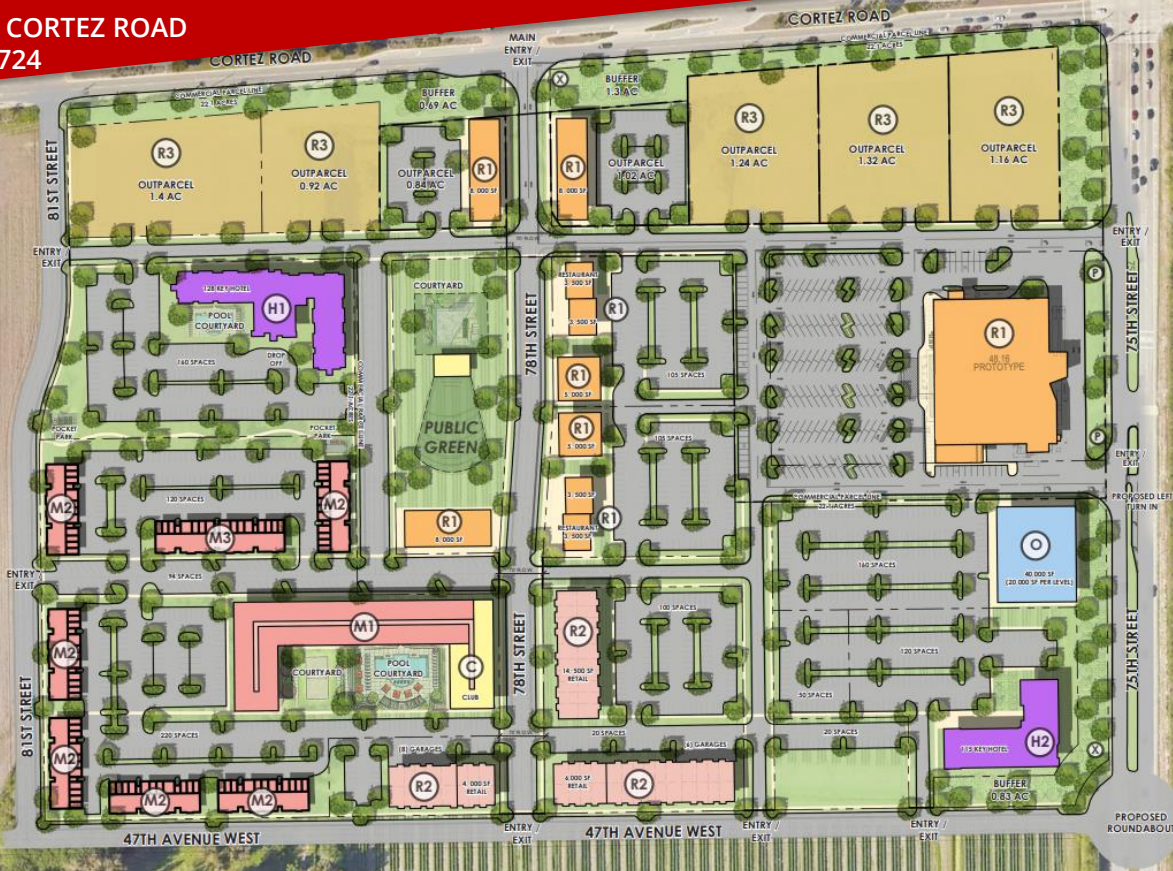








FOR LEASE LAKE FLORES TOWN CENTER

SWC 75th STREET & CORTEZ ROAD
BRADENTON, FL 32724

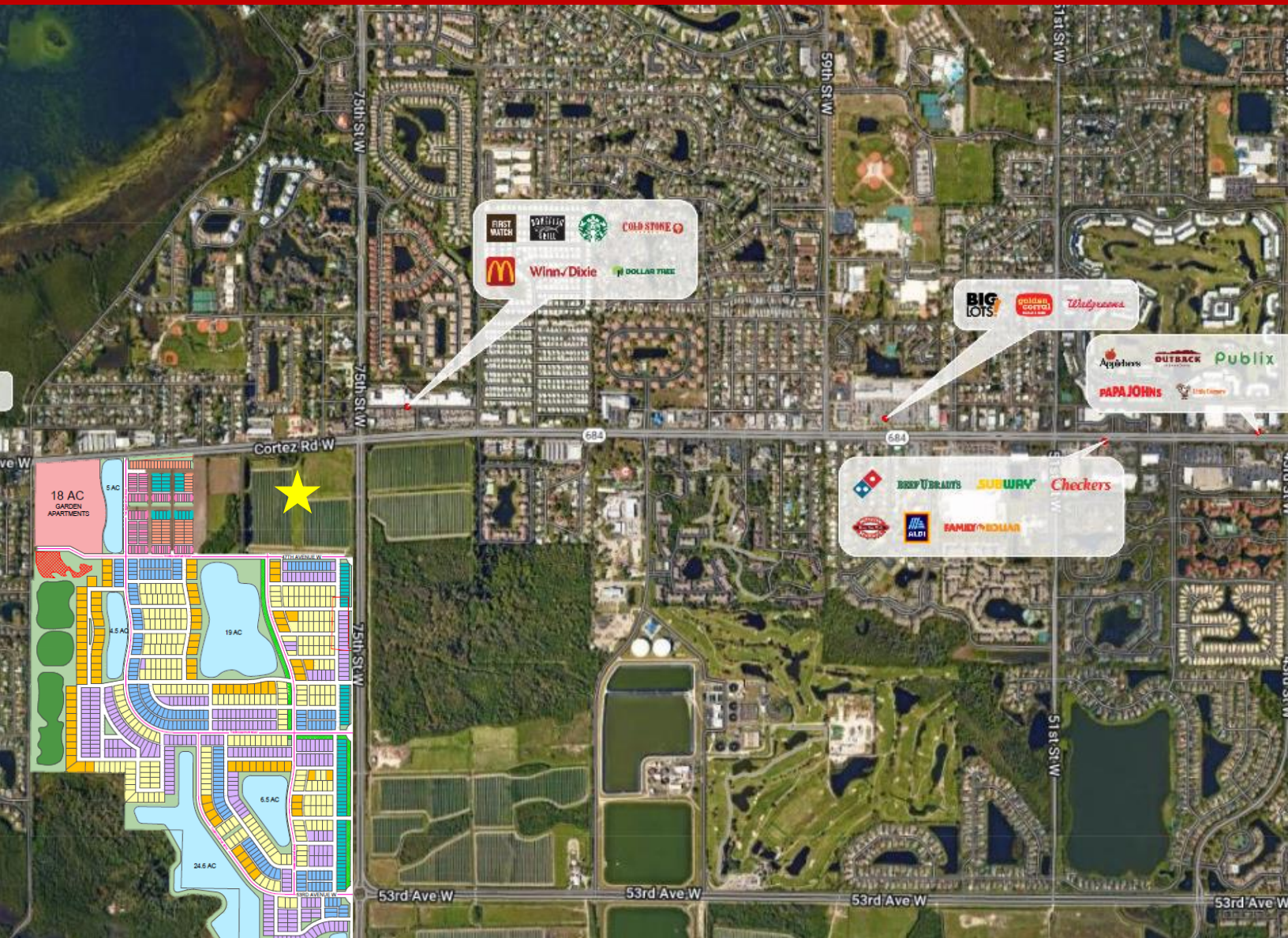


PROPERTY HIGHLIGHTS

-  Brand New Construction
-  Divisible Outparcel Sizes
-  Pad-Ready Delivery of Outparcels
-  Mixed Use Town Center with Grocer Anchor
-  6,000 New Homes Planned within Lake Flores
-  44,600± Combined AADT

AVAILABILITY

Unit	Size
West Shops	8,000 SF
East Shops	8,000 SF
OP 1	1.40 AC ±
OP 2	0.92 AC ±
OP 3	1.24 AC ±
OP 4	1.32 AC ±
OP 5	1.16 AC ±
Hotel 1	2.85 AC ±
MOB / Hotel 2	4.70 AC ±



DEMOGRAPHICS

Drive Time	5 Min	10 Min	15 Min
Population	28,446	93,719	160,095
Total Employees	11,550	42,176	67,725
Households	14,079	42,719	69,689
Avg. Income	\$68,079	\$70,384	\$66,606