

CONSTRUCTION COMPLETE

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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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
- 25,500 AADT on Major Arterial Highway

OFFERING SUMMARY

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

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Construction Images



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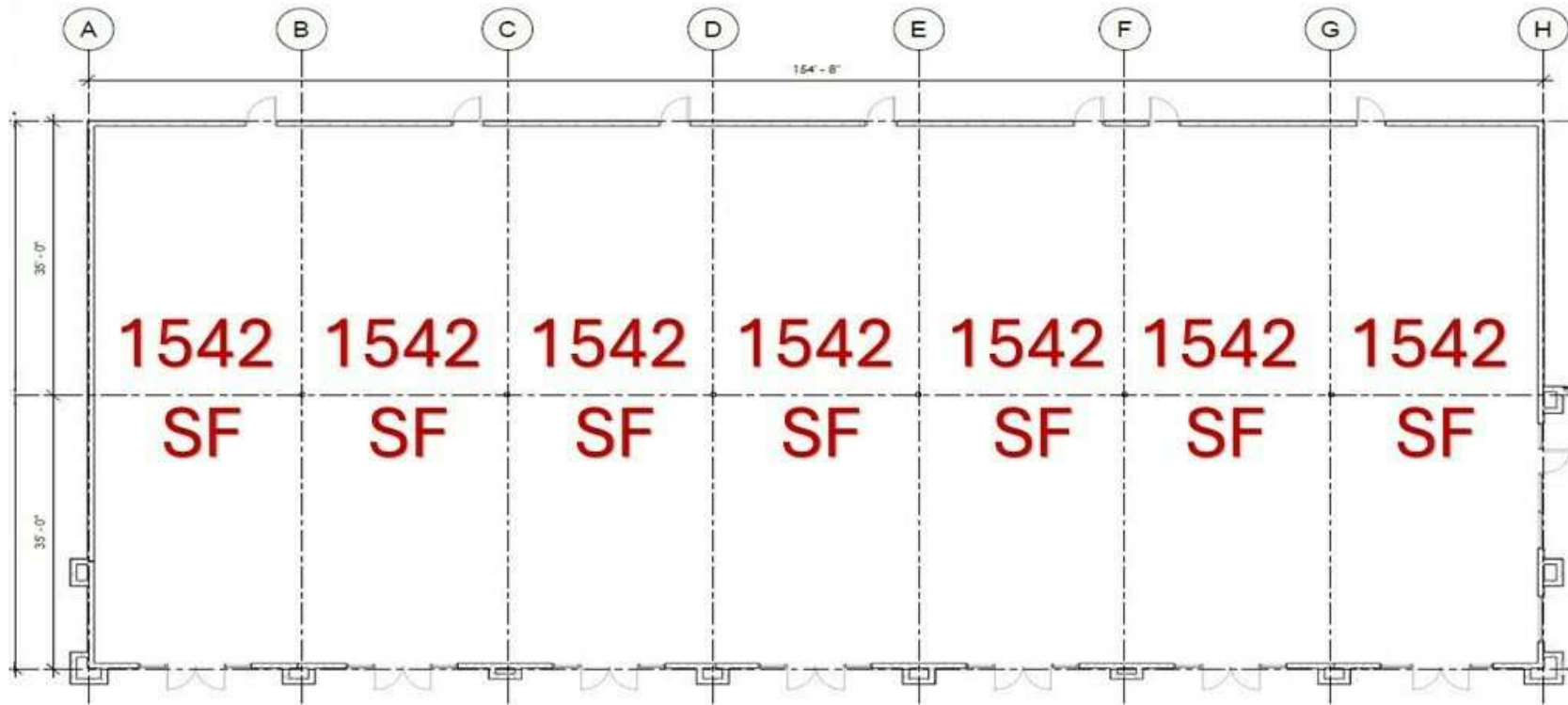


