

EXPECTED C/O Q3 2025

Pre-Lease New Retail Strip Center

7159-7171 Broad St.
US Hwy 41
Brooksville, FL 34604



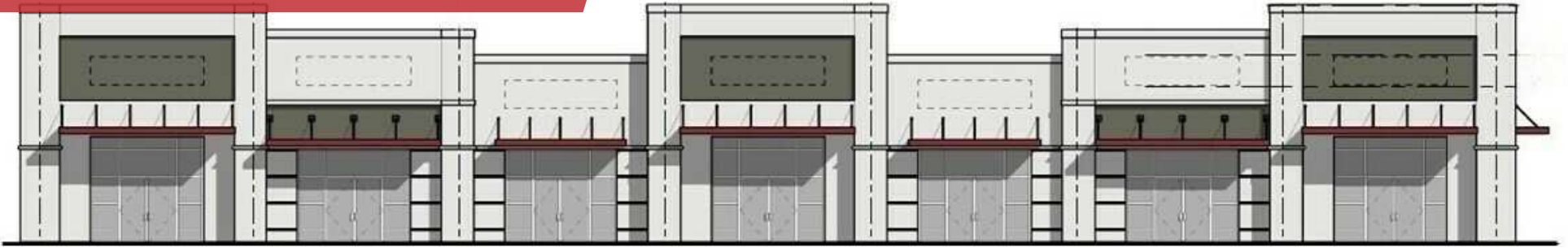
Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



New Retail Strip Center

Brooksville, FL 34604



Brooksville Retail Center

PROPERTY DESCRIPTION

PRE-LEASING

Brooksville Retail Center is set to become a prime location for retailers, offering a total of 10,800 SF of available space. The project is expected to receive a C/O in the third quarter of 2025. 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

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

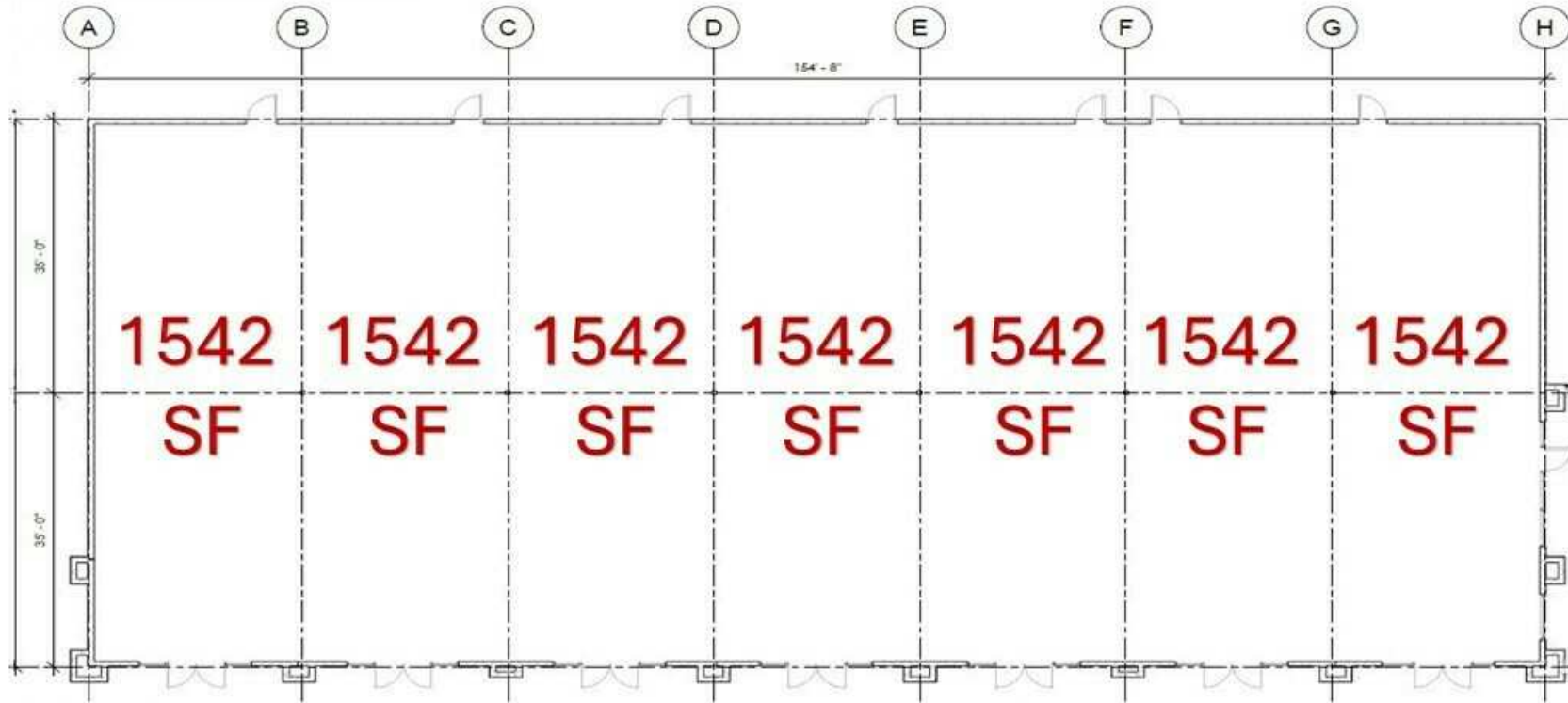
Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



