

FOR LEASE

CBRE



**BB&T
BANK**

**MODERN STYLE
CONSTRUCTION WITH
THREE DRIVE-THRU LANES**

BUILDING SIZE:
3,404 SF

LAND ACRES:
0.98 AC

CBRE, Inc., as exclusive listing agent, is pleased to offer the following prime property for lease:

PROPERTY HIGHLIGHTS

- **PARKING:** 28 spaces (8.2 spaces per 1,000 SF leased)
- **FRONTAGE:** Approximately 150 feet on Cortez Road W
- **DEPTH:** Approximately 284 feet
- **YEAR BUILT:** 2003
- This former BB&T location is positioned directly across the street from a high volume Walmart Supercenter at the signalized intersection of 44th Avenue W/Cortez Road W (27,000 VPD) & Cape Vista Drive
- Located just one mile east of the exciting Lake Flores mixed-use development which will encompass 1,300 acres and is estimated to have 6,500 homes, 2 million SF of retail, 1 million SF of office, and 500 hotel rooms
- Cortez Road is the main thoroughfare through Bradenton with vibrant and strong performing national best-in-class tenants within two miles including Marshalls, Homegoods, Ulta, Dick's Sporting Goods, Best Buy, Lowe's, Home Depot, Burlington, Conn's Electronics, Bed Bath & Beyond, Ross, Five Below, Sprouts Farmers Market, and LA Fitness



Drive Thru



HIGH TRAFFIC COUNT &
EXCELLENT
VISIBILITY



Pylon Sign



Signage

SITE PLAN & DEMOGRAPHICS

AVAILABILITY:
3,404 SF | 0.98 AC

1 MILE:

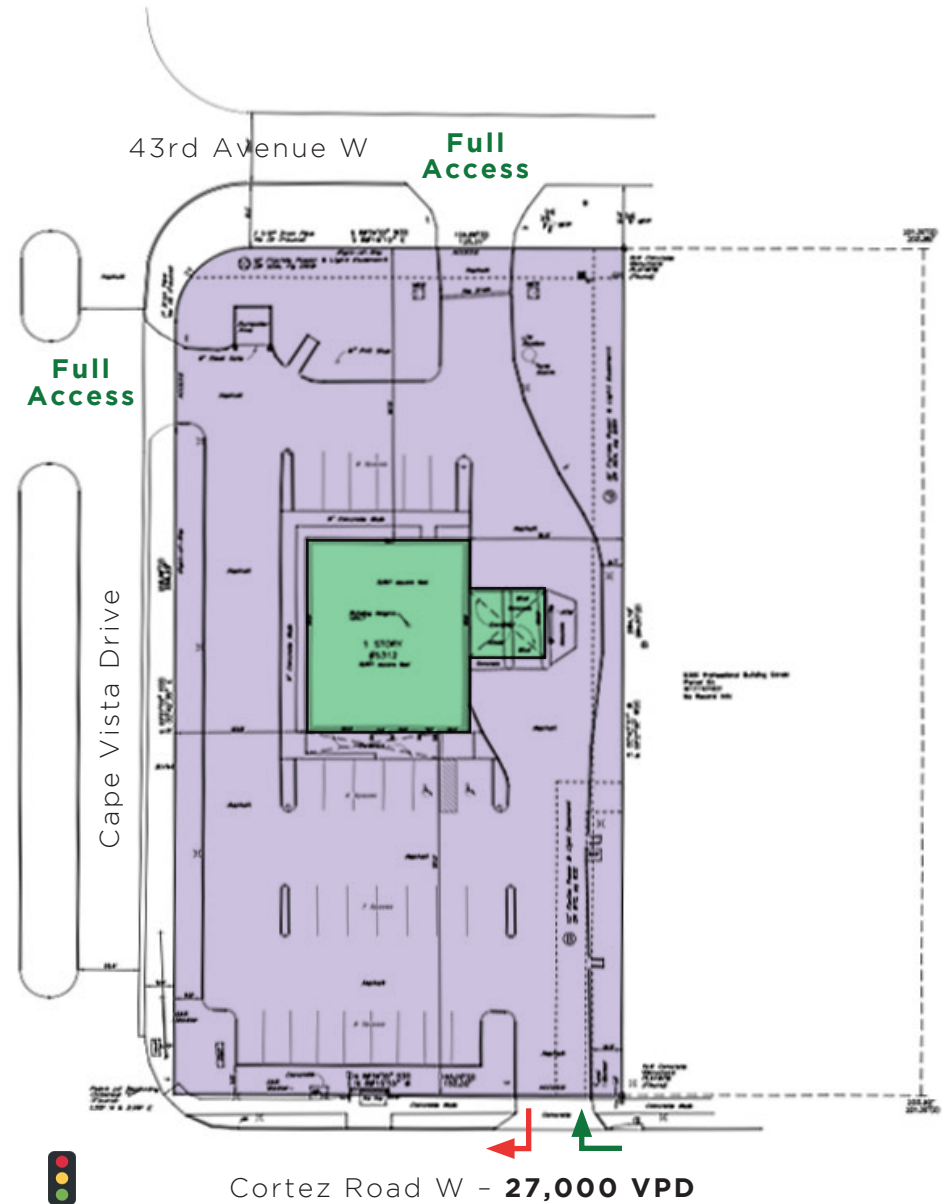
- 2020 POPULATION: 12,767
- 2020 DAYTIME POPULATION: 11,791
- 2020 MEDIAN HH INCOME: \$50,122
- 2020 HOUSEHOLDS: 6,330

