



Island Associates Real Estate Inc.

We create value

**Retail Space Available**  
**31070-31188 Cortez Blvd.,**  
**Brooksville, FL**  
**Sunrise Plaza**



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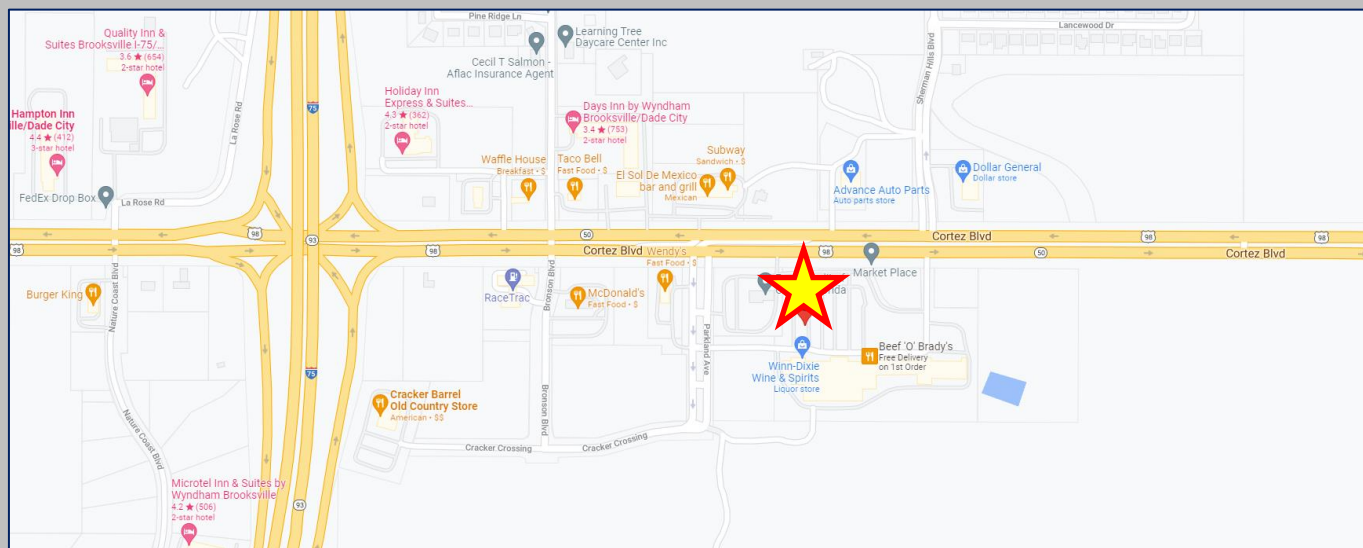
**Robert Monahan**  
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# Property Information

**2,640 SF Retail Space Available in Winn-Dixie Anchored Center**

**\$20.00 SF / NNN**

**CAM: \$3.47 SF**



Join Winn-Dixie, Anytime Fitness, Beef “O” Brady’s, Breakfast Station, River Ridge Animal Clinic, Access Health Care Physicians & More at this newly renovated retail center including newly paved parking lot.

