

# 410 Cortez Road West

Bradenton, FL 34207

**FOR SALE**



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**TMC**  
THE MAHR COMPANY



# PROPERTY DETAILS

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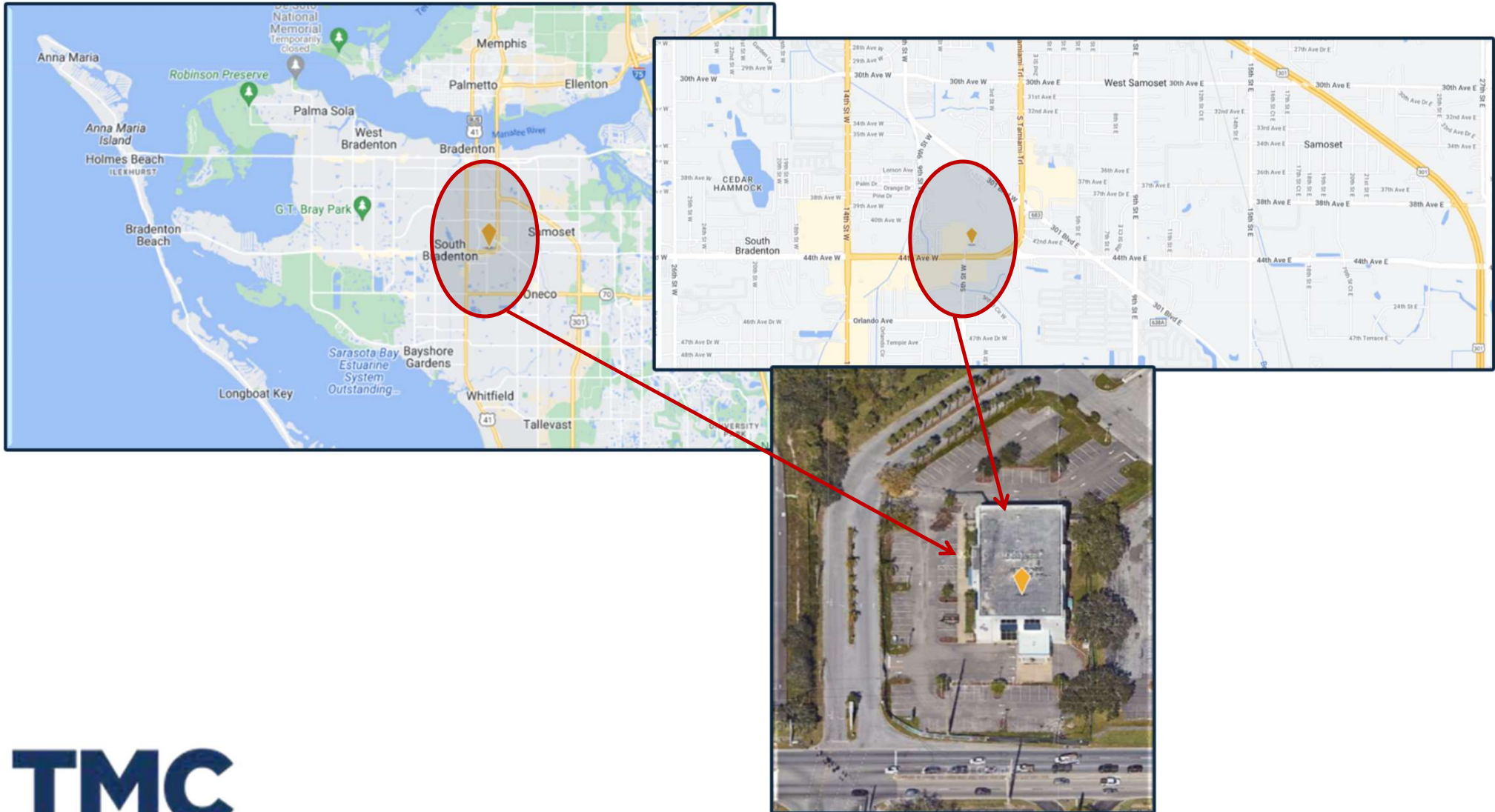
TMC - The Mahr Company is pleased to present the opportunity to purchase a highly desirable free-standing former bank branch office building in the heart of Bradenton, FL.

