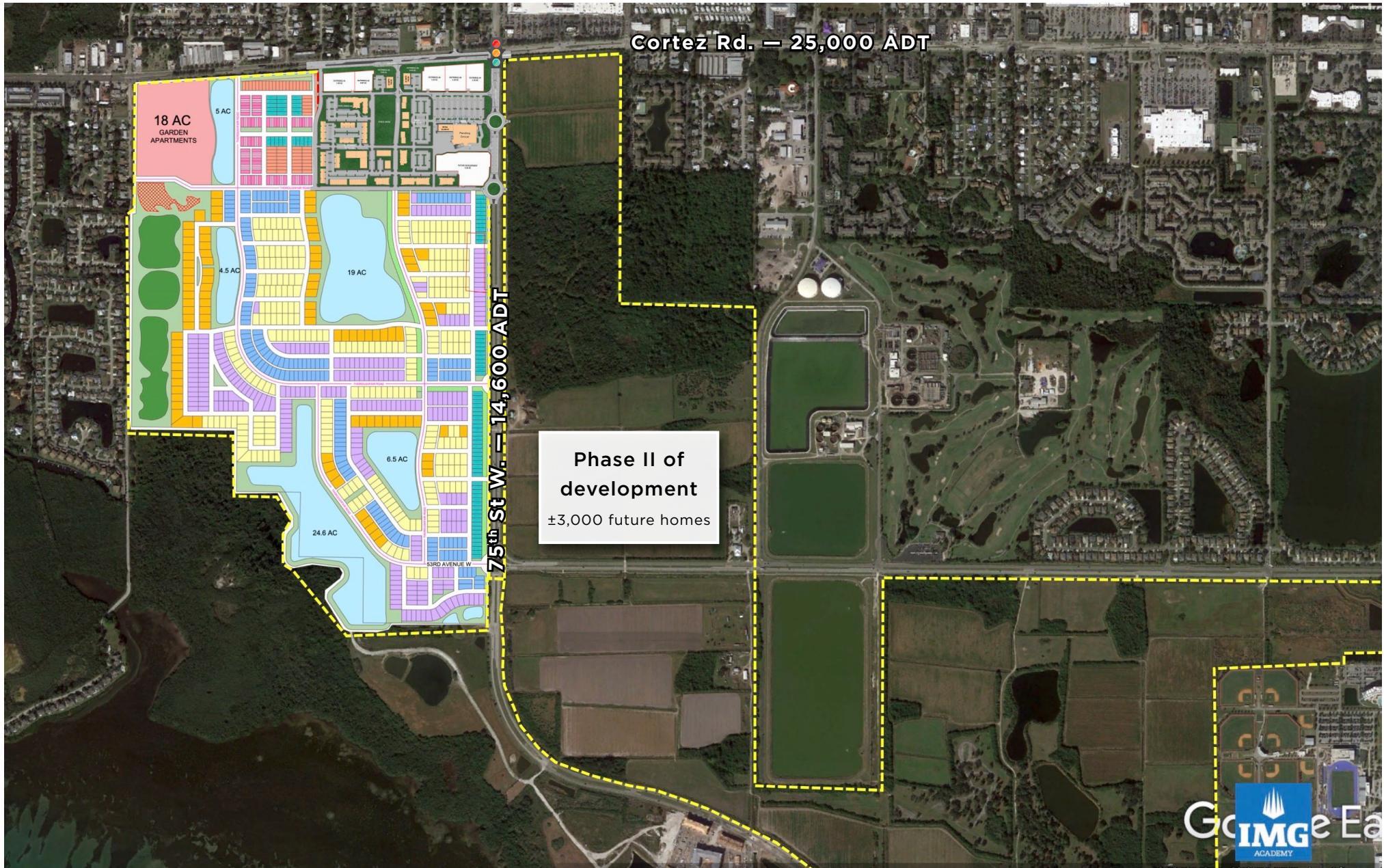
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Neighboring Retailers



