

## 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 East is in close proximity to award-winning master-planned community Lakewood Ranch and a Walmark 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 (2020)

**GLA:** 9,601 Square Feet  
**Year Built:** 2008  
**Parking:** 81 surface spaces  
 (8.4/1,000 SF)  
**AADT:** 46,700 vehicles/day  
**Zoning:** CG - Manatee County

	1 Mile	3 Mile	5 Mile
Population	4,064	38,186	98,073
Median Age	57	59	54
Ave HH Income	\$105,594	\$114,220	\$103,575
Med HH Income	\$92,596	\$92,405	\$82,655

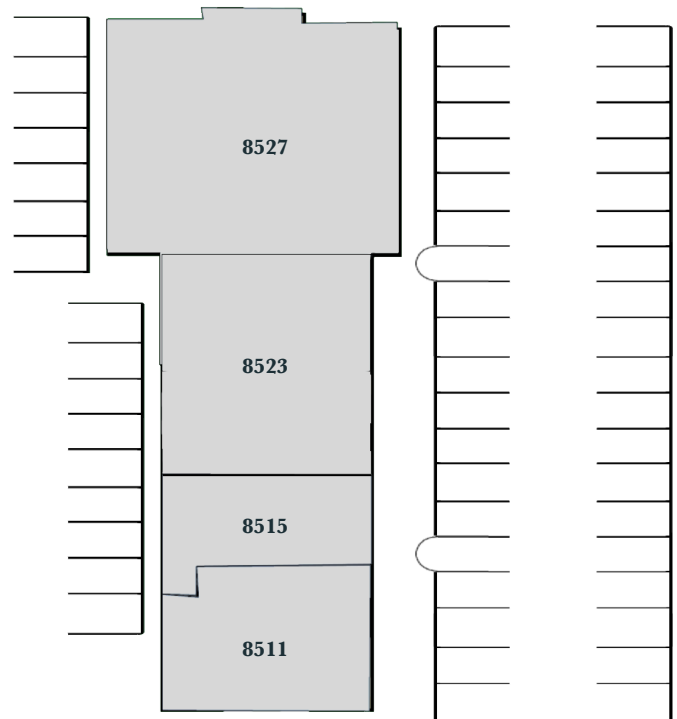


## Tenants

Suite	Tenant	Size
8511	Tomeo & Tomeo Oral Surgery	2,103
8515	Great Florida Insurance	906
8523	Organic Spa	2,592
8527	Scrub Club	4,000

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**\*Additional parking not shown**