

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

TSCG

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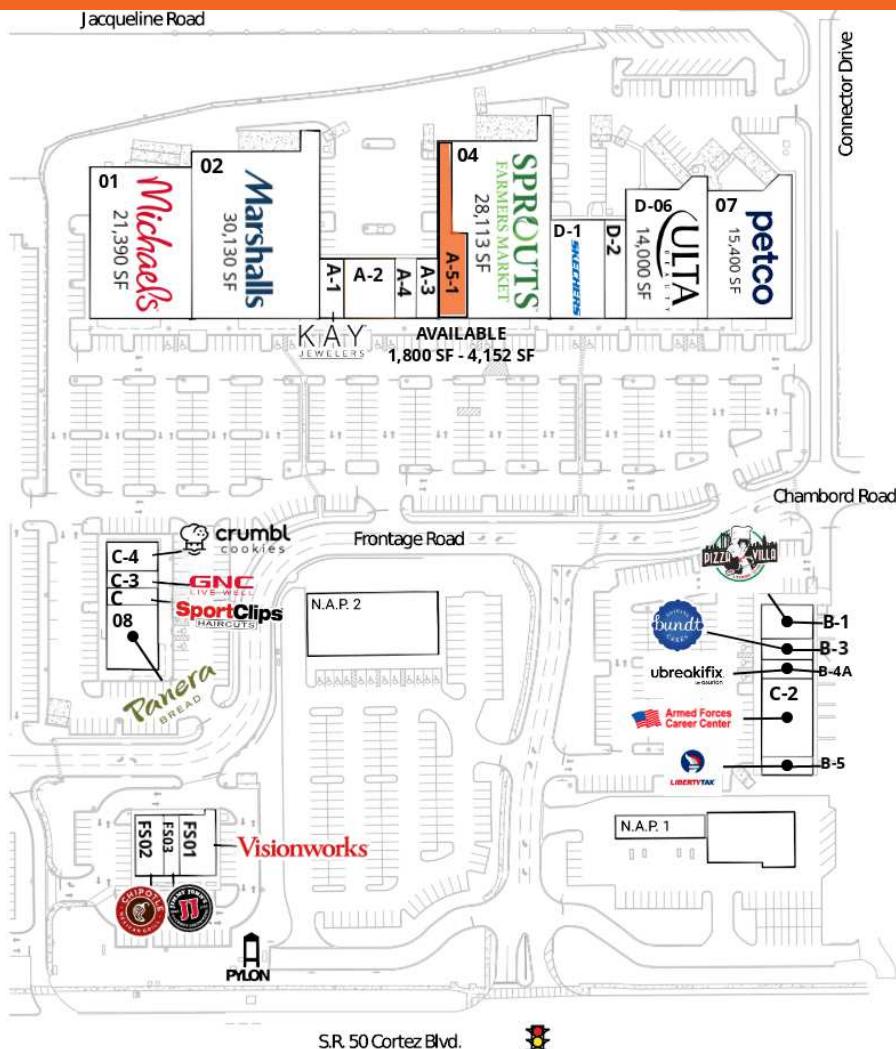
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SUITE	TENANT NAME	SPACE SIZE
01	Michaels	21,390 SF
02	Marshalls	30,130 SF
A-1	Kay Jewelers	2,000 SF
A-2	Men's Wearhouse	4,200 SF
A-4	House of Tans	1,770 SF
A-3	SoFresh	1,700 SF
A-5-1	Available	4,152 SF
A-5-2	Sprouts	28,113 SF

SUITE	TENANT NAME	SPACE SIZE
D-1	Sketchers	7,540 SF
D-2	Leaf Aveda Salon Spa	2,900 SF
D-06	Ulta	14,800 SF
07	Petco	15,400 SF
B-1	Pizza Villa & Restaurant	2,376 SF
B-3	Nothing Bundt Cakes	1,500 SF
B-4A	uBREAKiFIX	1,347 SF
B-5	Liberty Tax Service	1,200 SF

