



Island Associates Real Estate Inc.

We create value

0.75 Acre Pad Site Available
31070-31188 Cortez Blvd.,
Brooksville, FL
Sunrise Plaza



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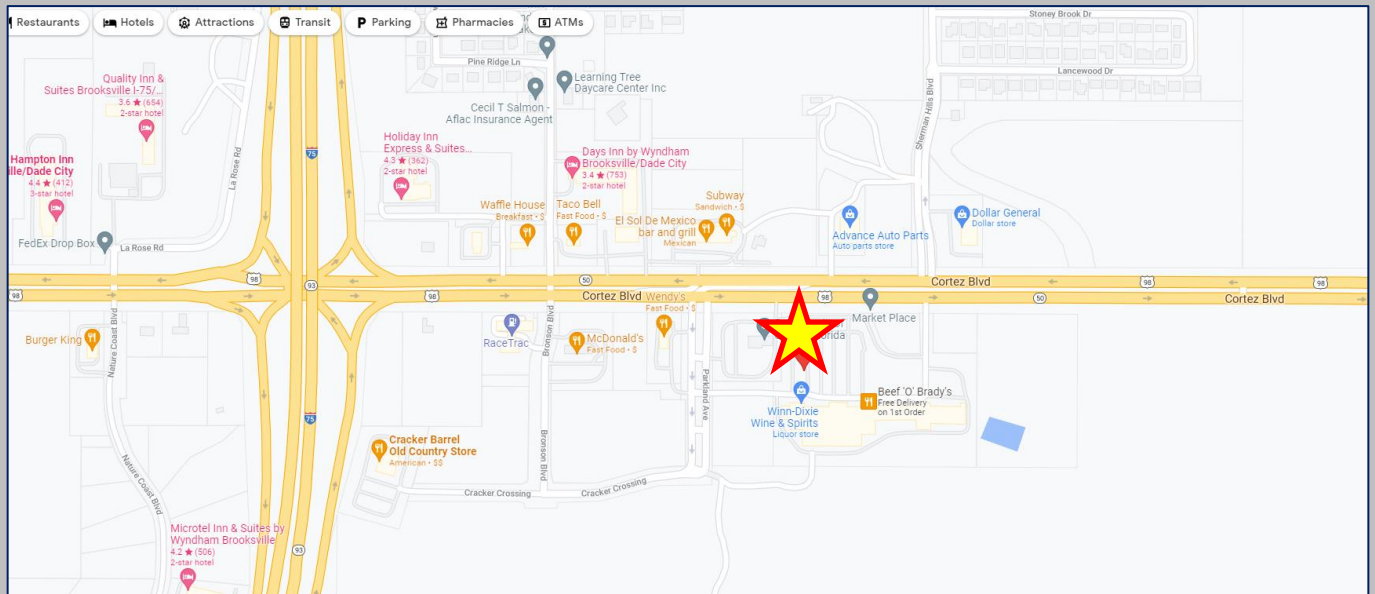


Robert Monahan
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Property Information

0.75 Acre Pad Site Available

Ground Lease: \$75,000 yr/NNN



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

- ❖ Traffic Counts of over 19,500
- ❖ 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.*