

# Exterior Remodel & National Grocery Anchor Shell Completed January '24



## Tenant Roster

- |                         |                 |
|-------------------------|-----------------|
| National Grocery Anchor | Toasted Yolk    |
| Optum Health            | Five-Nine Grill |
| Quest                   | Fantastic Sams  |
| Greenberg Dental        | Big Lots        |
| Enterprise              | MT Nails        |

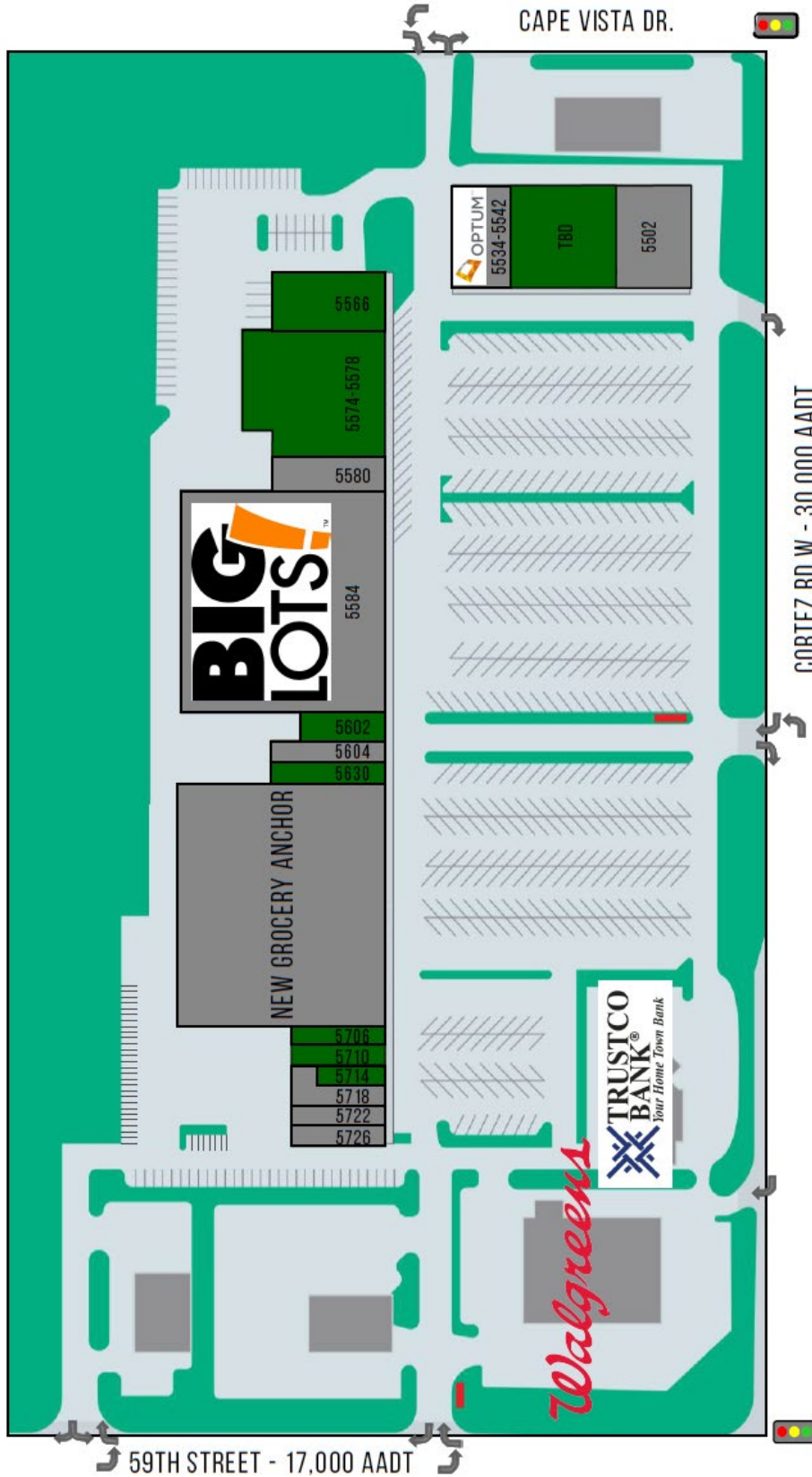
## Demographics

2023 Estimates	3 Mile	5 Mile	10 Mile
Population	86,138	171,502	345,028
Average HH Income	\$69,157	\$71,059	\$78,010

## Site Information

- Located on the corner of 59<sup>th</sup> Street and Cortez Road W
- Over 10,000 new homes entitled for development with 2-mile radius
- Cortez frontage with a combined 45,800 cars per day
- Across the street from the highest volume Walmart Super Center in Southwest Florida

**Chad Keller or Lyle Fogarty 813-641-4261**



### Vacant spaces

TBD	5566	5744-5788	5602	5630	5706	5710	5714
Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Avail
8,500 SF (demisable)	6,000 SF	16,000 SF	2,100 SF	3,400 SF	800 SF	2,400 SF	800 SF

5502 CORTEZ RD W  
BRADENTON, FL

**CLOVER**  
INVESTMENT PROPERTIES



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