- Prime Bradenton Location poised for repositioning - High Traffic and High Visibility with Premium Signage on Cortez Road
- Approximately 24,930 Square Foot two-story masonry construction building formerly used as a banking center with supporting office facilities and multiple drive through lanes.
- Numerous potential alternative uses for the existing structure and footprint.
- Approximately 1.38 Acre Site located at the Cortez Road entrance to the Former DeSoto Square Mall Redevelopment site.
- Perfect for Professional, Medical or Retail uses.



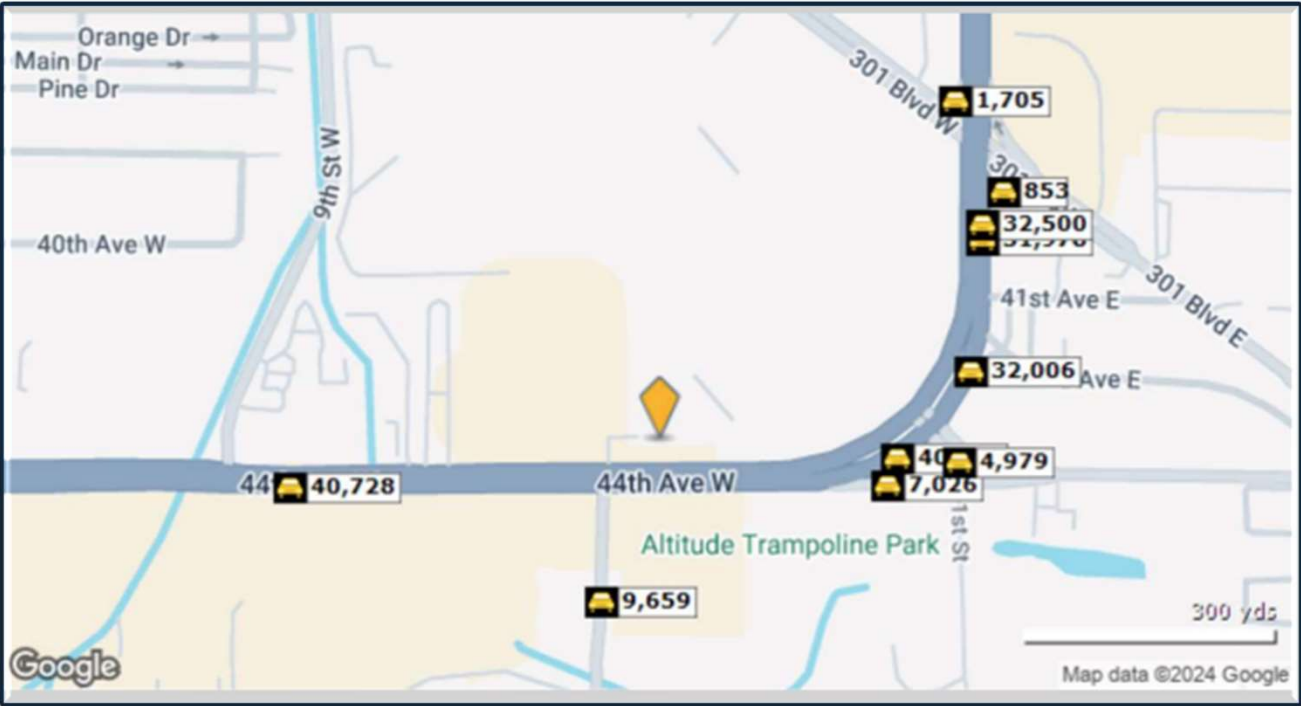
# LOCATION DETAILS

- Prime Bradenton Location poised for repositioning - High Traffic and High Visibility with Premium Signage on Cortez Road - 2022 Traffic counts exceed 40,000 cars per day.



