



CEDAR PLAZA

3102-3142 53RD AVE EAST
Bradenton, FL 34203

Available: 4,420 SF

Located on SR 70 shadow-anchored by Sam's Club and Walmart Supercenter. This established center offers great visibility, high traffic, excellent access and ample parking. This plaza is surrounded by established residential and commercial developments.

Property Features & Key Demographics (2019)

GLA: 28,152 Square Feet
Zoning: PD-C - Manatee County
Parking: 140 surface spaces
(5/1,000 SF)
AADT: 46,000 vehicles/day

| | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 9,177 | 67,858 | 189,414 |
| Median Age | 40 | 43 | 44 |
| Ave HH Income | \$64,845 | \$57,024 | \$63,878 |
| Med HH Income | \$57,578 | \$43,479 | \$45,424 |



| Suite | Tenant | Size |
|-------------|---------------------------------|--------------|
| 3102 | Jerusalem Mediterranean Market | 1,700 |
| 3104 | Na Seng Permanent Makeup Design | 857 |
| 3106 | Red Wing Shoes | 2,000 |
| 3110 | Available (Divisible) | 4,420 |
| 3116 | Mad Vapor | 1,250 |
| 3118 | Vietnamese and Sushi | 1,210 |
| 3120 | Dry Cleaner | 1,390 |
| 3122 | Greenberg Dental | 3,666 |
| 3126 | Barber | 1,010 |
| 3130 | Katie's Cafe | 1,360 |
| 3132 | Pizza Hut | 1,507 |
| 3134 | Ames Drywall Tools | 1,550 |
| 3136 | Nail Shoppe | 1,050 |
| 3138 | MetroPCS | 1,200 |
| 3146 | The Saucy Crawfish | 3,982 |

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