

Rehab Center For Sale Or Lease



TAMPA
COMMERCIAL
REAL ESTATE

4702 Cortez Rd, Bradenton FL 34210



- For sale at \$1,975,000
- For lease at \$15.50/sf NNN
- 9,000 SF Free Standing Building
- 0.95 Ac
- 42 parking spaces, 4.7/1,000 with additional cross access available
- Vault room used as an office
- Heated salt water Indoor pool, deep well, 22'x35'
- Traditional and Programable signage
- 55,000 traffic count on Cortez per day
- Zoned: C3 General Commercial
- Electronic Programmable Pylon Sign

An opportunity to lease or own one of the finest O.P. Rehab Medical facilities in the entire state of FL. This physical therapy clinic with a large indoor pool is located on the North side of Cortez, across the street from Publix, Walmart, and Aldi. Many other big box stores are in close proximity.

The property has GREAT VISIBILITY with 185 feet of frontage on Cortez Rd., and with a 30 foot Pylon sign that holds a traditional sign as well as an LED Programable sign. The property was completely renovated in 2012 and again in 2016

Ideal for: turnkey Rehab Center—Specialty Medical-Wellness/ Fitness Center

For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

Information from sources deemed reliable. Broker is not responsible for errors & omissions.

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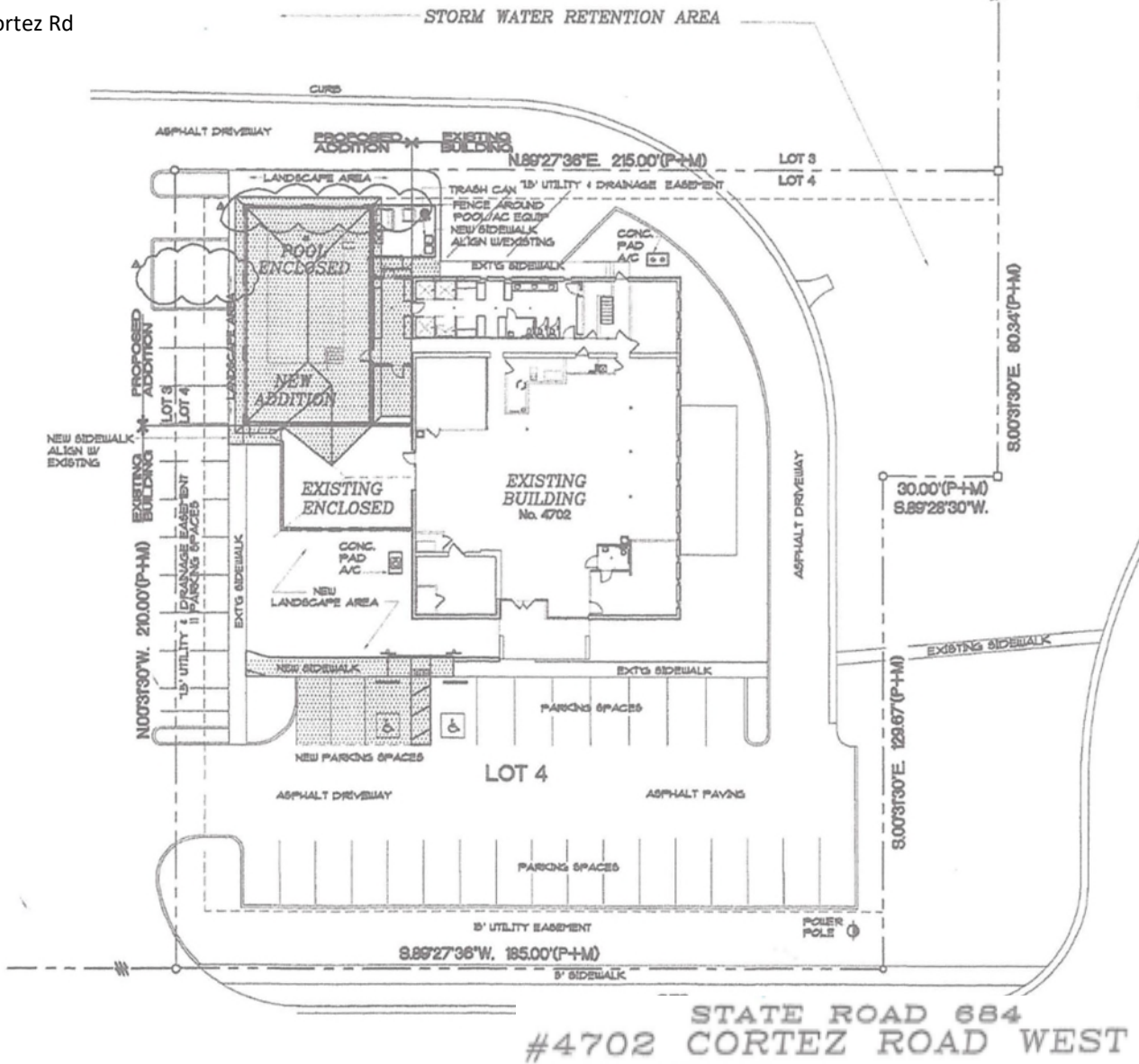
4702 Cortez Rd



