

GATEWAY TO THE RANCH WEST PLAZA

8511-8527 S.R. 70

Bradenton, FL 34202

Located on busy State Road 70 (1 mile East of I-75), Gateway West is in close proximity to award-winning master-planned community Lakewood Ranch and a Walmart Supercenter. The center is surrounded by private landscaping and has ample parking. Built in 2008 it has excellent curb appeal and great signage. There is a lighted intersection for easy ingress/egress.

Fully occupied plaza less than 1 mile from I-75.

Property Features & Key Demographics (2016)

GLA: 9,601 Square Feet
Zoning: PD-C - Manatee County
Parking: 81 surface spaces
 (8.4/1,000 SF)
AADT: 48,500 vehicles/day

	1 Mile	3 Mile	5 Mile
Population	2,760	32,134	93,342
Median Age	54	55	50
Ave HH Income	\$108,044	\$101,752	\$92,922
Med HH Income	\$87,476	\$76,147	\$69,869

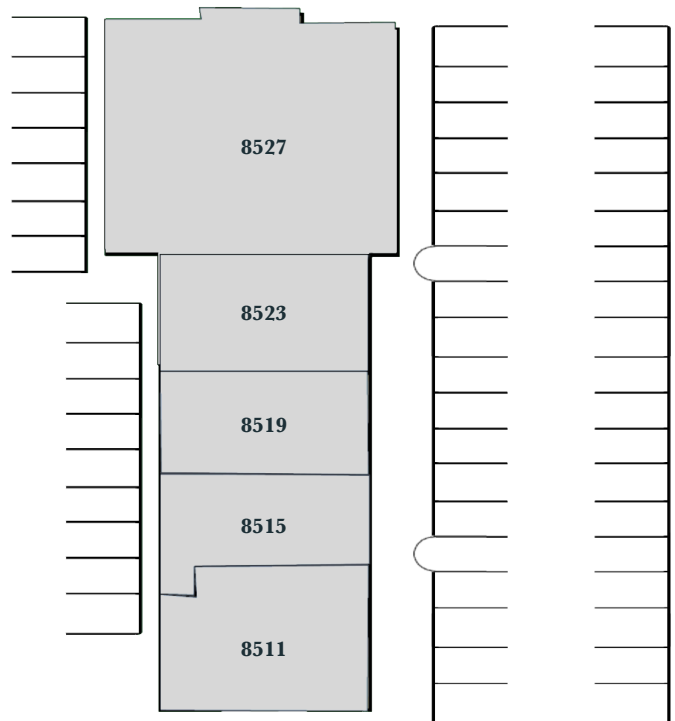


Tenants

8511	Tomeo & Tomeo Oral Surgery	2,103
8515	Great Florida Insurance	906
8519	We Fix Computers	1,092
8523	Organic Spa	1,500
8527	Scrub Club	4,000

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*Additional parking not shown