Infill Town Center Leasing Opportunity Cortez Rd & 75th Street | Bradenton, Florida SITE Anna Maria Lake Flores Community Longboat Key

- 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

Property Contact

Tom Johnson
TJohnson@castoinfo.com
941.552.2707

Mike Chadwick
MChadwick@castoinfo.com
941.552.2708

Neighboring Retailers







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

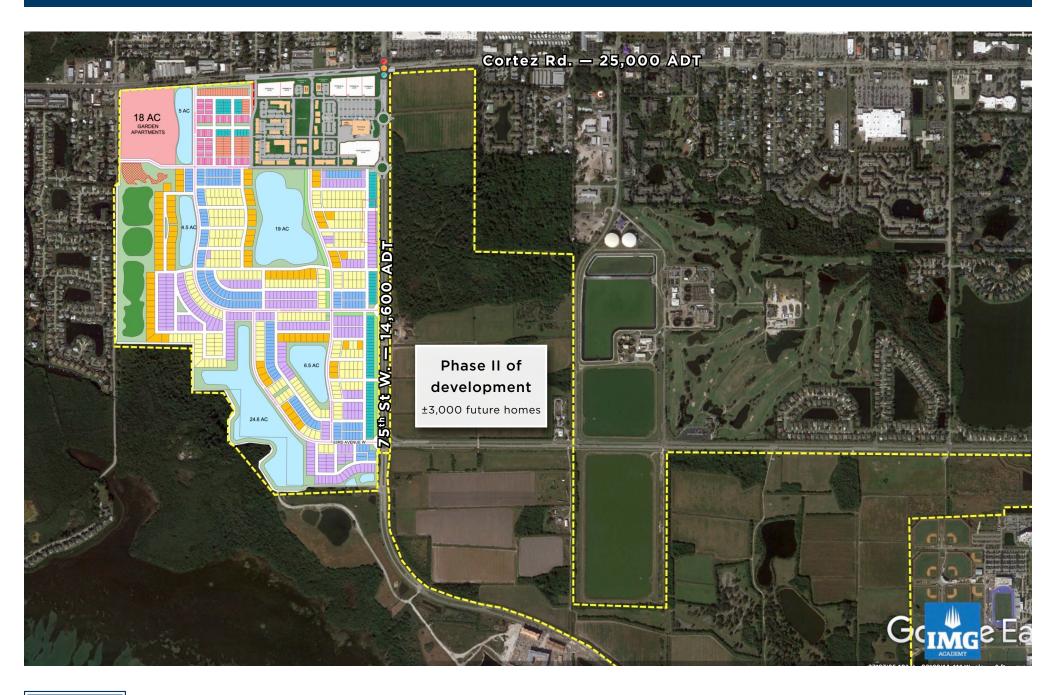
| | 5-Mile Radius |
|---|---------------|
| Current Estimated Population | 124,017 |
| Current Estimated Households | 57,017 |
| Average Household Income | \$71,695 |
| Median Age | 48 years |
| Daytime Population | 126,610 |
| Businesses | 3,074 |
| Out of Town Visitors (Monthly) | 75,658 |
| Total Economical Impact from Visitors (Monthly) | \$123,768,867 |



5-Mile Padius

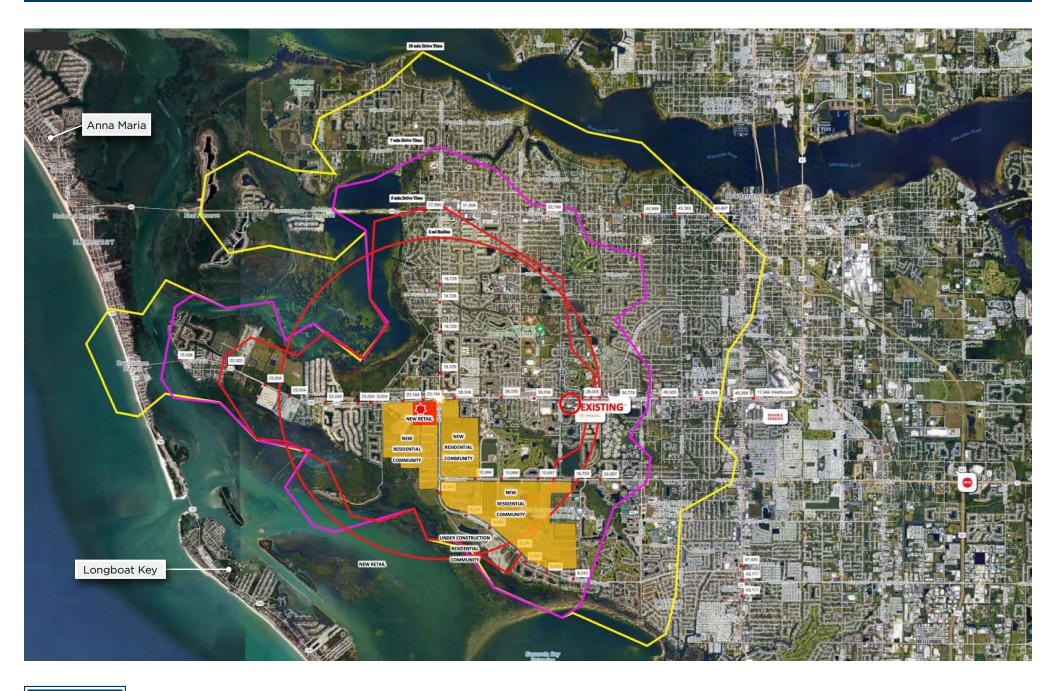
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