

PINEBROOK COMMONS

4708-4878 Cortez Road West | Bradenton, FL 34210

FOR LEASE

CURRENT CENTER



PROPOSED NEW IMPROVEMENTS



PROPERTY OVERVIEW

Click for
Unit 4774

VR TOUR

Click for
Unit 4744

VR TOUR

- » AVAILABLE: 2,475 SF | 6,418 SF
- » Center undergoing major new improvements including upgraded facade, parking lot upgrades, and new monument signage
- » This center is located at the center point of a high growth market and right in the grocery node of Cortez Rd West with surrounding high-performing retailers including Publix, Aldi, & Walmart, driving consistent weekly traffic to the corridor
- » Vacancy located at the center of the property right where ingress/egress is located
- » Anchored by Bealls flagship store. This center's Bealls is the closest location to the retailer's corporate headquarters serving as their flagship location

DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Population	14,151	95,032	179,145
Households	7,141	44,393	79,517
Avg. HH Income	\$87,017	\$88,470	\$96,256

TRAFFIC COUNTS AADT

Cortez Rd West	53,500 AADT
51st St West	9,700 AADT



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
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FranklinStreet

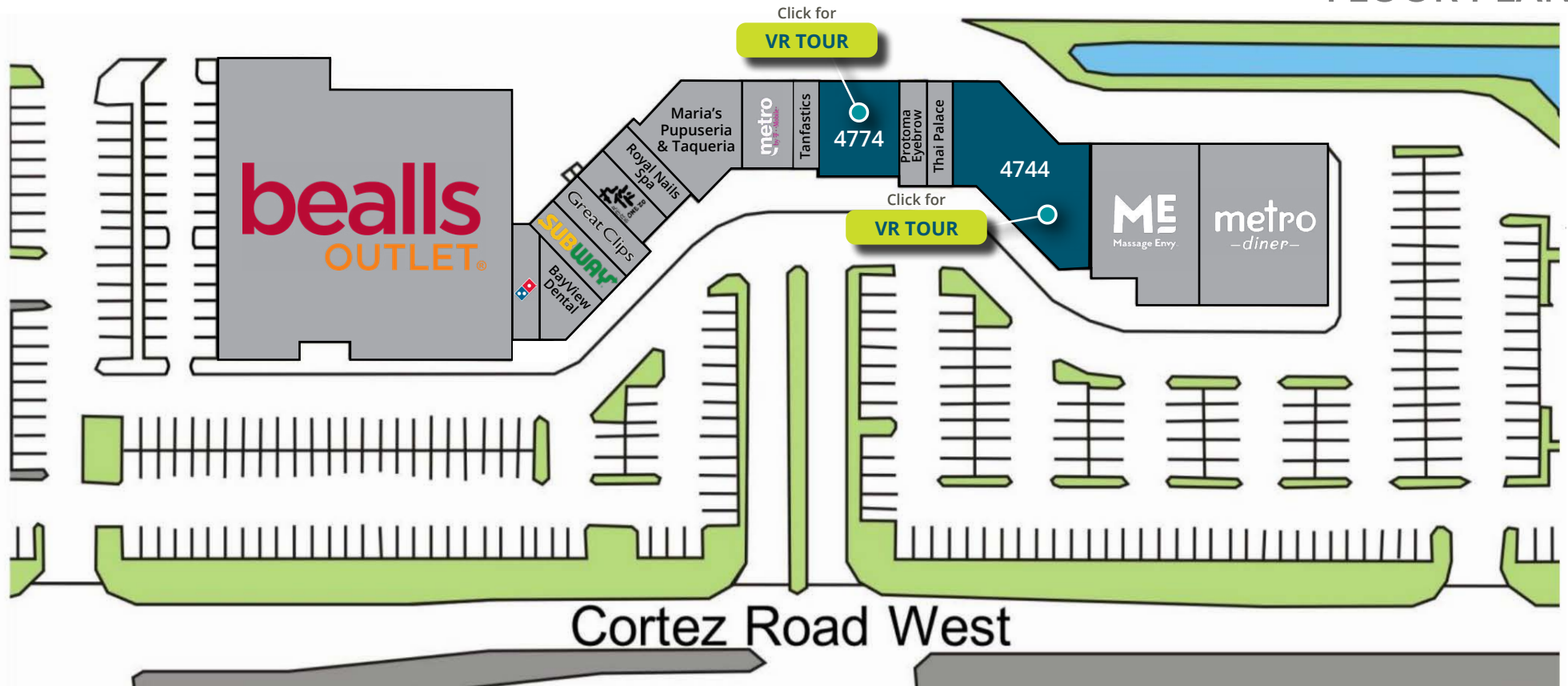
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STE	TENANT	SF
ANCHOR PROPERTY		
4902	BEALLS OUTLET	26,066
4874	DOMINO'S	1,515
4868	BAYVIEW DENTAL	1,948
4850	SUBWAY	1,200
4844	GREAT CLIPS	1,100
4838	ONE ZO BOBA	1,100

STE	TENANT	SF
ANCHOR PROPERTY		
4838	ROYAL NAILS SPA	1,006
4832	MARIA'S PUPUSERIA & TAQUERIA	1,747
4814	METRO BY T-MOBILE	750
4808	TANFASTICS TANNING	1,500
4774	AVAILABLE	2,475

STE	TENANT	SF
ANCHOR PROPERTY		
4762	PROTOMA EYEBROW	900
4756	THAI PALACE	1,800
4744	AVAILABLE	6,418
4726A	MASSAGE ENVY	4,000
4726B	METRO DINER	5,882





