

REDEVELOPMENT OPPORTUNITY

7500 CORTEZ ROAD, BRADENTON, FL 34210

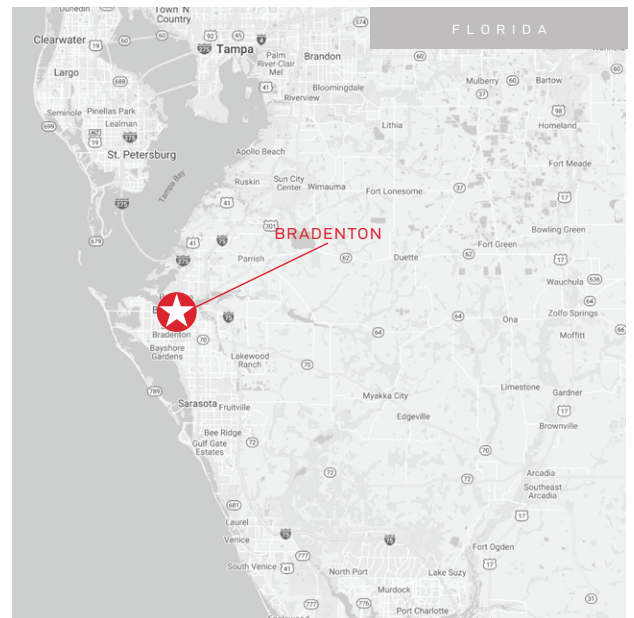


PROPERTY INFORMATION

- Build-to-suit or ground lease redevelopment opportunity with potential drive-throughs on 1.45 +/- acres at signalized intersection
- Located in the Tampa-St. Petersburg DMA, Bradenton has seen a population increase of more than 11% in the past decade
- 23,100 +/- daily traffic on Cortez Road; 18,700 +/- daily traffic on 75th Street
- Located on major thoroughfare to Bradenton Beach (4 mi), Anna Maria Island (7mi), and Longboat Key (9 mi)

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2020	19,985	85,164	151,796
Projected Population 2025	21,594	90,527	163,963
Average Household Income	\$70,356	\$69,602	\$65,144



CONTACT

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