



WEST BRADENTON NEIGHBORHOOD RETAIL CENTER

Cortez Commons
5502 Cortez Road W.
Bradenton, FL 34210

Availabilities			
Suite	Size	Suite	Size
5522	6,400	5710	2,400
5608	3,400	5706	800

Welcome to Cortez Commons

Flexible Availabilities: Contiguous suites allow from 800 to 6,400 SF configurations.

High Traffic: Frontage on Cortez Road W. - a main arterial roadway in Bradenton, accounting for a combined 48,000 cars per day

Recent Upgrades: The property recently underwent an exterior remodel, completed in 2024

Growing Community: In this mature market of West Manatee County, there are now over 10,000 new homes entitled for development and/or under construction, within one mile of Cortez Commons

Contacts

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[clover-properties.com](https://www.clover-properties.com)

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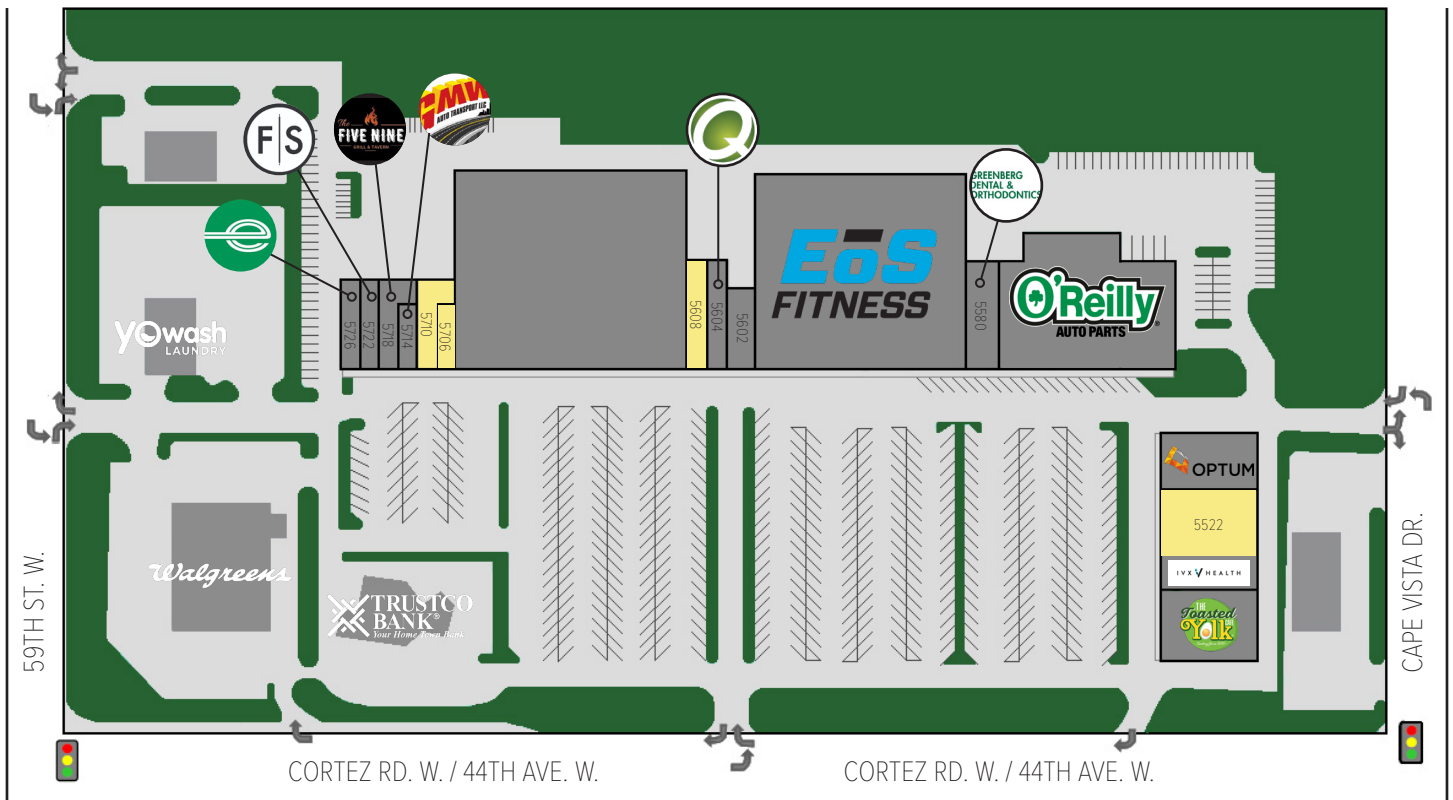
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NEIGHBORHOOD RETAIL CENTER

Cortez Commons | 5502-5726 Cortez Road W., Bradenton, FL 34210



Availabilities				
Suite	5710	5706	5608	5522
Size	2,400 SF	800 SF	3,400 SF	6,400 SF



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CL^oVER
INVESTMENT PROPERTIES



Pinebook Commons



Demographics

Distance:	1 mile	3 miles	5 miles
Population:	12,978	86,511	167,801
Households:	6,271	40,198	73,735
Avg. HH Income:	\$71,642	\$72,331	\$73,978
Median Age:	51	49	48

Within 1 mile East



51st St. W.

