

South Plaza

1230 S Broad Street, Brooksville, FL 34601

YOUR SIGN HERE



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 900 SF, 1,500 SF, 1,300 SF with Pickup Window, and 30,000 SF Spaces Available
- Outparcel for ground lease or BTS
- Join Winn Dixie, Bealls, AutoZone, T-Mobile, Hungry Howie's, UPS, and Jackson Hewitt
- Over 430 parking spaces
- Located at the Signalized Intersection of Cortez Blvd & S Broad Street
- Three Access Points to the Shopping Center
- Property is Surrounded by Many National Retailers
- Traffic Count at Cortez Blvd & S Broad Street: 52,000+ Vehicles Per Day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	900 SF - 30,000 SF
Lot Size:	+/- 11.70 Acres
Building Size:	127,224 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,289	12,308	55,265
Total Population	16,375	29,636	139,155
Average HH Income	\$62,093	\$70,997	\$76,732

Nick Barbato

954.579.2672

NBarbato@eisre.com

Ryan D'Agostino

954.336.3615

RDagostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

South Plaza

1230 S Broad Street, Brooksville, FL 34601

PROPERTY PHOTOS

YOUR SIGN HERE



EQUITY
INVESTMENT
SERVICES



Nick Barbato

954.579.2672

NBarbato@eisre.com

Ryan D'Agostino

954.336.3615

RDAgostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

South Plaza

1230 S Broad Street, Brooksville, FL 34601

YOUR SIGN HERE



EQUITY
INVESTMENT
SERVICES

SITE PLAN



Nick Barbato
954.579.2672
NBarbato@eisre.com

Ryan D'Agostino
954.336.3615
RDAgostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

South Plaza

1230 S Broad Street, Brooksville, FL 34601

YOUR SIGN HERE



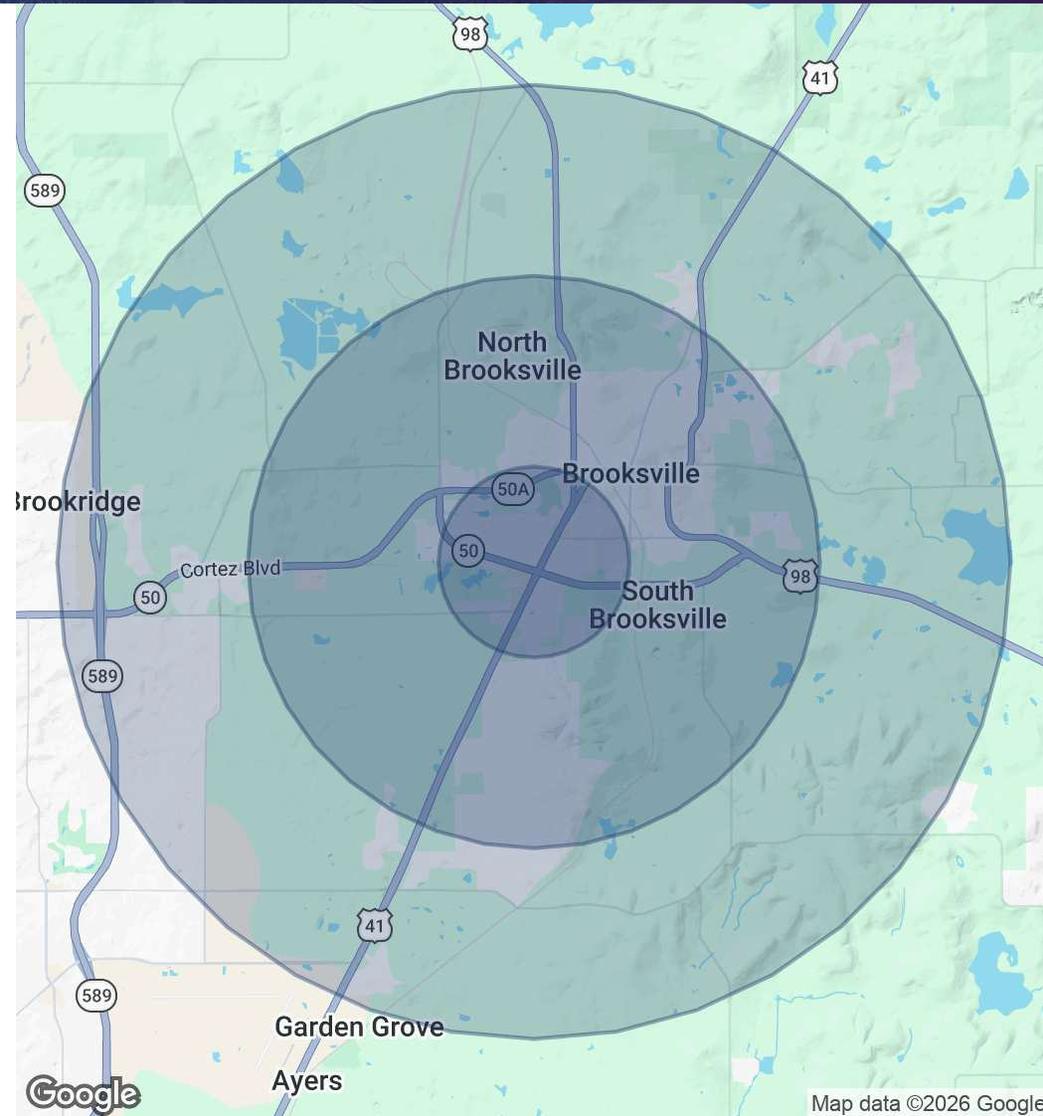
EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,375	29,636	139,155
Average Age	35.5	45.0	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,289	12,308	55,265
# of Persons per HH	2.20	2.19	2.32
Average HH Income	\$62,093	\$70,997	\$76,732
Average House Value	\$180,924	\$216,851	\$274,734

