





# Gateway to the Ranch West Plaza


8511 - 8527 S.R 70 East  
Bradenton, FL 34202

 GLA: 9,601 SF

 81 surface spaces  
(8.4/1,000 SF)

 Year built: 2008

 AADT: 46,700  
vehicles/day

 Zoning: CG -  
Manatee County

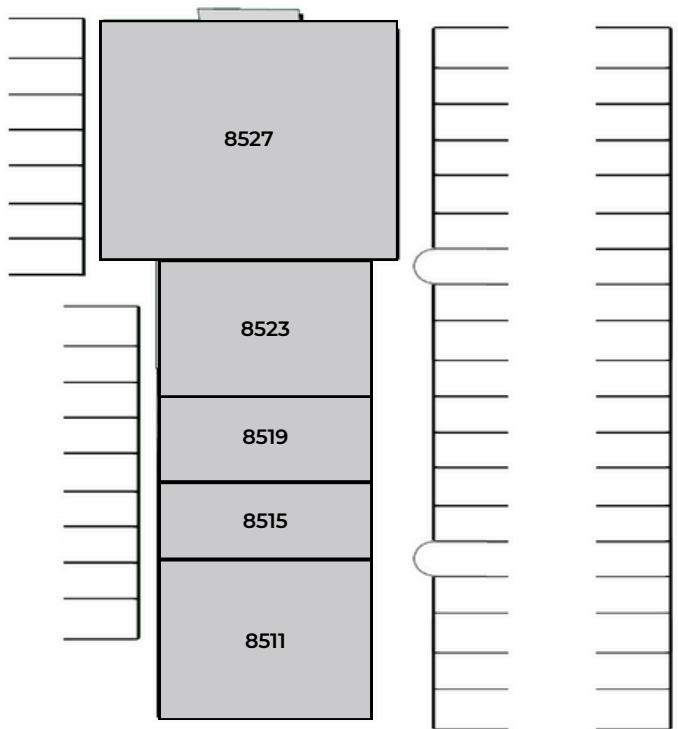
Located on busy State Road 70 (1 mile East of I-75), Gateway East is in close proximity to the award-winning, master-planned community, Lakewood Ranch, and a Walmart Supercenter. The center is surrounded by private landscaping and has ample parking. Built in 2008 it has excellent curb appeal and great signage. There is a lighted intersection for easy ingress/egress.





### Key Demographics (2020)

	1 Mile	3 Miles	5 Miles
Population	4,064	38,186	98,073
Median Age	57	59	54
Avg HH Income	\$105,594	\$114,220	\$103,575
Median HH Income	\$92,596	\$92,405	\$82,655



### Tenants

Suite	Tenant
8511	Tomeo & Tomeo Oral Surgery
8515	Great Florida Insurance
8519	Lakewood Ranch Nutrition
8523	Organic Spa
8527	Scrub Club

\*Additional parking not shown