Cape Vista Dr.

Cortez Road W. / 44th Ave. W.

32,000 AADT

Cortez Commons



16,000 AADT

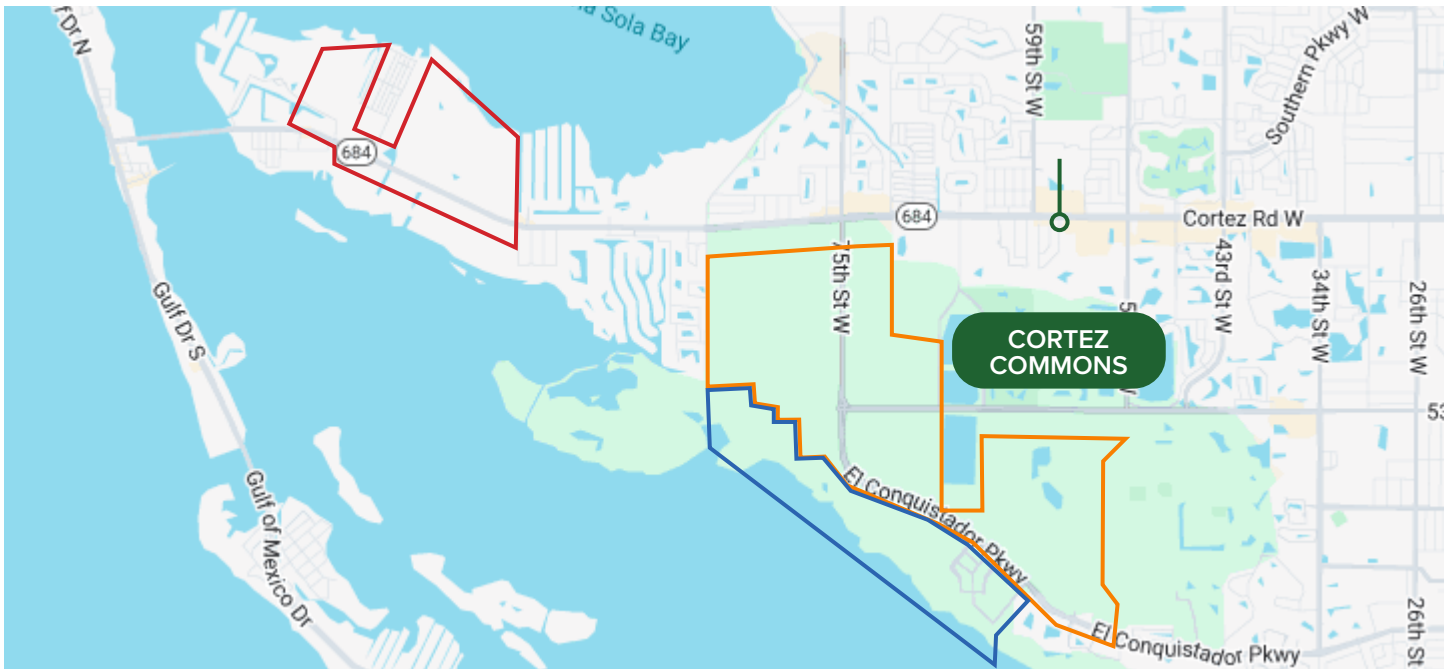
59th St. W.

Within 1 mile West



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New Developments in Bradenton

Peninsula Bay: Peninsula Bay is a 360-acre development between Cortez Road and Palma Sola Bay. The plan includes 1,950 homes, with 150 units in a residential hotel, along with 90,000 square feet of commercial and office space. Additionally, it features dry storage for 200 boats, a marina basin, and a bed-and-breakfast inn.

Aqua by the Bay: Hundreds of single-family residences and apartment units have been built, with more under construction. The master-planned development includes commercial, retail, 2,384 multi-family units and 510 single-family homes. The 529-acre site is located along El Conquistador Pkwy.

SeaFlower: Cortez Commons sits less than a mile from Seaflower—one of Florida's largest community redefining projects—where thousands of new homes by MI Homes, David Weekley Homes, Pulte, Cardel, and other top builders are underway. With this surge in new households, the corridor is primed for strong demand in medical services, soft goods, home furnishing, and health and beauty retail—making Cortez Commons a strategic location for operators looking to capture loyal, repeat customers.



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