



COUNTRY VILLAGE

22299 Cortez Blvd
Brooksville, FL 34601

970 SF | For Lease

Charles Buckner

352-848-5545

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Location Information

Site Address	22299 Cortez Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Office
Parcel Key #	670802
Zoning	C2
Lot Size	0.99 Acres
Frontage Feet	200 FT on Cortez Blvd
Traffic Counts	30,500 AADT on Broad St
Price	\$700/m

Building Information

Building Size	1,920 SF
Leasable Area	970
Year Built	1980
Ceiling Height	10 FT
Parking	26 Surface Spaces
Features and Amenities	Open space area Public complex restroom Sink with counter space

Property Summary

970 SF of space located in the Country Village Complex. This space is the upper story of Building B. It consists of two separate rooms of mostly open areas with the rear room containing a sink and countertop area. No restroom within the space, the restroom is located close by outside and down the stairs. The lease rate for this unit is \$700/m plus \$100/m for CAM (includes water). This equates to an effective annual SF rate of \$9.90.

The Country Village Complex benefits from good visibility and high traffic counts on Cortez Blvd of 30,500 vehicles per day. The complex also has ample parking with 26 surface spaces as well as additional parking in grass areas.

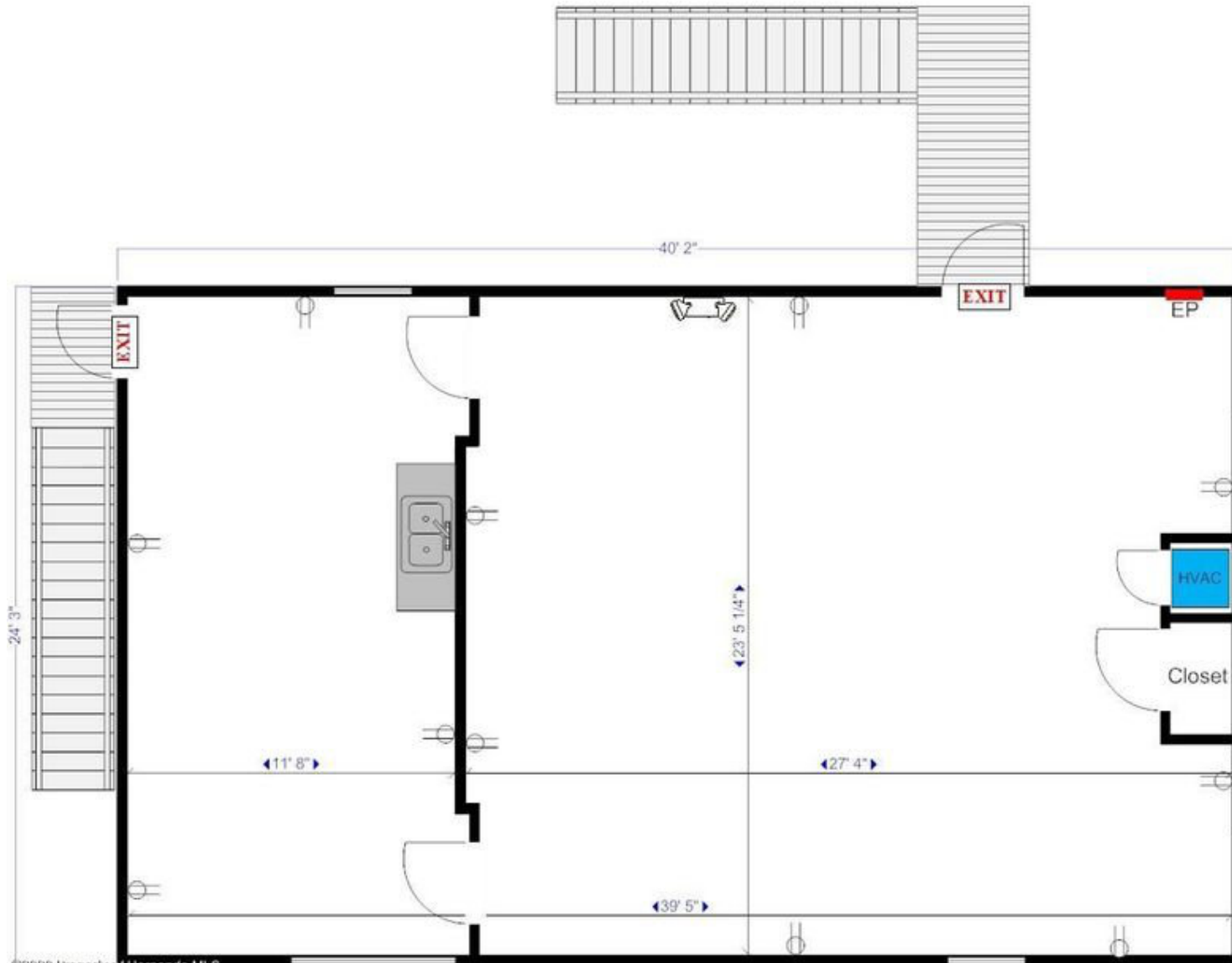
Highlights

- Highly trafficked Cortez Blvd with daily traffic counts of 25,500
- Plenty of parking with 26 surface spaces
- Affordable space



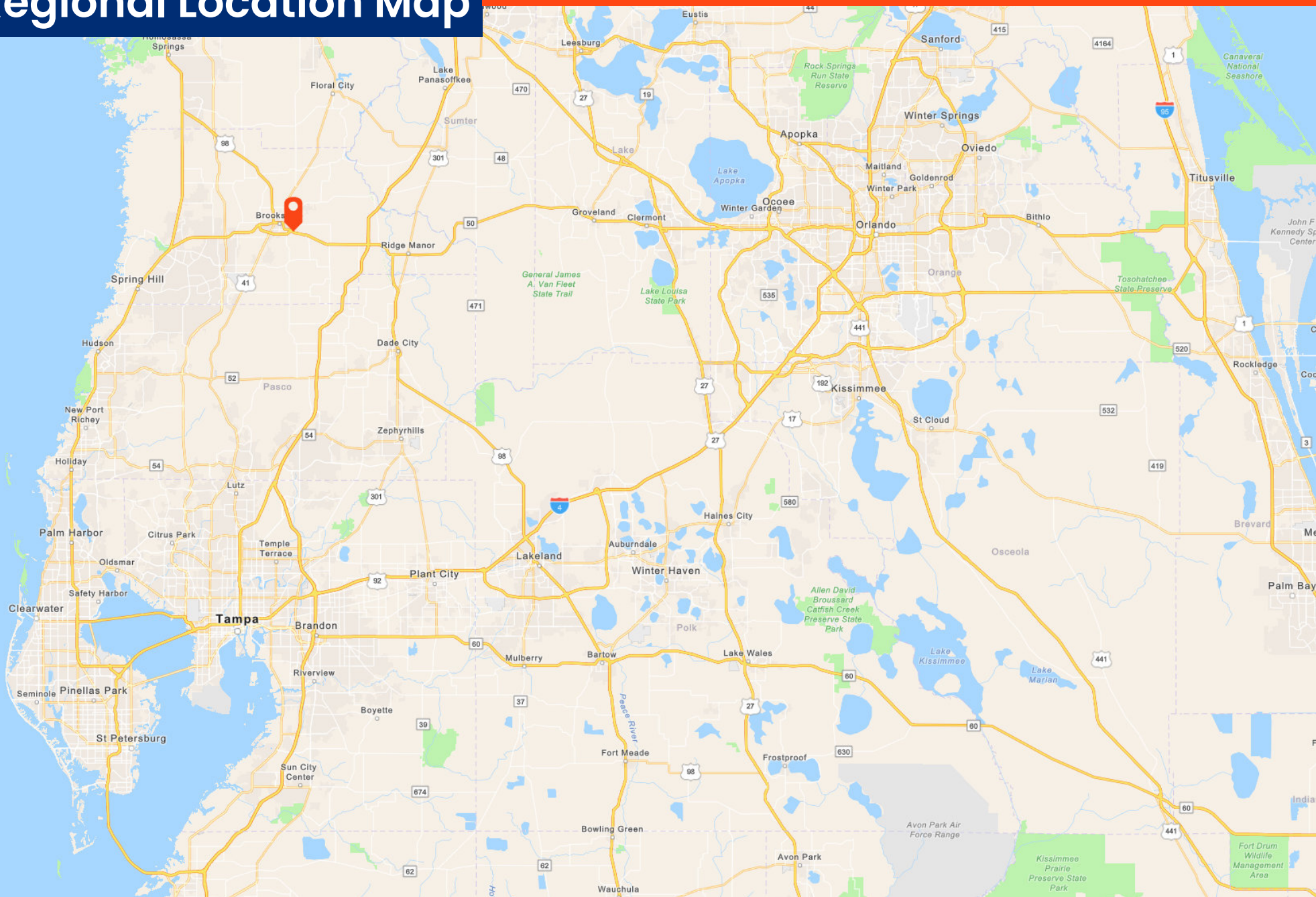
Lease Information

Lease Type	Modified Gross	Lease Term	Negotiable
Available Space	970 SF	Lease Rate	\$700/m plus \$100/m CAM Fee (includes water). \$9.90/SF/yr Total

