

PROPOSED DEVELOPMENT SITE

FOR LEASE

INTERSTATE 75 & CORTEZ BOULEVARD, BROOKSVILLE, FL 34602



LOCATION DESCRIPTION

Located near the I-75 and Cortez Blvd (SR 50) interchange in the rapidly growing Hernando County

PROPERTY HIGHLIGHTS

- 57± acre proposed development opportunity
- 7,000 homes under development within three miles of the property (300% increase)
- Open to ground lease, BTS, or other flexible deal structure
- Nearby national retails include Winn-Dixie, McDonald's, 7-Eleven, Racetrack, Hampton Inn, Holiday Inn, Dunkin Donuts and more
- Traffic Counts (AADT): I-75 - 66,000; Cortez Blvd -21,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,907	5,706	15,109
Daytime Population	1,690	5,668	12,075
Households	834	2,332	6,045
Average HH Income	\$102,076	\$96,481	\$92,909



DOUG HOLTZMAN

doug.holtzman@tscg.com
330.760.2647

RYAN WADDELL

ryan.waddell@tscg.com
813.842.0283

PROPOSED DEVELOPMENT SITE

FOR LEASE

INTERSTATE 75 & CORTEZ BOULEVARD, BROOKSVILLE, FL 34602



DOUG HOLTZMAN
doug.holtzman@tscg.com
330.760.2647

RYAN WADDELL
ryan.waddell@tscg.com
813.842.0283