

CONSTRUCTION COMPLETED

New Retail Strip Center

**7159-7171 Broad St. | US Hwy 41
Brooksville, FL 34604**

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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Brooksville, FL 34604



PROPERTY DESCRIPTION

Brooksville Retail Center is set to become a prime location for retailers, offering a total of 10,800 SF of available space. Construction is complete and ready for new tenants. Retailers will benefit from high visibility, foot traffic, and a built-in clientele from nearby residential areas. The site is located between the largest retailers in the area, and is easily accessible from major roads.

PROPERTY HIGHLIGHTS

- Lowes Home Improvement Outparcel
- Great Access & Visibility with 191' of frontage on US 41/Broad Street
- 28,000 AADT on Major Arterial Highway

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	7 (5 Currently Available)
Available SF:	1542 SF - 10,800 SF
Lot Size:	1.35 Acres
Building Size:	10,800 SF
Buildout:	Grey Shell

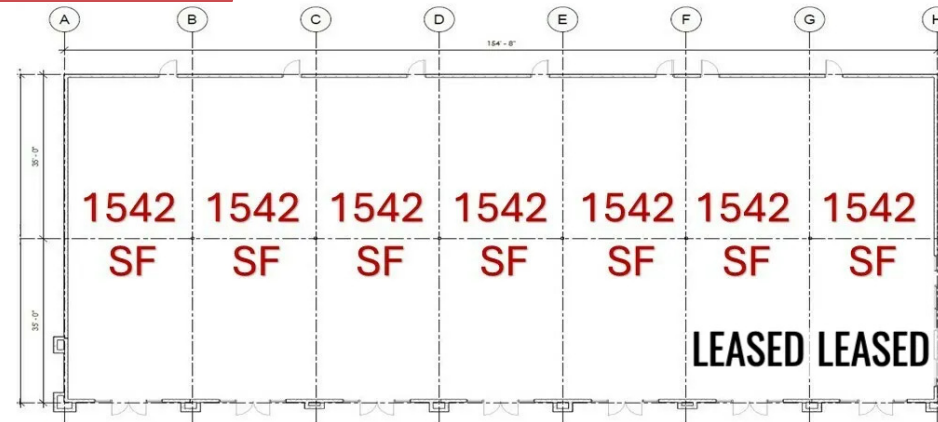
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10,800 Total SF

LEASED LEASED

Brooksville Retail Center

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,542 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7159 Broad St.	Available	1,542 SF	NNN	\$30.00 SF/yr	-
7161 Broad st.	Available	1,542 SF	NNN	\$30.00 SF/yr	-
7163 Broad st.	Available	1,542 SF	NNN	\$30.00 SF/yr	-
7165 Broad St.	Available	1,542 SF	NNN	\$30.00 SF/yr	-
7167 Broad St.	Available	1,542 SF	NNN	\$30.00 SF/yr	-
7169 Broad st.	Tampa General Hospital Senior Center	1,542 SF	NNN	\$30.00 SF/yr	-
7171 Broad st.	Tampa General Hospital Senior Center	1,542 SF	NNN	\$30.00 SF/yr	-

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Construction Images



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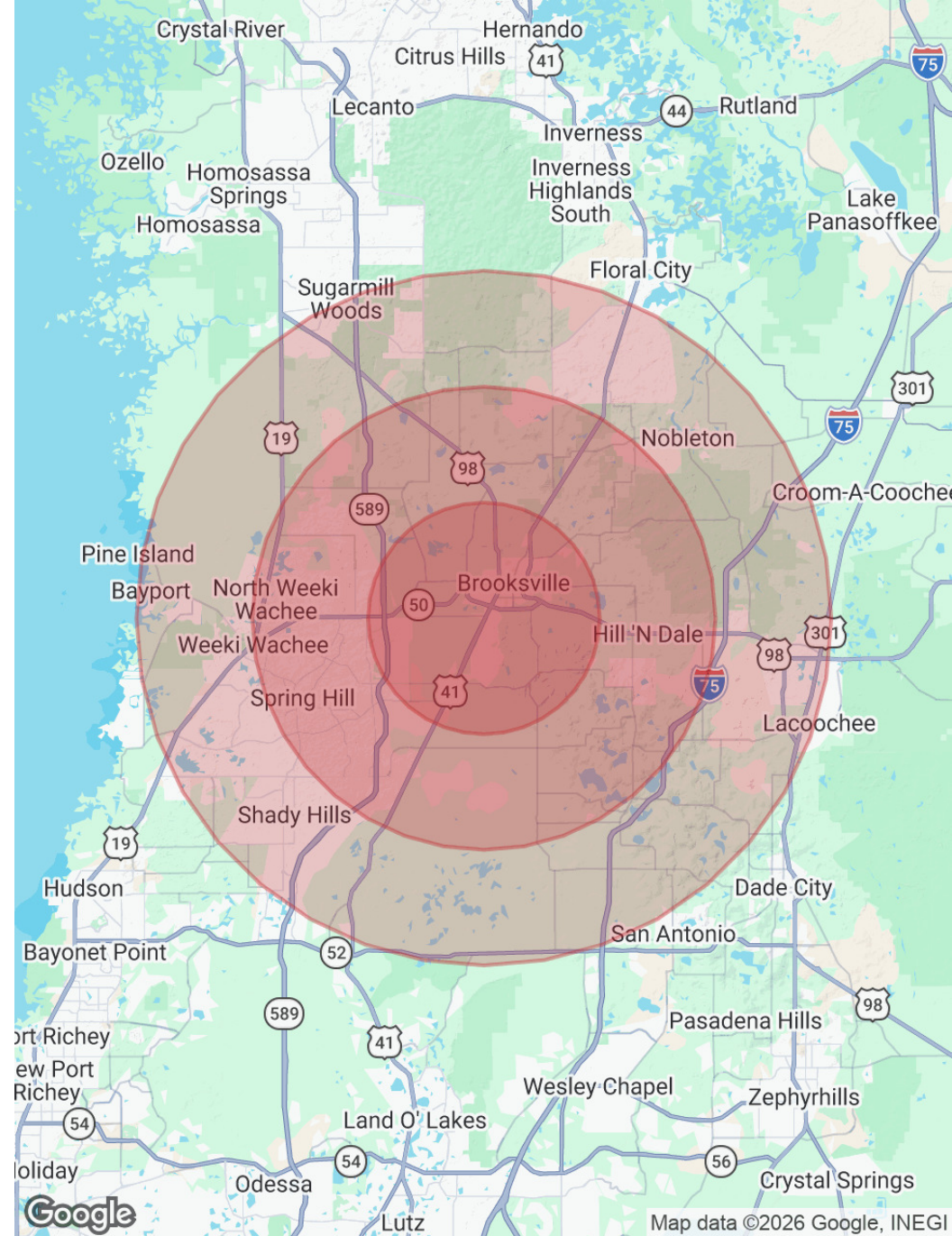
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	28,870	132,089	247,342
Average Age	47	47	48
Average Age (Male)	46	46	47
Average Age (Female)	48	47	49

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	11,975	52,670	101,357
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$81,475	\$86,613	\$84,291
Average House Value	\$273,053	\$296,956	\$297,122

TRAFFIC COUNTS

28,000/day

2020 American Community Survey (ACS)



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