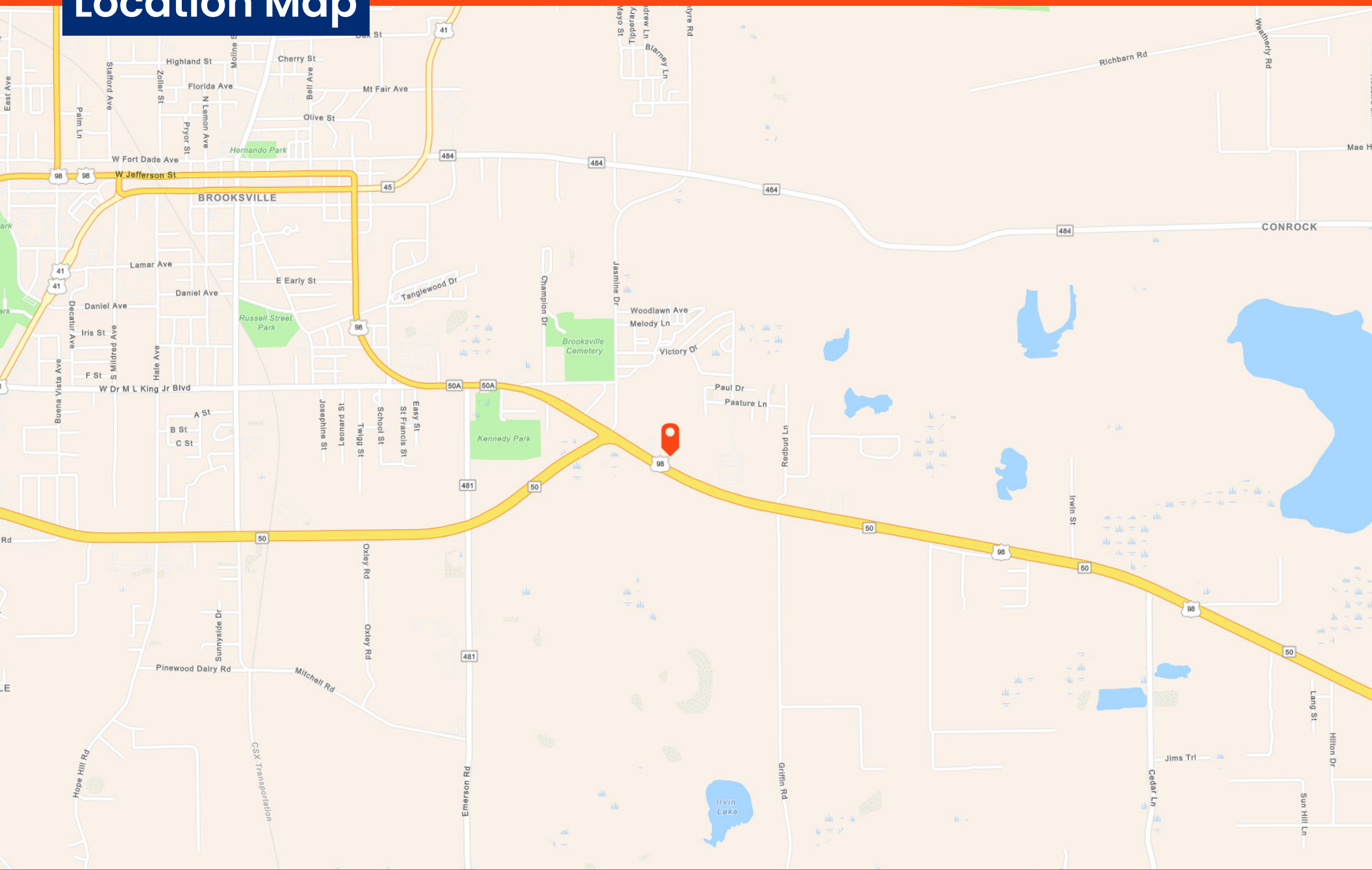


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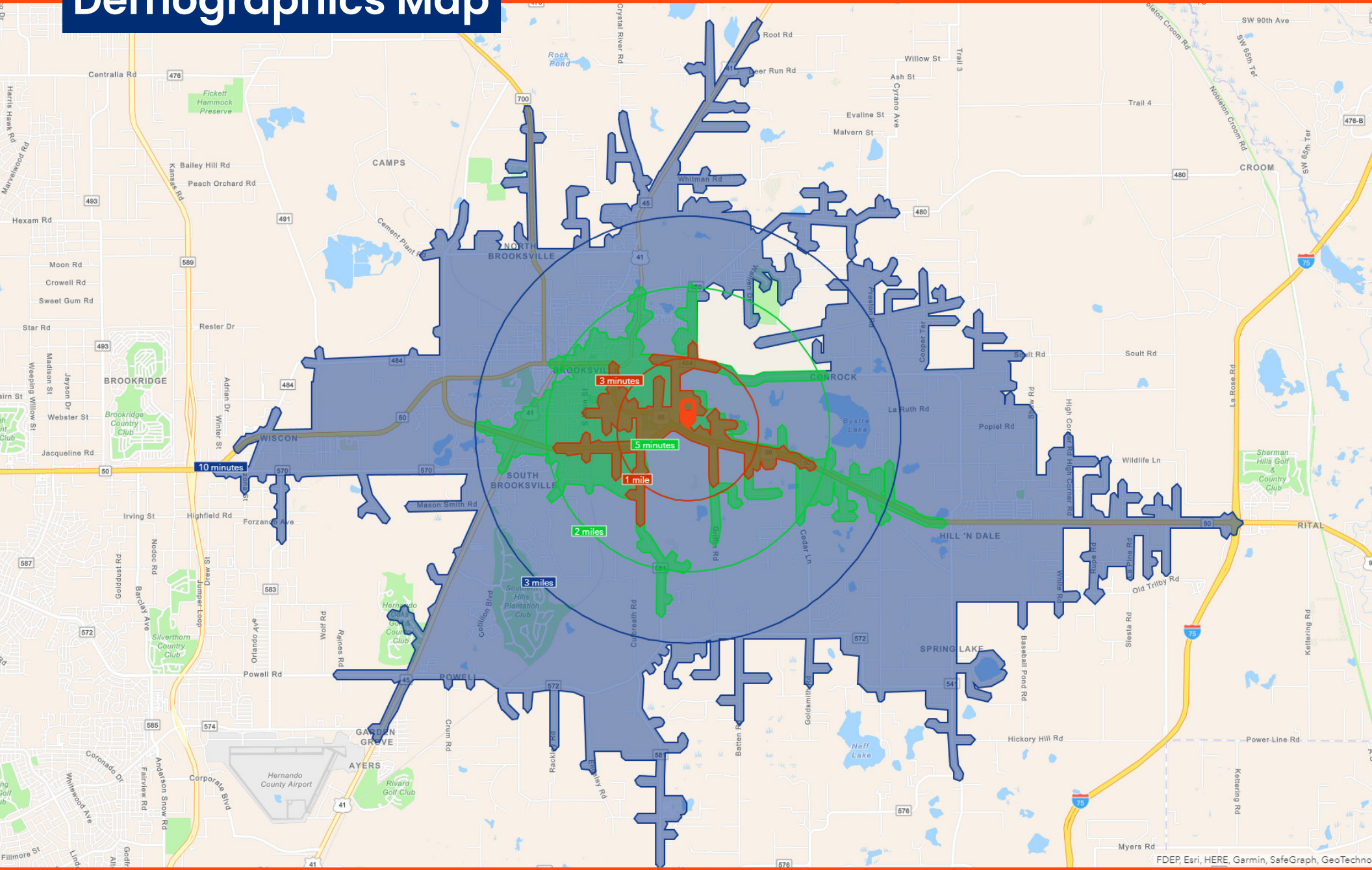
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data (2022)								
Total Population	794	4,844	21,332	1,174	6,520	14,268	196,241	21,733,419
Households	335	2,064	9,060	566	2,863	6,275	80,394	8,514,543
Average Household Size	2.36	2.29	2.32	2.07	2.24	2.22	2.42	2.5
Owner Occupied Housing	223	1,246	6,230	393	1,997	4,094	64,087	5,633,437
Renter Occupied Housing	112	818	2,830	173	866	2,181	16,307	2,881,106
Median Age	51.8	51.8	51	56.7	55.8	52.2	50.9	42.8
Income Data								
Median Household Income	\$36,440	\$38,274	\$46,827	\$42,828	\$40,344	\$41,962	\$51,170	\$58,462
Average Household Income	\$54,393	\$55,718	\$67,367	\$60,963	\$59,870	\$62,587	\$65,095	\$83,820
Per Capita Income	\$24,573	\$23,812	\$29,002	\$27,741	\$26,702	\$27,690	\$26,657	\$32,917
Business Data								
Total Businesses	79	545	1,202	65	489	949	5,746	978,439
Total Employees	922	5,902	11,631	676	5,323	9,411	50,811	9,165,693

