

SPROUTS EXCESS SPACE

7178 COASTAL BOULEVARD, BROOKSVILLE, FL 34613

FOR SUBLEASE




LOCATION DESCRIPTION

Conveniently located off of Cortez Blvd and Sunshine Grove Rd

PROPERTY HIGHLIGHTS

- 1,800 - 4,152 SF Space Available
- Co-tenants to include: Petco, Sprouts Farmers Market, Ulta, Kay Jewelers, Michaels, Marshalls, Sketchers, Panera, Chipotle, Jimmy John's, SoFresh, and GNC
- Strategically positioned to serve the growing communities of Brooksville and Spring Hill and located minutes from Suncoast Pkwy/Hwy 589 providing access to Tampa and other neighboring cities
- Traffic Count AADT: Cortez Blvd - 45,000; Sunshine Grove Rd - 14,500



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,319	31,489	84,984
Daytime Population	6,999	30,821	75,725
Households	1,671	13,233	34,127
Average HH Income	\$72,195	\$79,602	\$86,427



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FOR LEASE

Jacqueline Road

Connector Drive

01 Michaels 21,390 SF

02 Marshalls 30,130 SF

04 SPROUTS FARMERS MARKET 28,113 SF

D-06 UTA 14,000 SF

07 petco 15,400 SF

A-1 A-2 A-3 A-4 A-5-1

KAY JEWELERS

AVAILABLE 1,800 SF - 4,152 SF

Chambord Road

Frontage Road

C-4 C-3 C-08

crumbl cookies

GNC LIVE WELL

SportClips HAIR CUTS

Panera BREAD

N.A.P. 2

B-1 B-3 B-4A C-2 B-5

ubreakifix

Armed Forces Career Center

LIBERTY TAX

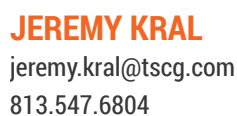
Visionworks

N.A.P. 1

PYLON

S.R. 50 Cortez Blvd.

SUITE	TENANT NAME	SPACE SIZE
C-4	Crumbl Cookies	2,044 SF
C-3	GNC	1,200 SF
C-2	Armed Forces	5,520 SF
C	SportClips	1,200 SF
08	Panera Bread	4,500 SF
FS-01	Visionworks	2,800 SF
FS03	Jimmy John's	1,320 SF
FS02	Chipotle Mexican Grill	2,380 SF



FOR LEASE

RECESSED TRUCK WELL

TRUCK DELIVERY DOOR

TRASH COMPACTOR

FUTURE SUBTENANT (+/- 4,152 SQ. FT.)

LOCATION OF PUMP ROOM IF REQ'D.

FUTURE SUBTENANT EMERGENCY EXIT DOOR BY TENANT

NEW DEMISING WALL BY TENANT

25'

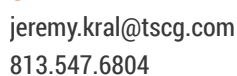
76'

SPROUTS FARMERS MARKET

GROSS LEASE AREA

+/- 28,112 SQ. FT.

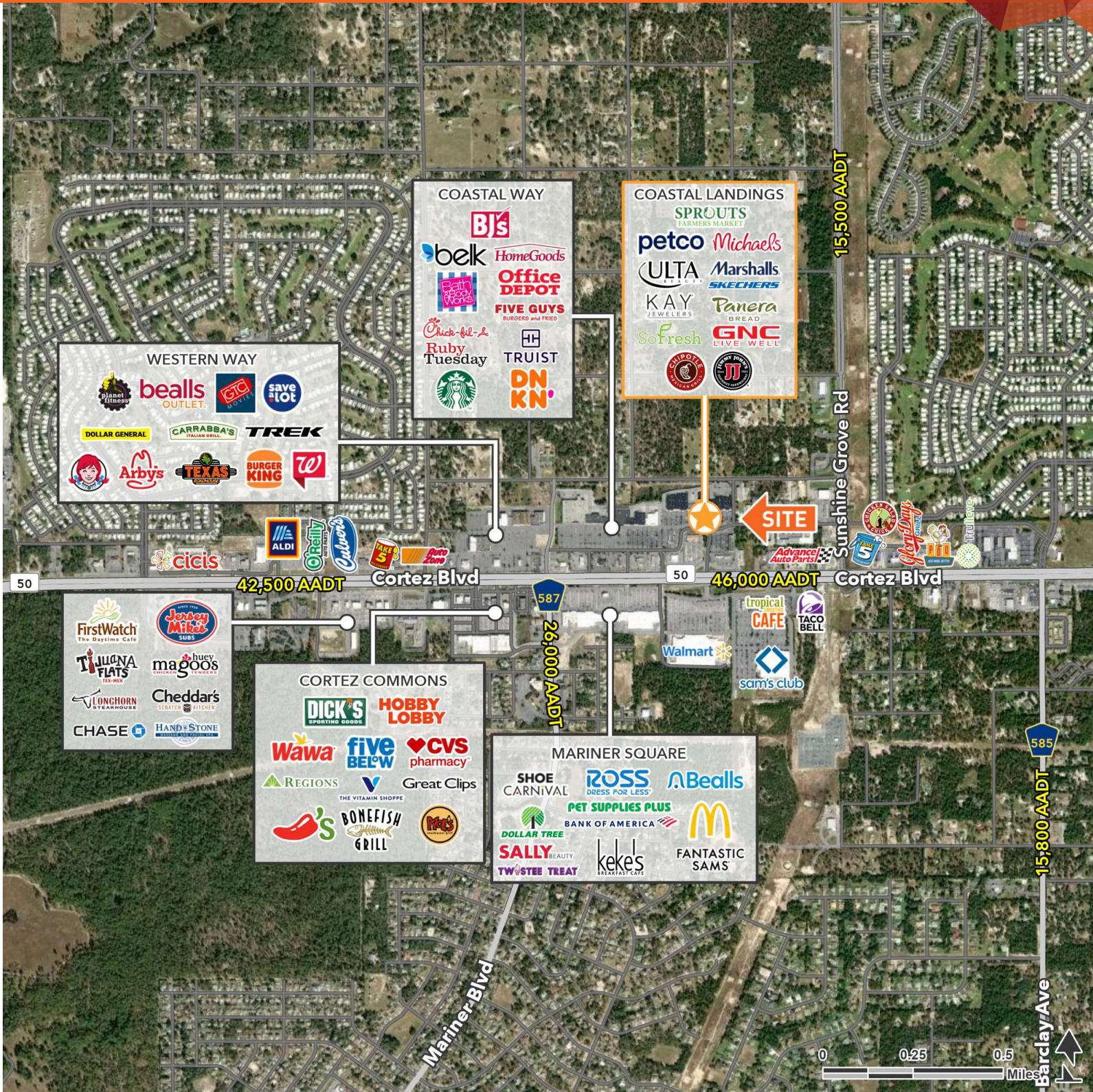
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