New Retail Strip Center

Brooksville, FL 34604

Floor Plan



10,800 Total SF

Brooksville Retail Center

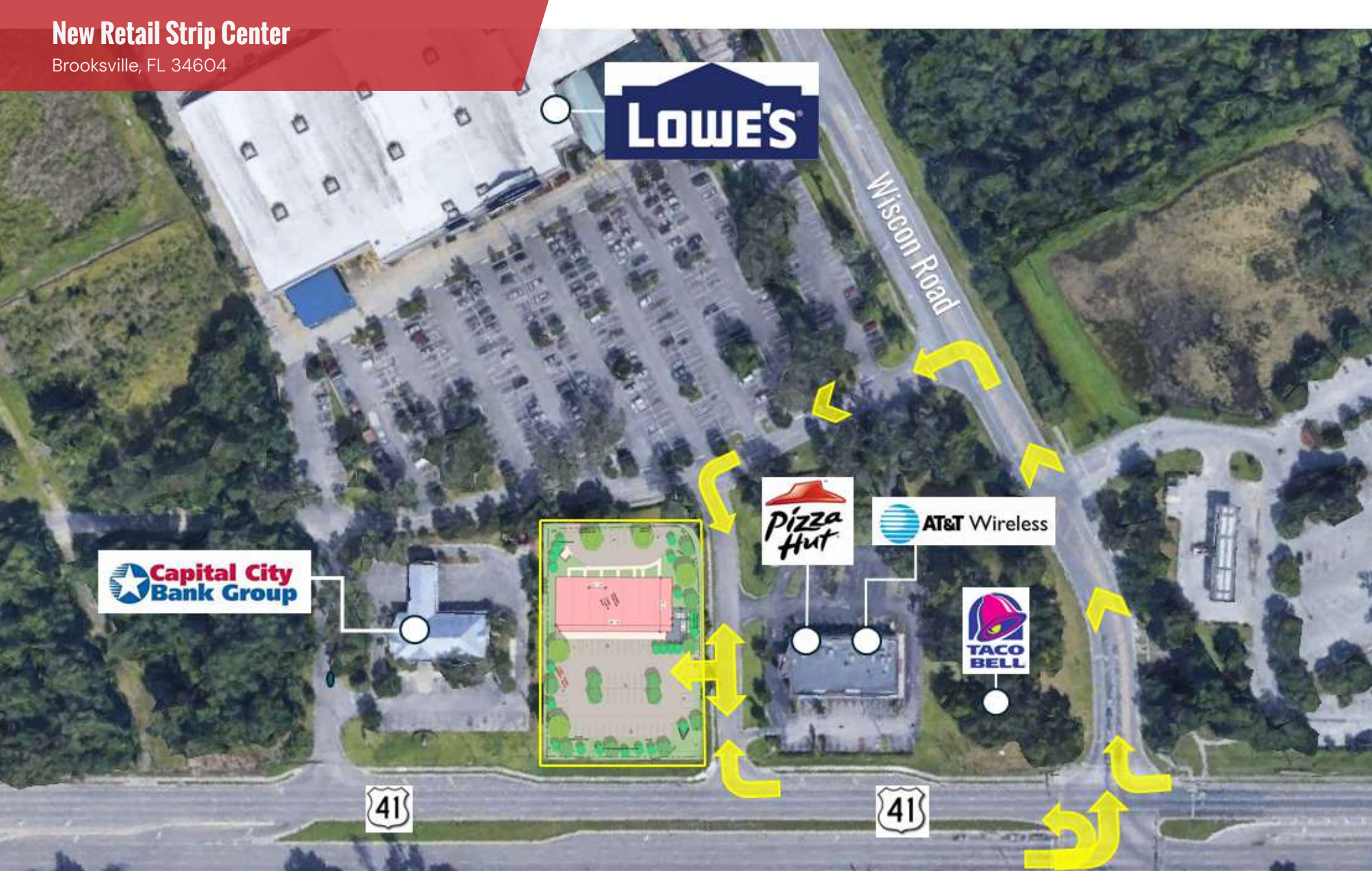
Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