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,607	10,678	17,325
Total Population - Black	751	2,668	3,150
Total Population - Asian	0	47	131
Total Population - Hawaiian	0	0	6
Total Population - American Indian	0	11	34
Total Population - Other	87	368	472



Map data ©2026 Google

Nick Barbato

954.579.2672

NBarbato@eisre.com

Ryan D'Agostino

954.336.3615

RDAgostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

South Plaza

1230 S Broad Street, Brooksville, FL 34601

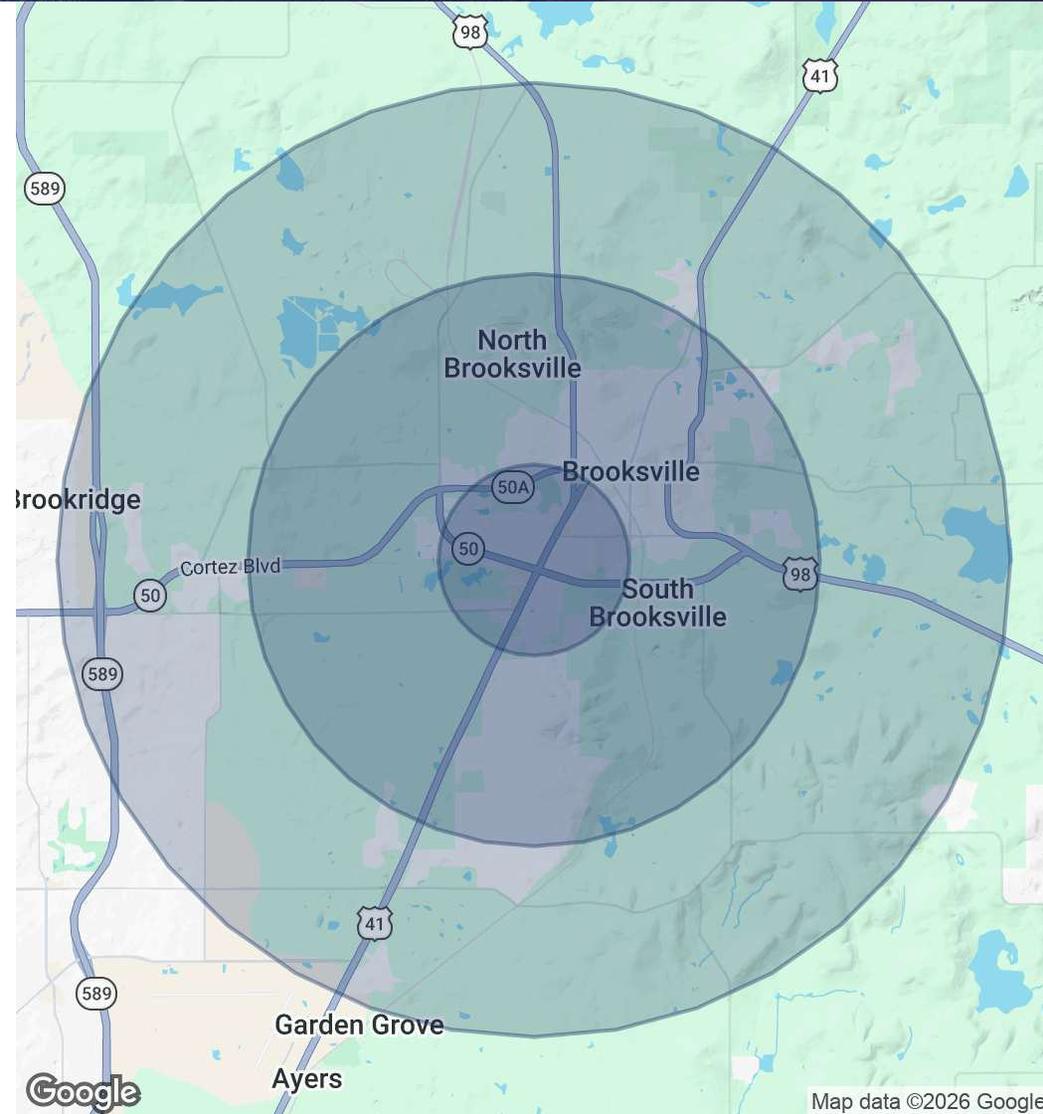
YOUR SIGN HERE



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	274	720	1,206
5 - 9	257	724	1,225
10 - 14	233	695	1,281
15 - 17	149	427	819
18 - 20	156	436	835
21 - 24	215	583	1,128
25 - 34	618	1,592	2,903
35 - 44	514	1,433	2,849
45 - 54	374	1,254	2,692
55 - 64	500	1,964	3,909
65 - 74	613	2,434	4,605
75 - 84	380	1,522	2,820
85+	176	519	836



Map data ©2026 Google

Nick Barbato

954.579.2672

NBarbato@eisre.com

Ryan D'Agostino

954.336.3615

RDAgostino@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com