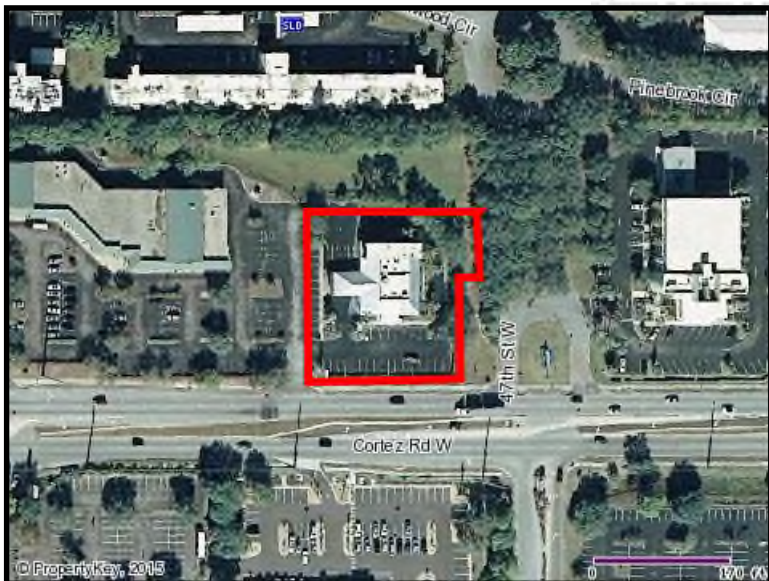
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STATE ROAD 684
#4702 CORTEZ ROAD WEST

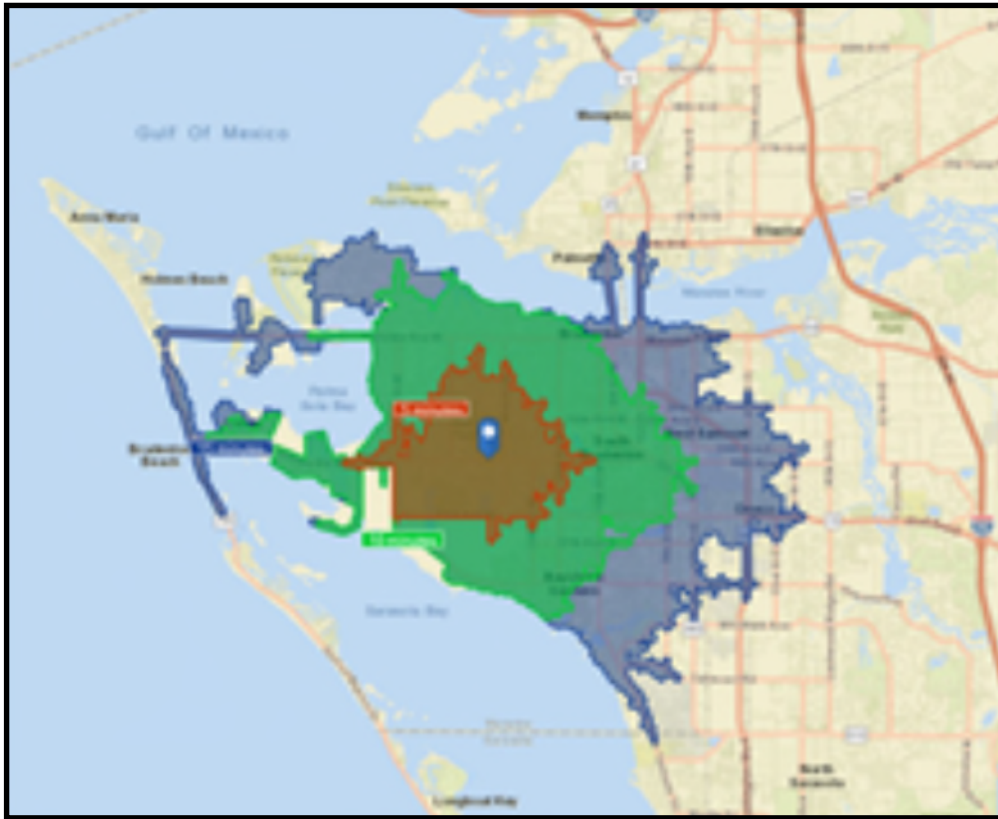


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Demographics



2017	5 MIN	10 MIN	15 MIN
POPULATION	25,658	100,958	157,151
HOUSEHOLDS	11,746	46,785	69,094
MED AGE	49.2	49.7	46.9
MED HH INCOME	\$46,305	\$41,564	\$41,566
AV HH INCOME	\$62,276	\$57,449	\$66,691

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