



Island Associates Real Estate Inc.

We create value

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



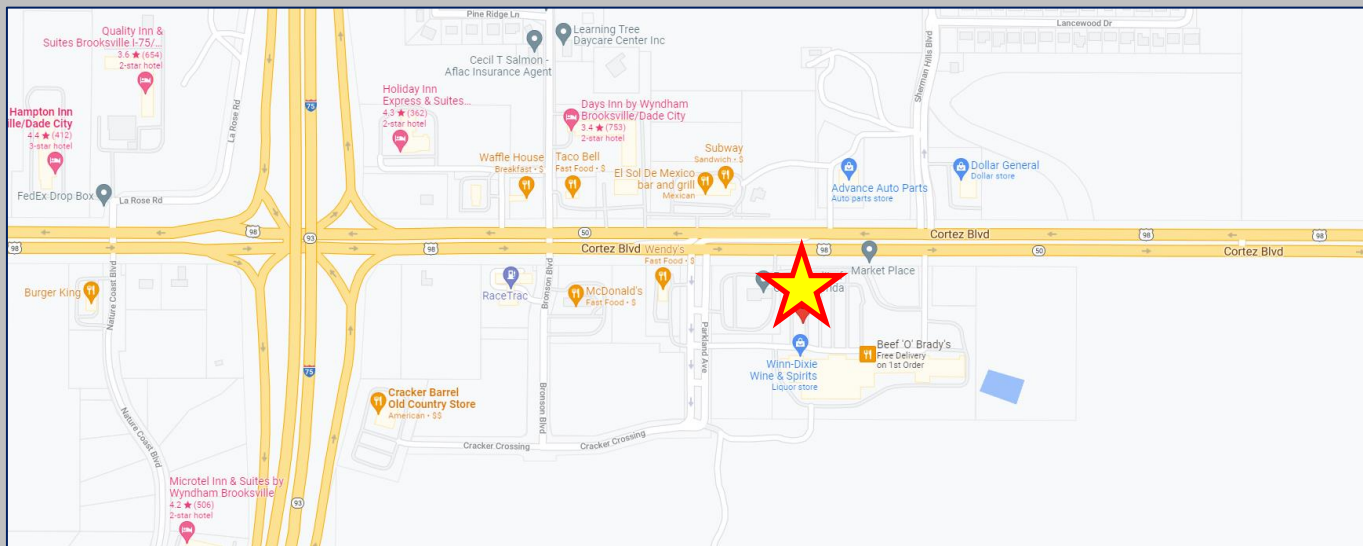
Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



Robert Monahan
Robert@islandassociates.com

Property Information

2,640 & 3,100 SF Retail Space Available
Winn-Dixie Anchored Center
\$20.00 SF / NNN
NNN: \$3.27 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 |
| 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 |
| Rikki Healing Gifts | 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

