

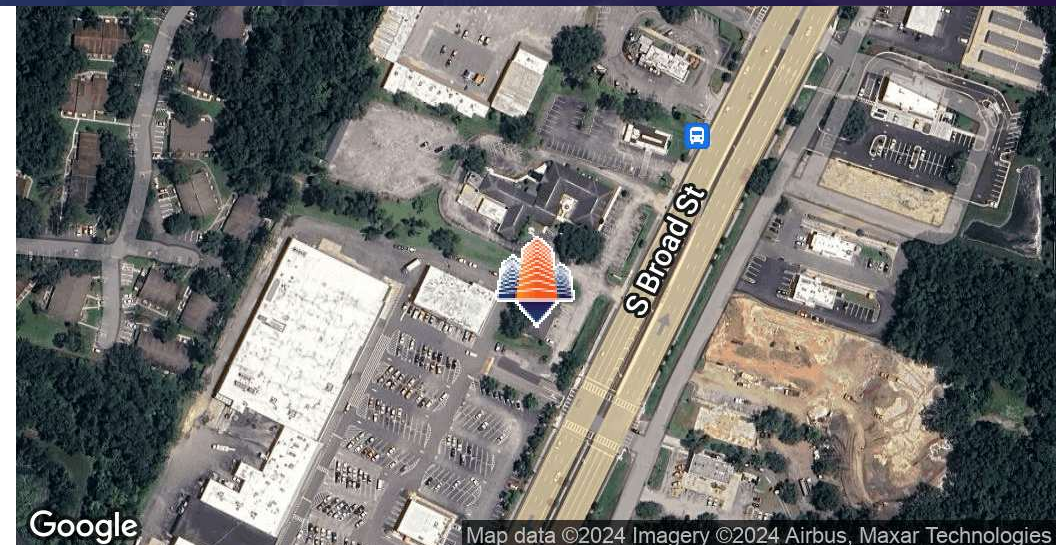
# Brooksville Retail Outparcel

1194 S Broad St, Brooksville, FL 34601



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Existing Building with Pick up Window Available.
- **Ground Lease or Built to Suit - also available**
- Signalized Access
- 25,500+ cars per day on Broad St
- Outparcel to South Plaza which sees over One Million Visitors per year
- Conveniently located off the corner of Cortez Blvd and S Broad St
- Close proximity to Winn Dixie, Publix, Save-A-Lot, Bealls, Dollar Tree, AutoZone, Wawa, and more!
- Ideal Uses: Oil Change, Coffee, QSR, Cell, Phone, Medical, and Traditional Retail

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Lot Size:      | 0.51 Acres |
| Building Size: | 2,703 SF   |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 2,035    | 10,957   | 50,833   |
| Population        | 4,522    | 25,618   | 127,962  |
| Average HH Income | \$49,083 | \$75,150 | \$83,750 |

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## SITE MAP



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,522  | 25,618  | 127,962  |
| Average Age          | 43     | 47      | 47       |
| Average Age (Male)   | 40     | 45      | 46       |
| Average Age (Female) | 45     | 48      | 48       |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,035     | 10,957    | 50,833    |
| # of Persons per HH | 2.13      | 2.30      | 2.48      |
| Average HH Income   | \$49,083  | \$75,150  | \$83,750  |
| Average House Value | \$160,395 | \$250,918 | \$280,664 |

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