# TRAFFIC DETAILS

- Great Traffic Counts and High Visibility



Street	Cross Street	Cross Street Distance	Count Year	Average Daily Volume	Miles From Location
Cortez Road	44 <sup>th</sup> Ave. Connector	.04 NE	2022	40,519	.16
44 <sup>th</sup> Ave. Connector	1 <sup>st</sup> Street	.01 S	2022	4,979	.21
Cortez Road	Highway 41	.04 N	2022	32,066	.22
Cortez Road	9 <sup>th</sup> Street W	.04 W	2022	40,728	.25
1 <sup>st</sup> Street E	41 <sup>st</sup> Ave E	.04 S	2022	31,978	.26





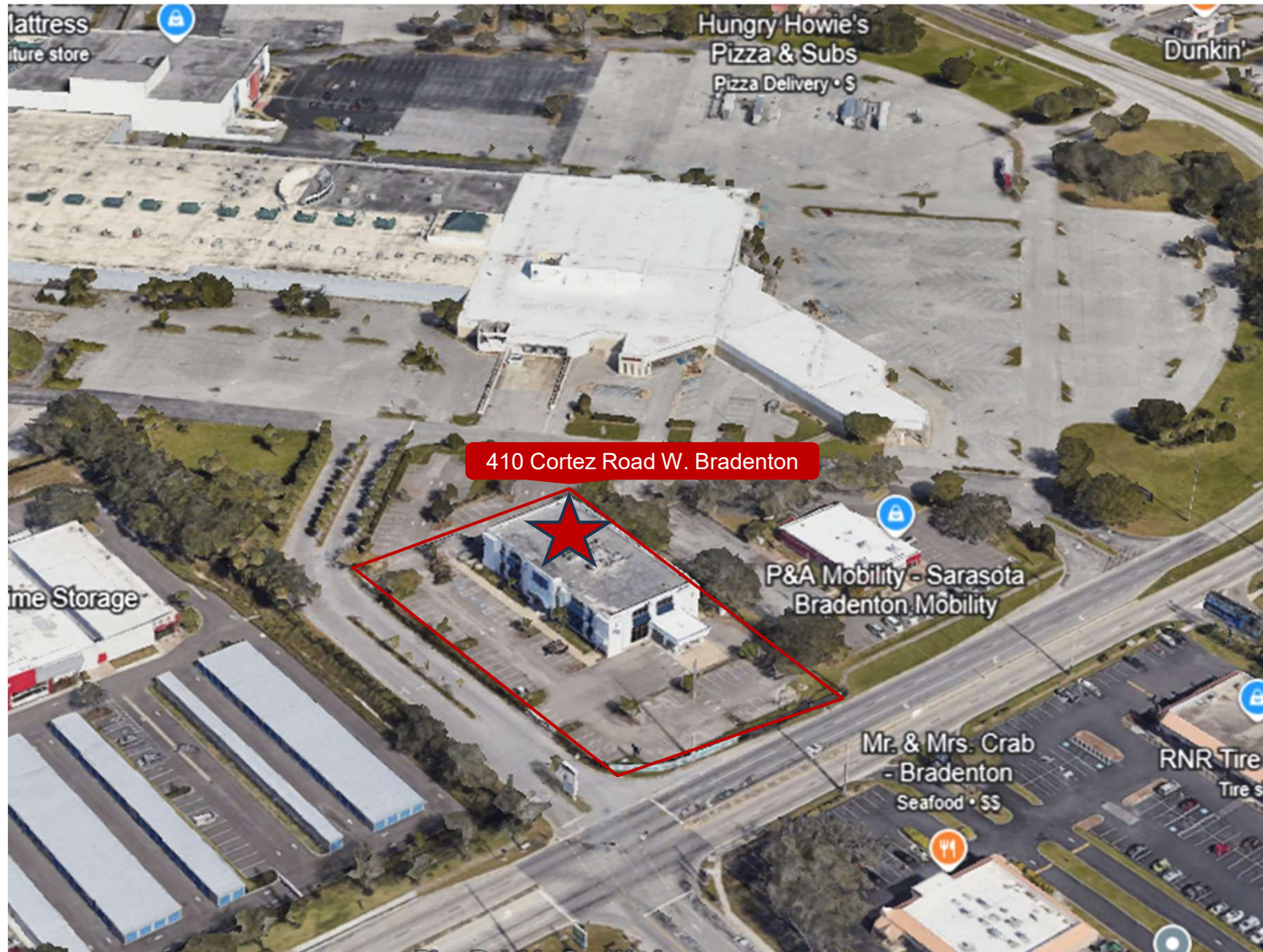
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## PROPERTY LOCATION

410 Cortez Road is ideally located in the heart of Manatee County