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Floor Plan



10,800 Total SF

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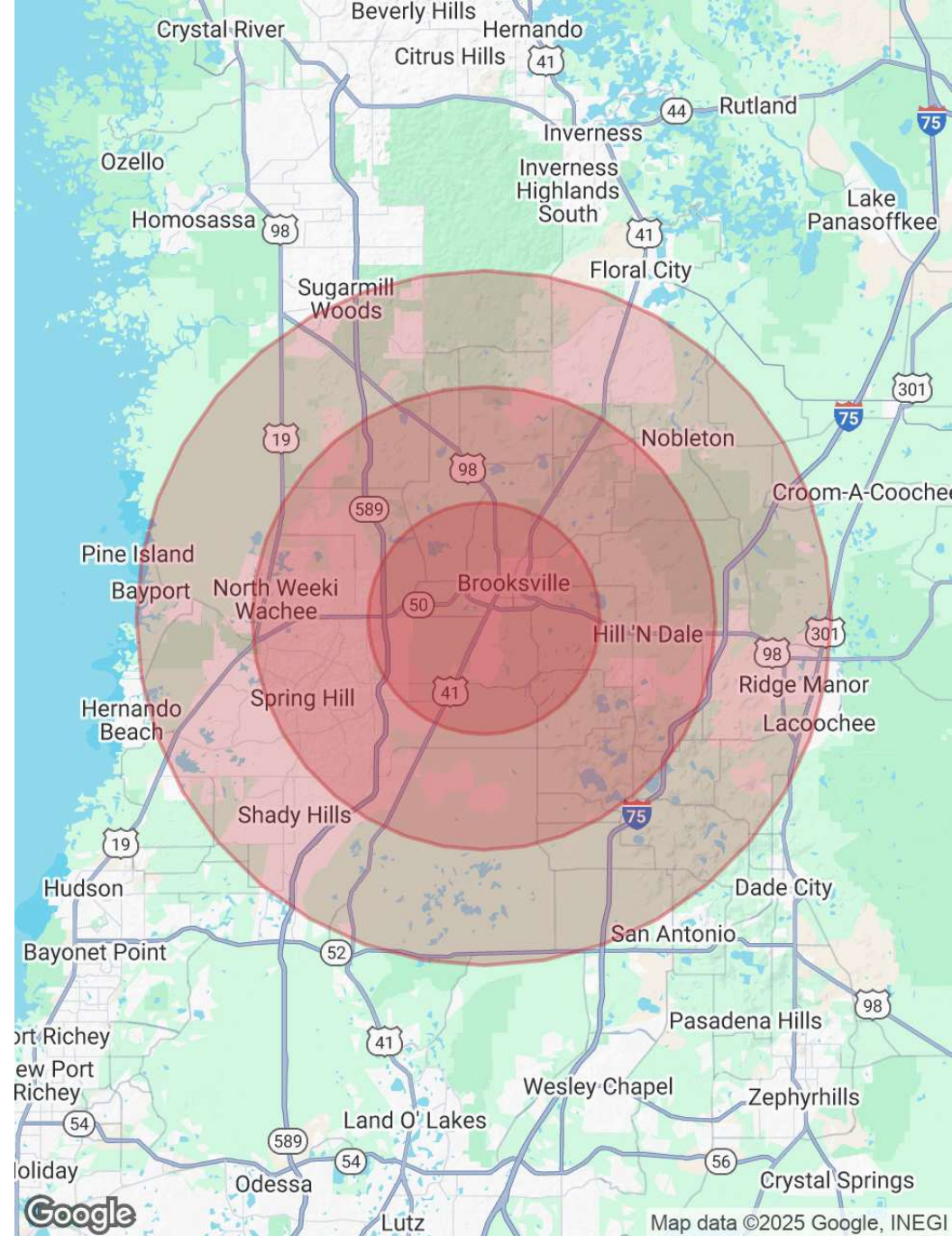
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	28,870	132,089	247,342
Average Age	47	47	48
Average Age (Male)	46	46	47
Average Age (Female)	48	47	49

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

Demographics data derived from AlphaMap



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