3 MILES:

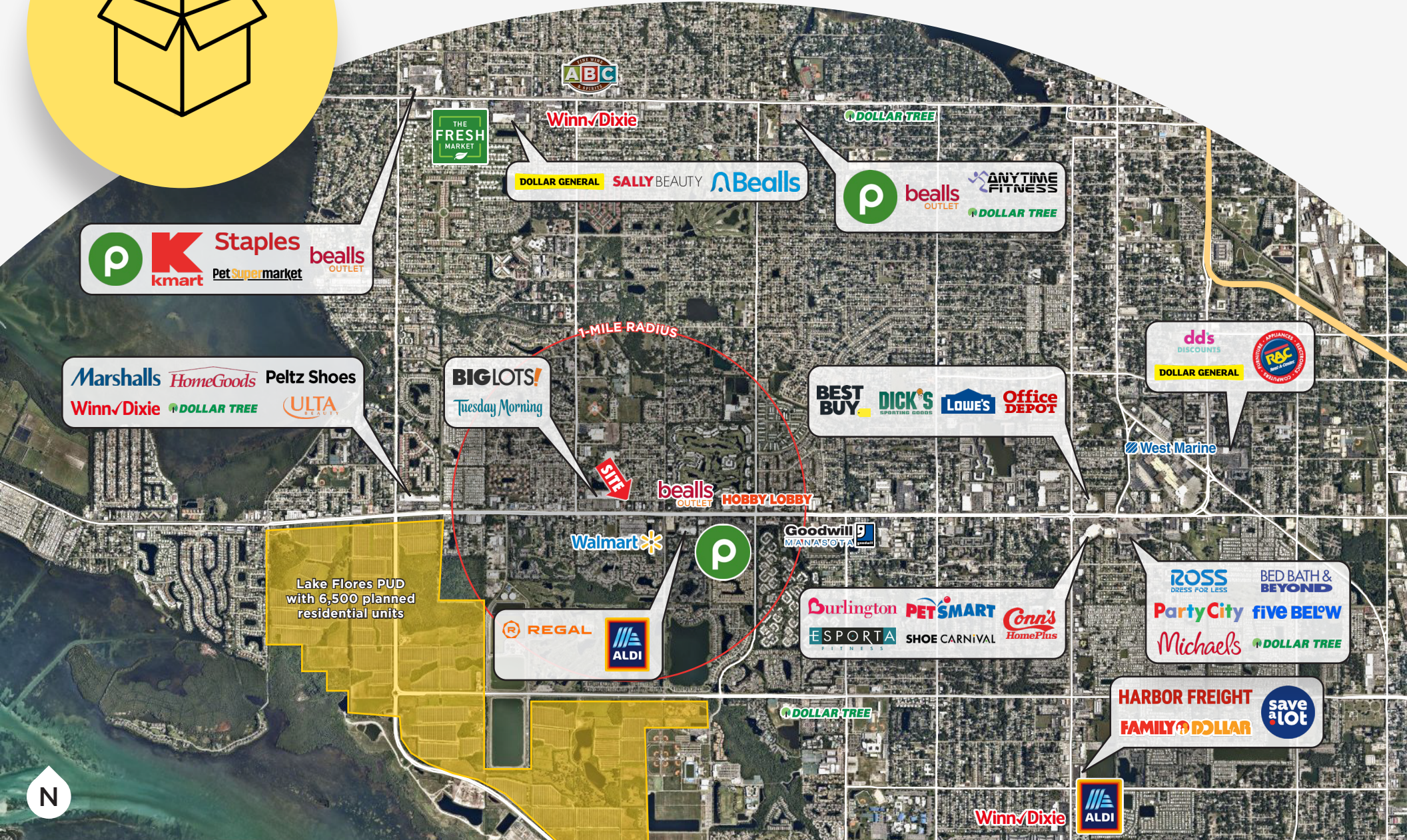
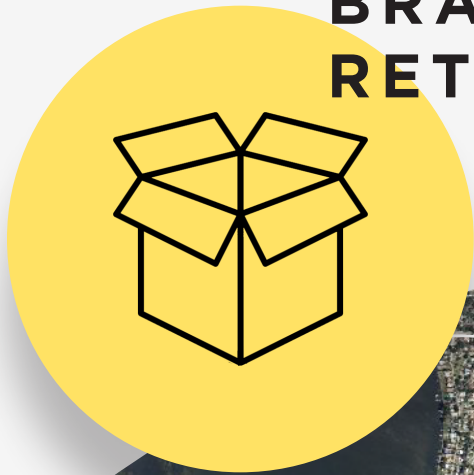
- 2020 POPULATION: 86,566
- 2020 DAYTIME POPULATION: 80,314
- 2020 MEDIAN HH INCOME: \$48,456
- 2020 HOUSEHOLDS: 40,111

