

## TWELVE OAKS PLAZA

7288 55th Ave E, Bradenton, FL 34203  
 TOTAL GLA: 80,499

## BRIEF DESCRIPTION

Twelve Oaks is a well-established neighborhood shopping center serving the surrounding residential developments. Success of the local small shop tenants is supported by the number of long term operators at the plaza. Located on the US-41 between Tampa and Sarasota, Bradenton is home to Tropicana Products, Champs Sports, and Bealls. Ranked among the top 50 growing areas in the United States, the area is a vibrant historical and business center along the Gulf shores. Twelve Oaks Shopping Center is located immediately west of I-75. Other national retailers in the immediate vicinity include Lowe's, Starbucks, Bank of America and McDonald's.



## DEMOGRAPHICS

### 2021 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	4,061	1,859	\$95,991
3-Mile	35,896	15,878	\$99,164
5-Mile	123,140	52,620	\$88,138

### TRAFFIC COUNTS

Total	51,000
E. State Road 70	51,000

## PROPERTY HIGHLIGHTS

### BULLET POINTS

- County: Manatee
- Type: Retail
- Year Built: 1994
- Year Renovated: 2015
- Metro Area: Sarasota-Bradenton

## CONTACTS

### LEASING

Matt Yaniglos  
 matt.yaniglos@ShopOne.com  
 813.540.3726

### LEASING TEAM

leasing@ShopOne.com  
 567.361.1111

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SUITE	GLA	TENANT
7228	3,500	Geckos Grill and Pub
7230	2,400	Pegasus Coin and Jewelry
7236	1,400	T-Mobile
7240	2,800	The Pho House
7242	1,200	Any Lab Test Now
7246	2,400	The Breakfast Company
7254	1,200	China Village
7258	1,200	The Nailz Place
7262	1,200	Gardner Custom Homes
7266	1,200	Big Frog Custom T-Shirts
7270-74	2,400	Smile Smart Dental Center
7278	1,200	Supercuts
7282	1,200	Pak Mail
7286	1,200	Attardis NY Italian Pizzeria
7290	55,999	Publix

