

Pinebrook Commons

4708 - 4874 Cortez Road West | Bradenton, FL



PROPERTY HIGHLIGHTS

Anchored by a recently expanded Beall's Outlet, Pinebrook Commons is a 59,408 square foot shopping center located on Cortez Road in Bradenton, FL. Bradenton is one of the fastest growing areas in the country. Major employers in Bradenton include the Manatee County School District, Bealls, Inc. headquarters and distribution, and Tropicana Products, Inc. A contributing factor to the growth of the area is its growing reputation as a tourist destination with superb beaches.

Central to both local clientele and the lucrative tourist market, Pinebrook Commons offers a diverse mix of retail, office and dining.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	13,254	91,633	172,530
Employees	4,457	24,727	56,280
Avg. Household Income	\$73,579	\$68,199	\$70,867

TRAFFIC COUNTS

Cortez Rd W 28,500 VPD

CONTACT INFORMATION

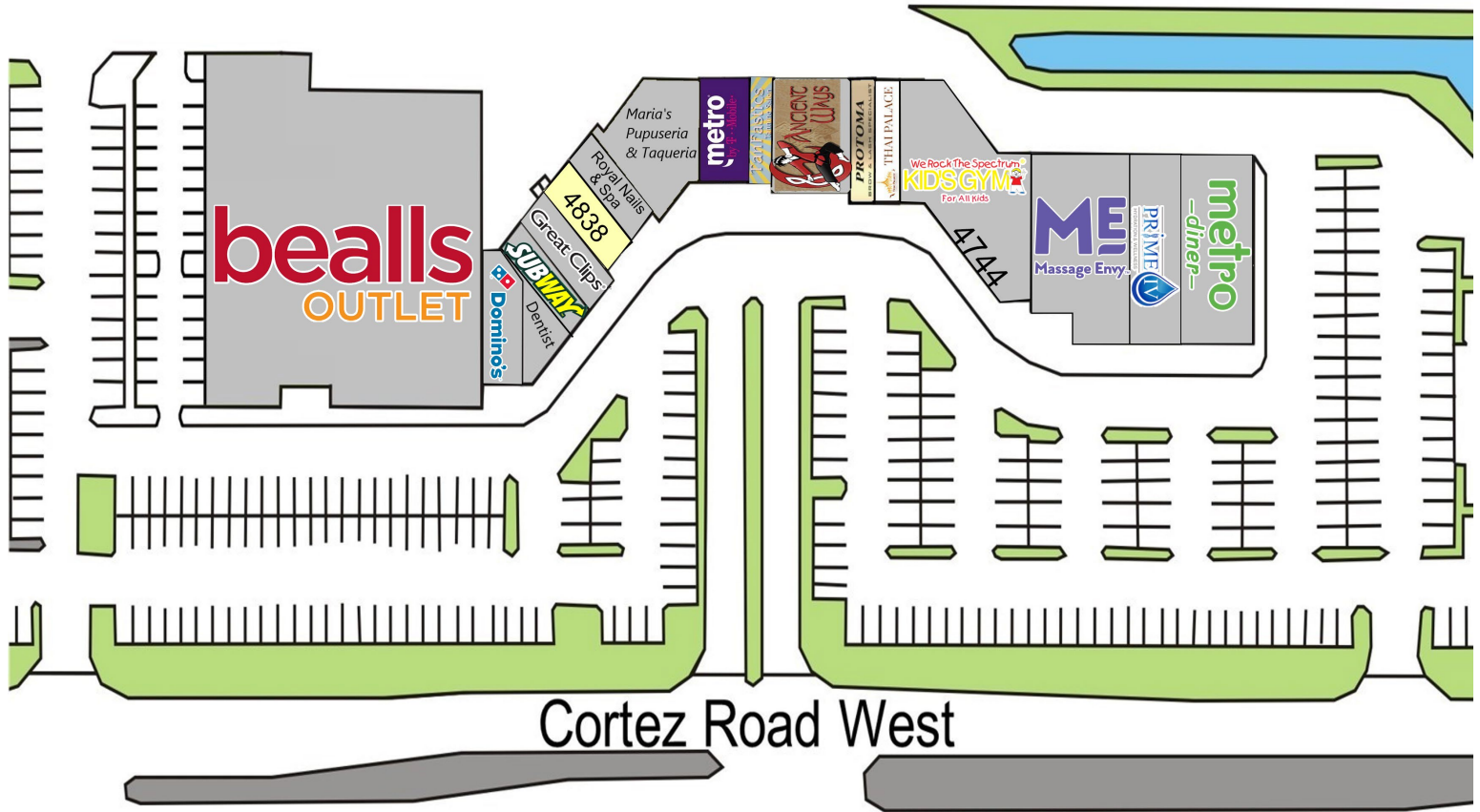
BRAHM SCOLER
561.573.2659
brahm@isramrealty.com