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



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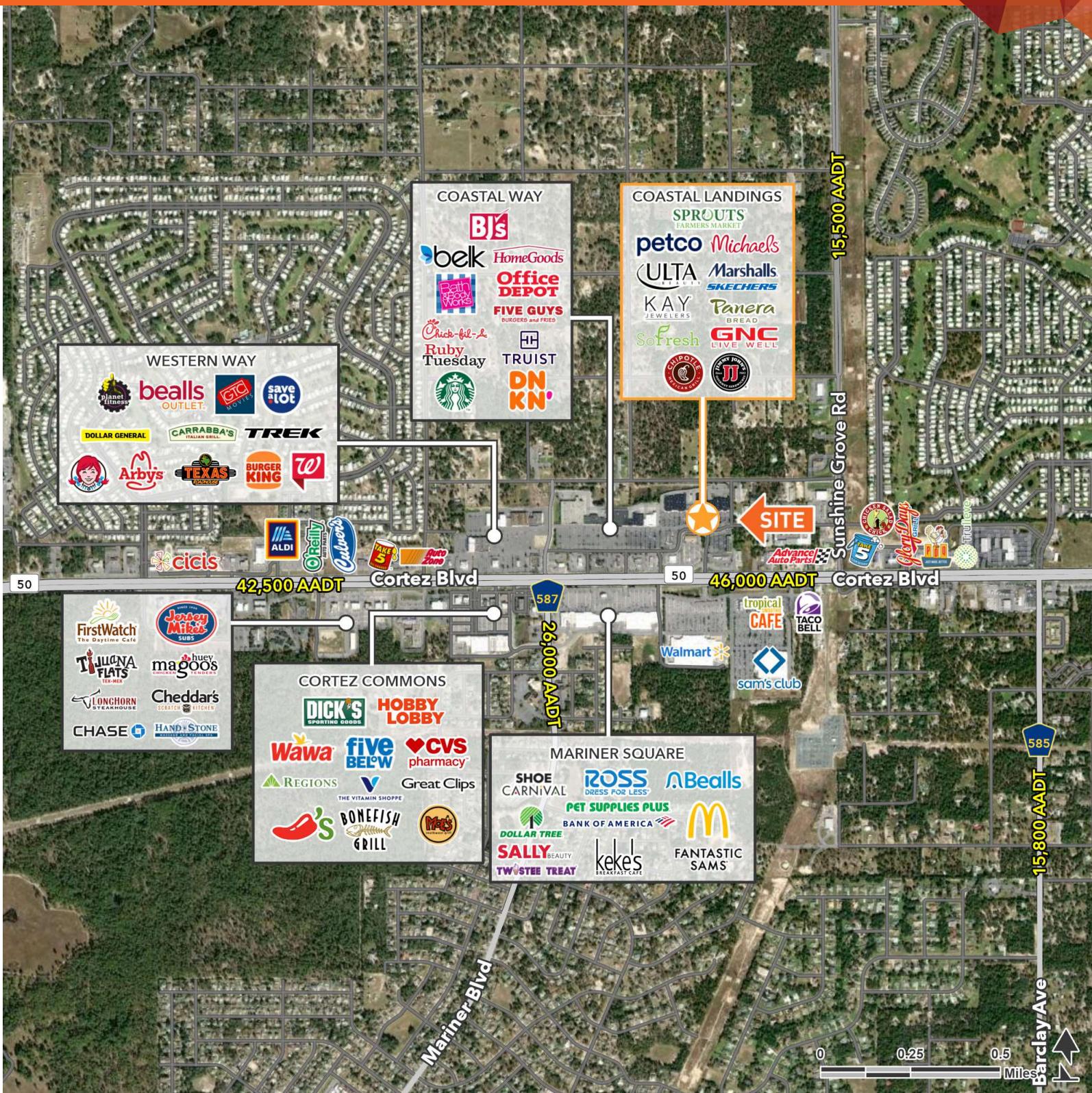
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