



GATEWAY TO THE RANCH EAST PLAZA

8709-8745 S.R 70

Bradenton, FL 34202

Available: 1,214 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 (2019)

GLA: 16,000 Square Feet
Year Built: 2008
Parking: 89 surface spaces
(5.6/1,000 SF)
AADT: 46,500 vehicles/day

	1 Mile	3 Mile	5 Mile
Population	11,516	39,598	96,670
Median Age	57	52	48
Ave HH Income	\$111,688	\$105,809	\$94,577
Med HH Income	\$89,852	\$83,173	\$72,926



Tenants

Suite	Tenant	Size
8709	Benajamin Moore	2,261
8713	Nail Salon	2,018
8717	South Beach Tanning	2,018
8721	Jets Pizza	2,047
8725	Art of Soccer	1,273
8729	Hair Salon	1,334
8733	Available	1,214
8741	Elegant Domain	3,835

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