Neighborhood Trade

Downtown
Brooksville



Ranch Hand
Feed Depot  EUROTECH

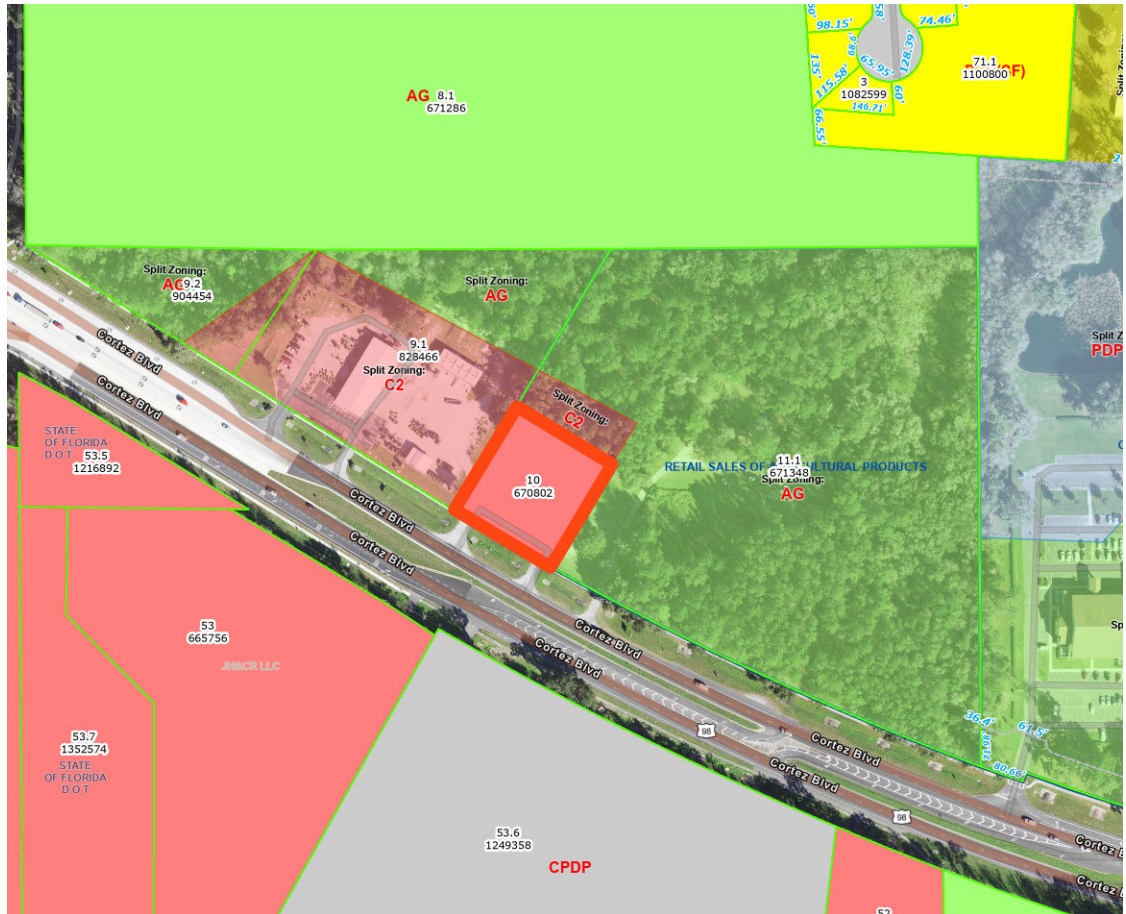
Cortez Blvd
AADT 21,500

Cortez Blvd/US-98
AADT 25,500

Property Aerial



Zoning Classification



Zoning Key

- Commercial
- Agricultural
- CPDP
- Residential





Charles Buckner

Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

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