



WEEKI WACHEE VILLAGE

Brooksville, Florida

Weeki Wachee Village is located at the busy signalized intersection of US Hwy 19 and Cortez Blvd. It is situated across the street from the world famous Weeki Wachee Springs State Park and it is just 6 miles to Bayport Park and Pine Island Beach.



CENTER PROFILE

Total Square Feet	82,349
Number of Stores/Services	18
Number of Levels	1
Number of Parking Spaces	619

MAJOR TENANTS

Winn Dixie	35,922 SF
Epic Health & Fitness	13,440 SF

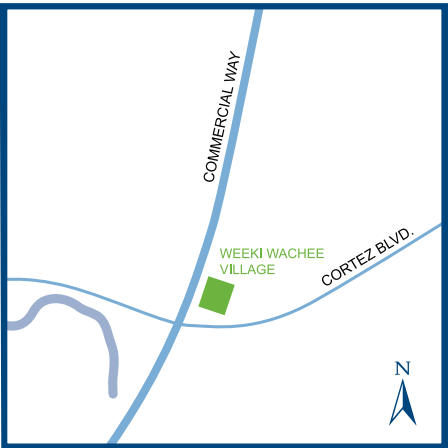
MARKET DEMOGRAPHICS

3 Mile	
Population	37,064
Number of Households	15,865
Average Household Income	\$60,386

5 Mile	
Population	95,469
Number of Households	40,708
Average Household Income	\$62,126

10 Mile	
Population	184,483
Number of Households	76,643
Average Household Income	\$66,973

Daily Vehicle Count	
Commercial Way (US 19 N)	20,129
Cortez Blvd (HWY 50)	26,802



WEEKI WACHEE VILLAGE
6288 Commercial Way
Brooksville, FL 34613

LEASING INQUIRIES

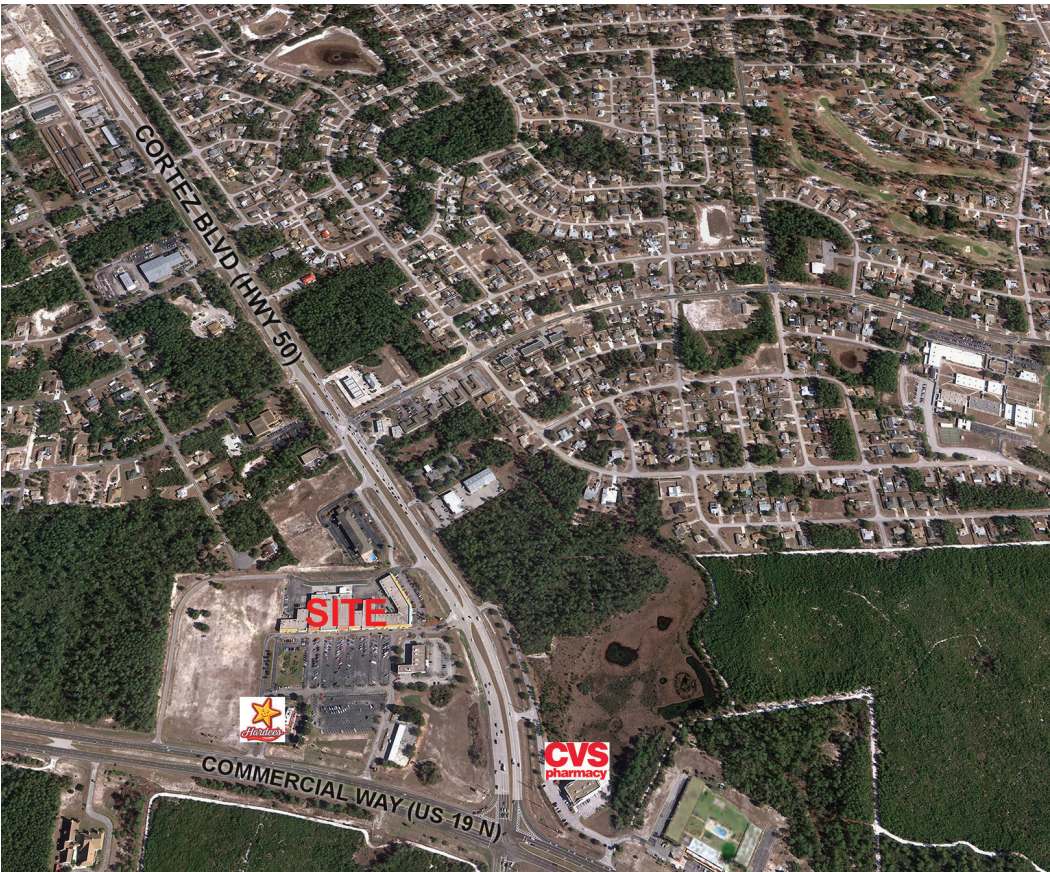
Morguard Management Company Inc.
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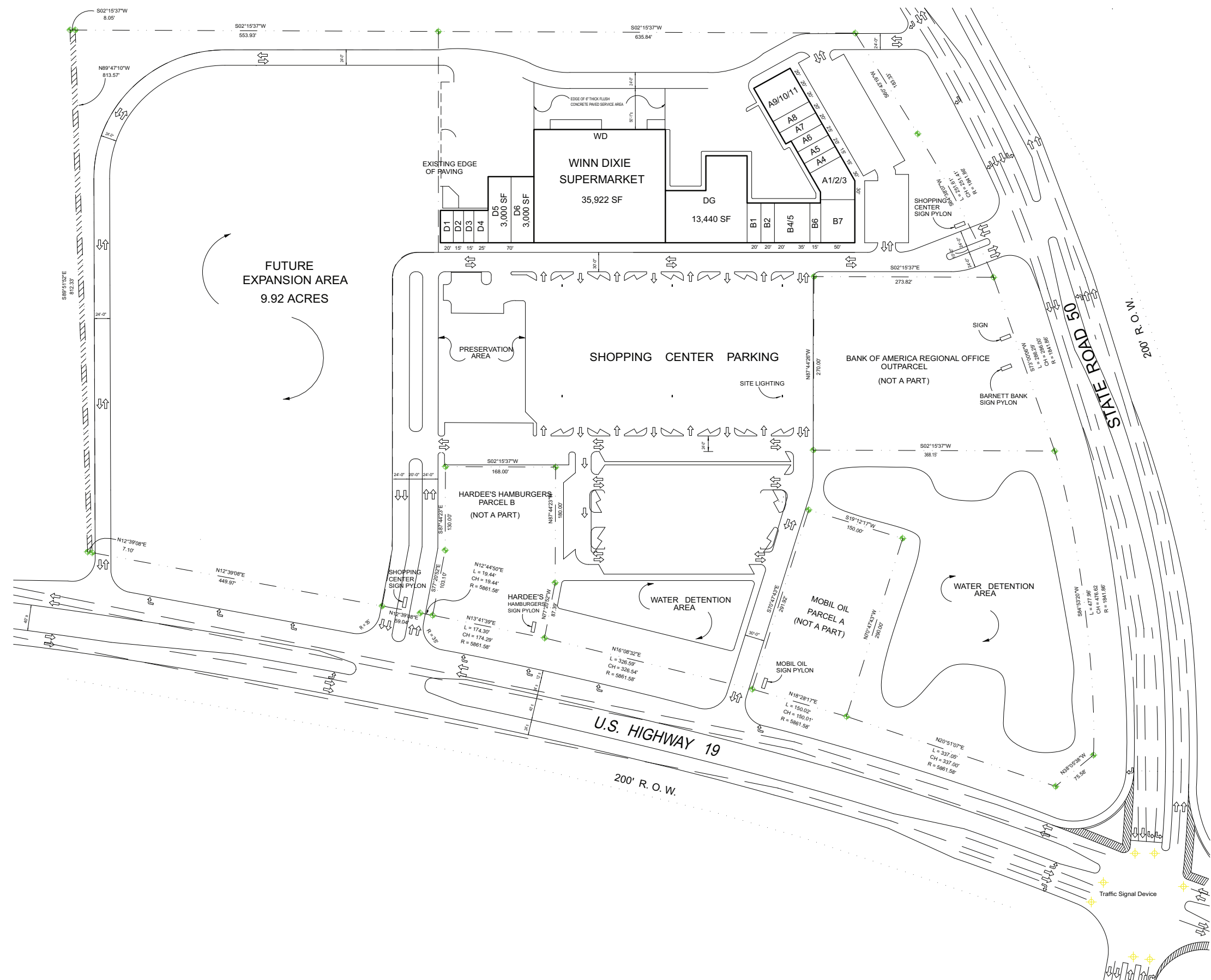
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TENANT LIST

RESTAURANT/FOOD		FITNESS	
Bella's Coffee	D3	Epic Health and Fitness	DG
Little Caesars Pizza	A8	SPECIALTY SHOPS	
Masa Asian Bistro and Bar	B7	Your CBD Store	A4
Tipacano Creamery	A6	MAJOR TENANTS	
Wah On Chinese Takeout	D1	Winn Dixie	WD
LIQUOR			
Liquor Depot	A9/A10/A11		
SERVICES			
Affordable Dentures	D5		
Estrella Insurance	D2		
H&R Block	A5		
Julie's Hair Studio	B2		
Luxury Nail Spa	B6		
Optical Outlet	B4/B5		
Salon Centric	D6		
Suncoast Rider Training	A7		
Weeki Wachee Shipping	B1		

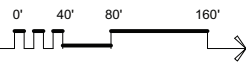


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SITE PLAN

SCALE: N.T.S.
All dimensions subject to field verification



This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.

NOTE:
The area of possible overlap, shown along the northerly line, contains 0.14 acres, more or less, is not to define a line of possession. All information based on the survey, certified by POST, BUCKLEY, SCHUH & JERNIGAN, INC., dated JULY 5, 1988 and the survey, dated APRIL 9, 1986.