Pinebrook Commons

4708 - 4874 Cortez Road West | Bradenton, FL



SITE PLAN



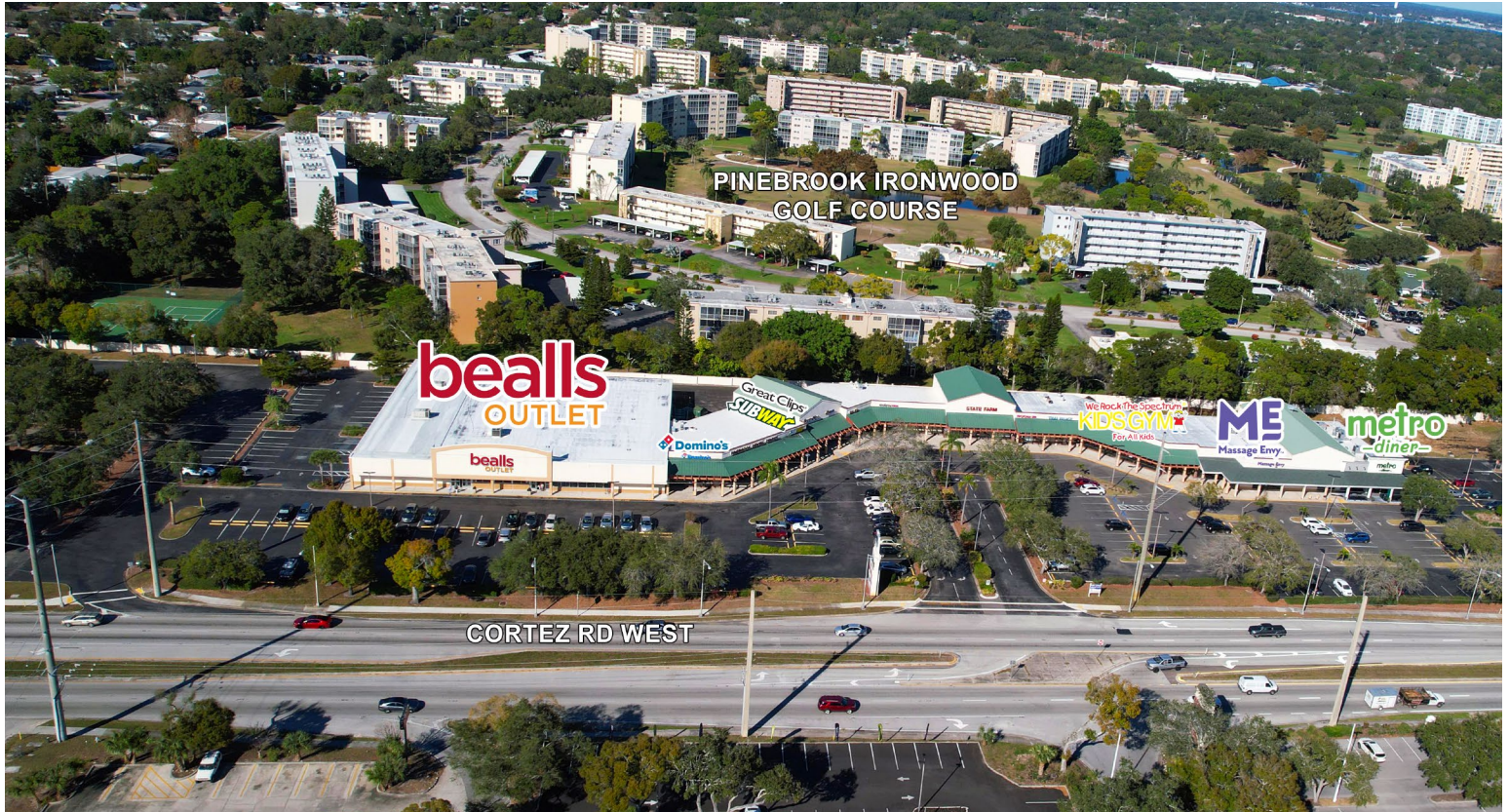
Bay	Tenant	SF
4726	Metro Diner	3,840
4730	Prime IV Hydration & Wellness	2,043
4734	Massage Envy	4,000
4744	We Rock the Spectrum Sarasota	6,418
4756	Thai Palace Restaurant	1,800
4762	Protoma Eyebrow Threading Lashes & Spa	900
4774	Ancient Ways Martial Arts Academy	2,475
4808	Tanfastic Tanning	1,500
4814	Metro by T-Mobile	750
4832	Maria's Pupuseria & Taqueria	1,747
4836	Royal Nails	1,006
4738	Available	1,100
4844	Great Clips for Hair	1,100
4850	Subway	1,200
4868	Parkview Dental Partners	1,948
4874	Domino's	1,515
4902	Beall's Outlet	26,066

Pinebrook Commons

4708 - 4874 Cortez Road West | Bradenton, FL



CENTER PHOTOS



Pinebrook Commons

4708 - 4874 Cortez Road West | Bradenton, FL



MARKET AERIAL

