

## 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. This 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

### 2024 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	5,578	2,750	\$148,915
3-Mile	43,621	20,157	\$137,716
5-Mile	125,491	56,484	\$123,925

### 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

## TWELVE OAKS PLAZA

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



SUITE	GLA	TENANT
7228	3,500	Geckos Grill and Pub
7230	2,400	Pegasus Coin and Jewelry
7236	1,400	GroomBar
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	Ultimate IV & Wellness
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