New Retail Strip Center

Brooksville, FL 34604



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



New Retail Strip Center

Brooksville, FL 34604



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



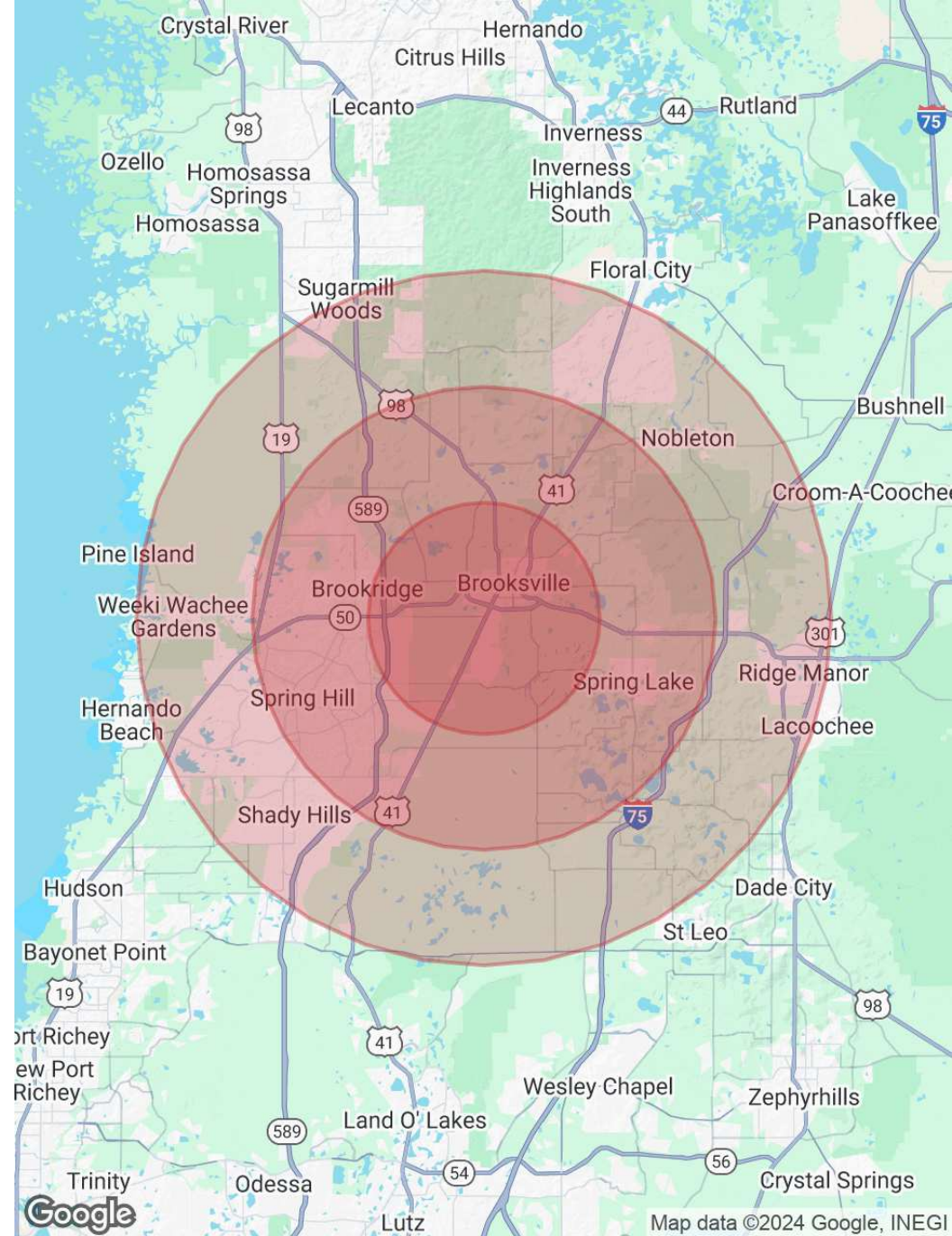
New Retail Strip Center

Brooksville, FL 34604

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



Cody Brightwell
 Managing Director
 C: 440.376.1006
 cody@nyecommercial.com

Brent Nye
 Partner
 C: 813.997.3333
 brent@nyecommercial.com



New Retail Strip Center

Brooksville, FL 34604



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