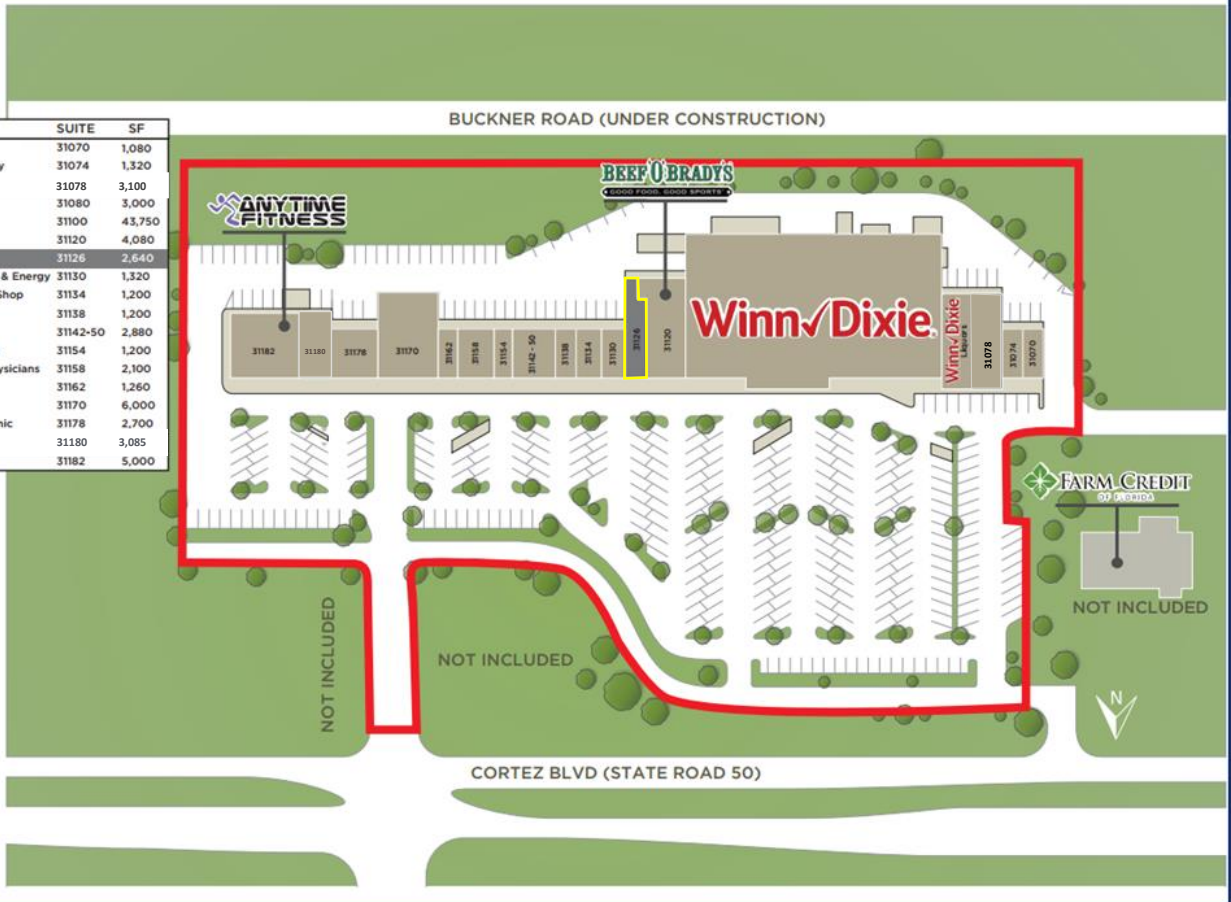
- ❖ Traffic Counts of over 20,000
- ❖ Ample Parking w/ New Tesla Charging Stations
- ❖ 1.3 miles from the center is home to the 1.5 Million SF Walmart distribution center employing over 1,300 people.
- ❖ 1,385-acre adjacent development is expected to break ground in 2022, Bringing 4,200 single family homes, 600 apartment units, ~350,000 SF office & retail space, 75 motel rooms, 18-hole golf course & 20,000 SF clubhouse/town center.

Demographics	5 Miles	7 Miles	10 Miles
Total Population	14,212	25,490	46,184
Average HH Income	\$63,346	\$63,028	\$65,145

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Property Photos

TENANT	SUITE	SF
Villalongin Taco	31070	1,080
Withlacoochee Laundry	31074	1,320
Internet Café	31078	3,100
Winn-Dixie Liquor	31080	3,000
Winn-Dixie	31100	43,750
Beef O'Brady's	31120	4,080
Available	31126	2,640
Powerhouse Nutrition & Energy	31130	1,320
Insane Vape & Smoke Shop	31134	1,200
U.S. Nails	31138	1,200
Monticello's Pizzeria	31142-50	2,880
King's Wok Restaurant	31154	1,200
Access Health Care Physicians	31158	2,100
Smith Pools	31162	1,260
Thrift Store	31170	6,000
River Ridge Animal Clinic	31178	2,700
Breakfast Station	31180	3,085
Anytime Fitness	31182	5,000



# Property Photos