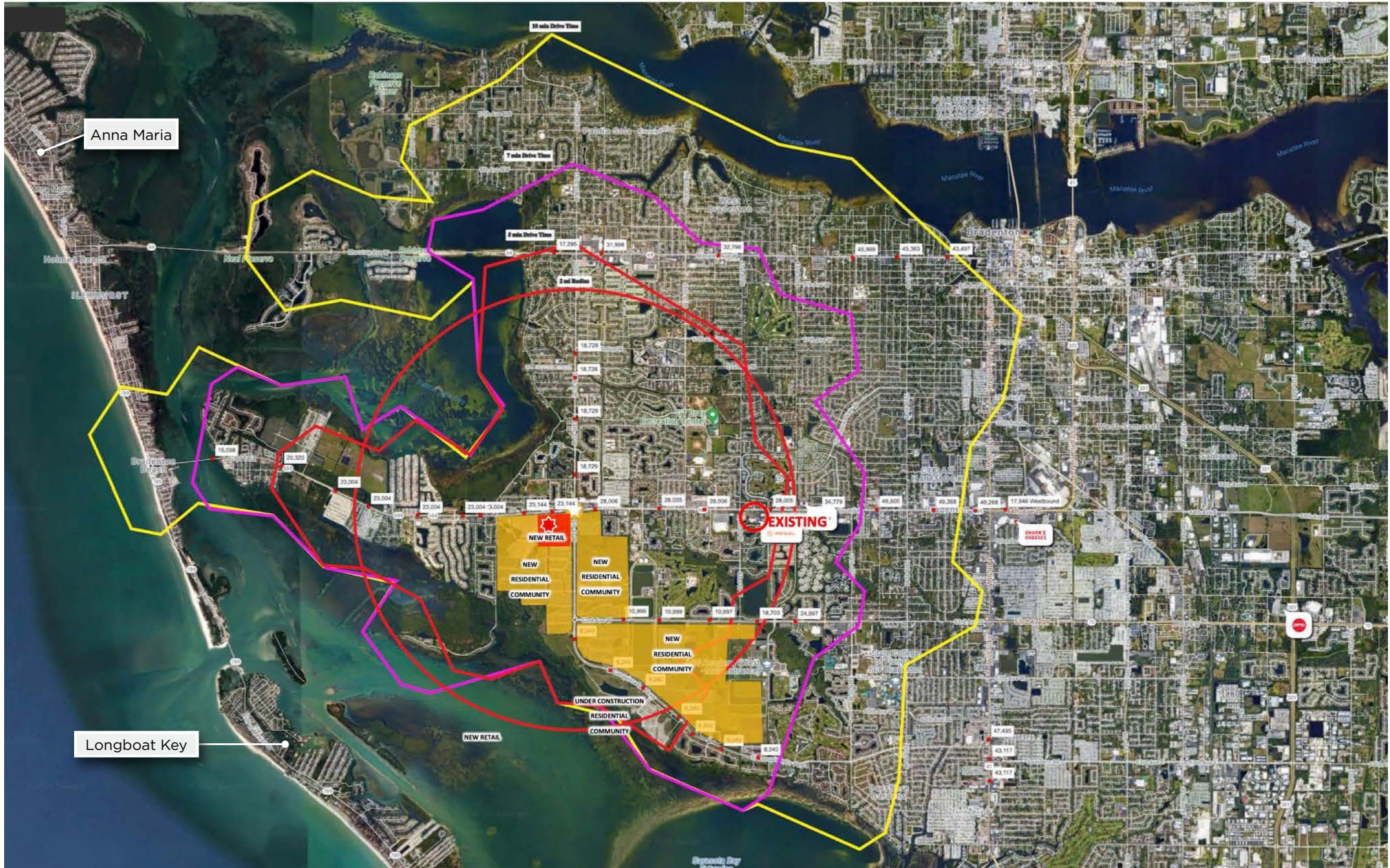
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