

MARINER SQUARE

13360 CORTEZ BLVD, SPRING HILL, FL 34613

FOR LEASE



LOCATION DESCRIPTION

Located on Cortez Blvd & Mariner Blvd

PROPERTY HIGHLIGHTS

- 188,347 SF community shopping center located in a major retail corridor
- Anchored by Bealls, Ross, Shoe Carnival & Dollar Tree
- Shadow anchored by Walmart, Sam's Club, Hobby Lobby & Dick's Sporting Goods
- Strong tenant sales growth
- Rare Cortez Blvd frontage with excellent visibility
- Traffic Counts: Cortez Blvd (SR 50) - 45,000 AADT; Mariner Blvd - 25,000 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Total Population	3,373	35,824	86,896
Daytime Population	7,160	34,339	79,020
Households	1,450	14,629	34,354
Average HH Income	\$80,911	\$81,807	\$86,243



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SUITE	TENANT NAME	SPACE SIZE
A	Bealls	71,261 SF
1	Keke's Breakfast Cafe	4,450 SF
5	Sally Beauty	1,800 SF
6	Pho Ever Asian	1,750 SF
8	Wasabi Restaurant	3,200 SF
12	Coast Dental	3,600 SF
13	Fantastic Sam's	1,200 SF
14	Lee Nails	1,600 SF
15	Drip IV	1,600 SF
17	America's Best Contacts	3,150 SF
19	Pet Supplies Plus	7,500 SF
21	Ross Dress for Less	39,483 SF
22	Shoe Carnival	11,008 SF
23	pOpshelf	10,395 SF
24	Available	2,450 SF

SUITE	TENANT NAME	SPACE SIZE
26	Available	1,250 SF
27	Available	1,250 SF
29	Available	875 SF
30	Subway	1,225 SF
31	Available	900 SF
32	PT Solutions	2,400 SF
34	Salon	2,400 SF
34A	Palmyra Pharmacy	900 SF
35	Dollar Tree	12,000 SF
36	Smoke N Oak	3,000 SF
38	Greek City Cafe	2,300 SF
40	Batteries & Bulbs	2,000 SF
42	AT&T	2,400 SF
OP-1	Available	4,499 SF
OP-2	McDonalds	4,847 SF



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