



GATEWAY TO THE RANCH EAST PLAZA

8709-8745 S.R 70

Bradenton, FL 34202

Available: 2,018 SF

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.

Property Features & Key Demographics (2016)

GLA: 16,000 Square Feet
Year Built: 2008
Parking: 89 surface spaces
(5.6/1,000 SF)
AADT: 44,000 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

Suite	Tenant	Size
8709	Sarasota Paint	2,261
8713	Nail Salon	2,018
8717	Available 8/1/19	2,018
8721	Jets Pizza	2,047
8725	Art of Soccer	1,273
8729	Hair Salon	1,334
8733	9 Round Fitness	1,214
8741	America's Mattress	3,835

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