

Western Way Plaza

12961 - 13071 Cortez Blvd | Brooksville, FL



PROPERTY HIGHLIGHTS

Located on Cortez Blvd in Brooksville, FL, Western Way Plaza is in the heart of the retail corridor that serves the residents of Spring Hill and Brooksville. The plaza is anchored by a recently expanded 12 screen movie theater, Bealls Outlet, Sav-A-Lot, and Dollar General with outparcels occupied by Carraba's Italian Restaurant, Texas Roadhouse and Burger King. Western Way's linear configuration gives it great site lines from the road coupled with ample parking provides consumers with a convenient shopping experience.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,232	33,248	81,457
Employees	2,131	9,101	19,837
Avg. Household Income	\$52,616	\$61,056	\$64,323

TRAFFIC COUNTS

Cortez Blvd 41,500 VPD

CONTACT INFORMATION

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SITE PLAN



Bay	Tenant	SF
12961	Beacon Theater	45,625
12983	Dollar General	8,000
12987	Cosmoprof	3,200
12991	Cellphone Repair Shop	1,200
12993-13007	Planet Fitness	6,418
13009	Available	2,500
13011	Diamond Nails	1,400
13013	Audibel	1,400
13017	Save-A-Lot	15,400
13019	Beall's Outlet	21,626
13027	Available	2,600

Bay	Tenant	SF
13031	Pueblo Viejo Mexican Restaurant	3,400
13033	Pharmacy	1,050
13035	Talk Time Cellular	1,050
13037	PJ's Brick Oven Pizza	1,455
13039	Best Little Hair House	450
13043-61	Print Shack	4,736
13063	Oak Dental Partners	4,115
13071	Trek Bikes	4,600
OP1	Carrabba's Grill	5,976
OP2	Burger King	

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CENTER PHOTOS



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MARKET AERIAL