5 MILES:

- 2020 POPULATION: 167,444
- 2020 DAYTIME POPULATION: 162,010
- 2020 MEDIAN HH INCOME: \$46,691
- 2020 HOUSEHOLDS: 72,951



BRADENTON REGIONAL RETAIL AERIAL



Winn/Dixie

DOLLAR TREE

DOLLAR GENERAL SALLY BEAUTY Bealls

bealls OUTLET ANY TIME FITNESS DOLLAR TREE

Staples Pet Supermarket bealls kmart

Marshalls HomeGoods Peltz Shoes Winn/Dixie DOLLAR TREE ULTA

BIGLOTS! Tuesday Morning

1-MILE RADIUS



bealls OUTLET HOBBY LOBBY

BEST BUY DICK'S SPORTING GOODS LOWE'S Office DEPOT

dds DISCOUNTS DOLLAR GENERAL RSC

West Marine

Walmart



Goodwill MANA'SOTA

Lake Flores PUD with 6,500 planned residential units

REGAL



Burlington PETSMART Conn's ESPORTA SHOE CARNIVAL HomePlus

ROSS DRESS FOR LESS BED BATH & BEYOND Party City five BELOW Michaels DOLLAR TREE

DOLLAR TREE

HARBOR FREIGHT FAMILY DOLLAR save a lot

Winn/Dixie

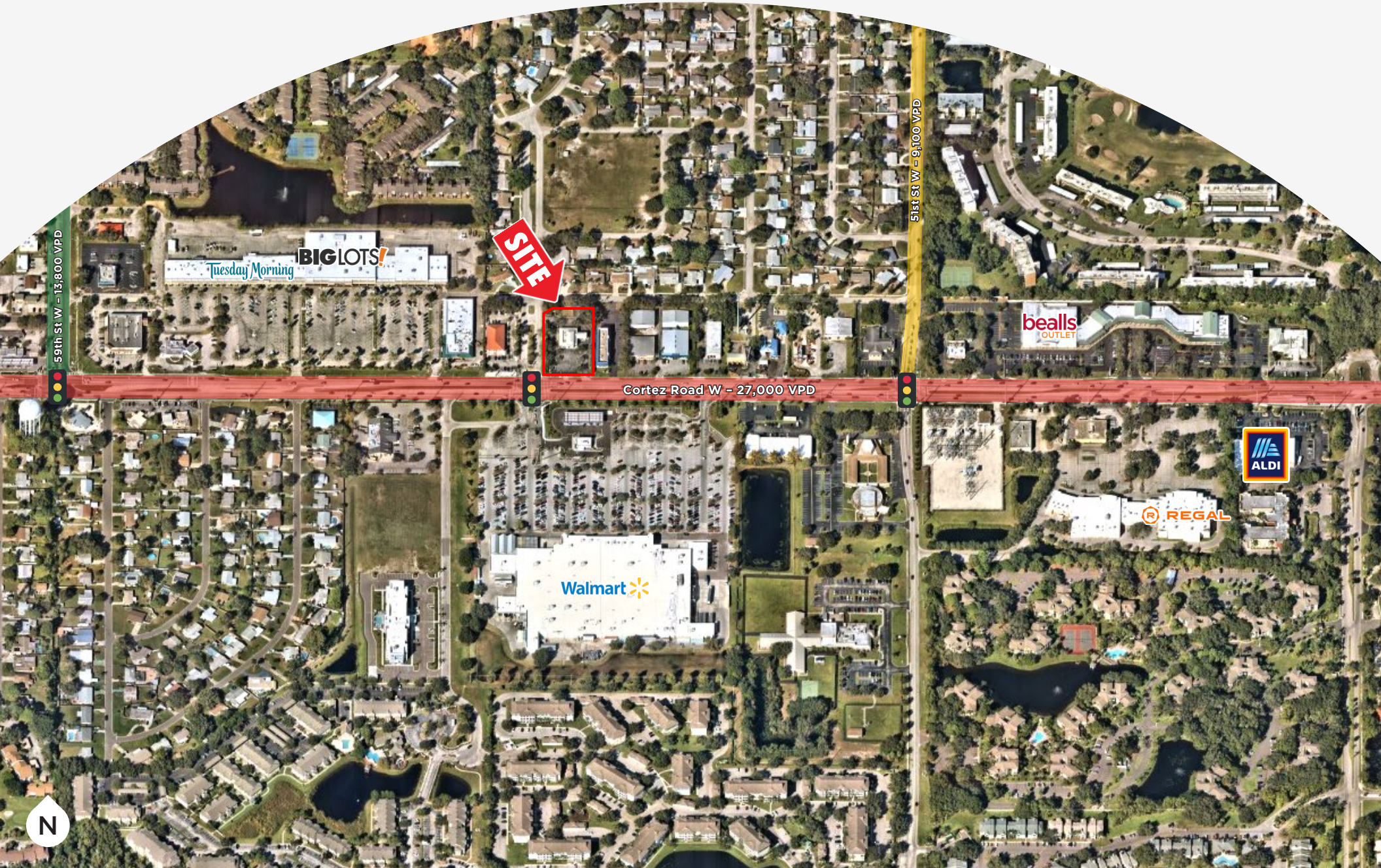


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CORTEZ ROAD W

MAIN EAST-WEST THOROUGHFARE THROUGH BRADENTON

Links the stable and still growing population to the regional shopping areas





Full Access

43rd Avenue W

Full Access

Cape Vista Drive

0.98 AC

3,404 SF

Cortez Road W - 27,000 VPD

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**BB & T
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JR DUPELL
813 273 8407
jr.dupell@cbre.com

JACK DUPELL
813 273 8408
jack.dupell@cbre.com

CBRE

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