



Island Associates Real Estate Inc.

We create value

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



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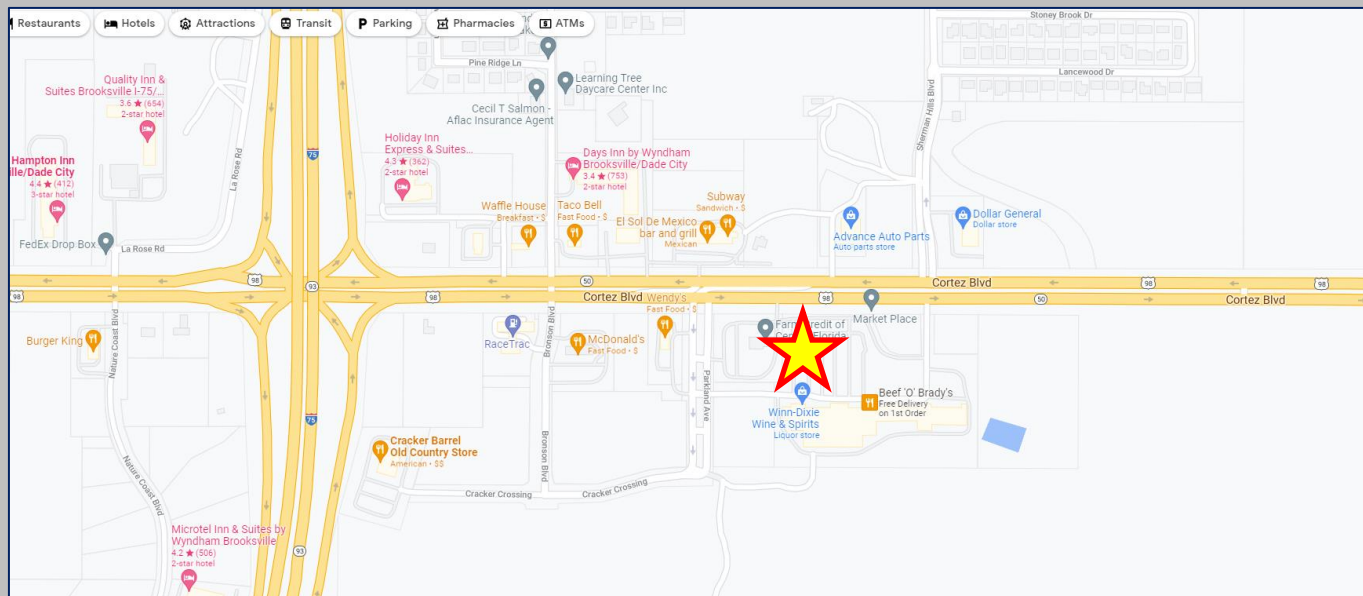
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# Property Information

**1,150 – 3,100 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, 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.*

# Property Photos

TENANT	SUITE	SF
Available	31070	1,150
Withlacoochee Laundry	31074	1,320
Available	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
Available	31162	1,290
Thrift Store	31170	6,000
River Ridge Animal Clinic	31178	2,700
Available	31180-A	1,550
Available	31180-B	1,550
Anytime Fitness	31182	5,000



# Property Photos

