

**FOR SALE: 7187 BROAD STREET • BROOKSVILLE, FL 34601**



**CONTACT:**

**SAMUEL GASLIN**

Vice President  
904.505.5282  
sgaslin@lee-associates.com

**JORDAN CACHO**

Associate  
407.721.0602  
jcacho@lee-associates.com

**VALERIE ZUMOT**

Associate  
407.461.5936  
valerie.zumot@gmail.com





# INVESTMENT OVERVIEW

7187 Broad Street is a fully stabilized, multi-tenant retail property strategically positioned on the outparcel of Lowe's along Brooksville's primary retail corridor. Brooksville, is located in Hernando County, FL which is one of the fastest growing counties in the state of Florida - housing permits pulled is up 23.4% YoY. The asset is 100% occupied under NNN lease structures, providing investors with reliable income, minimal landlord responsibilities, and exposure to both essential-service medical tenancy and national QSR branding.

## LOCATION & MARKET DRIVERS

- Frontage: 180' along Broad Street
- Traffic Counts: 32,000 AADT
- Surrounding Retailers:
  - Lowe's Home Improvement
  - Tractor Supply
  - Walmart
  - Taco Bell

## COMMUNITY GROWTH & HOUSING (HERNANDO COUNTY):

- Projected 22% increase in trade area population within 3 years
- 2,505 new housing permits granted in 2024
- Lake Hideaway community Plan Approved - 3,039 homes approved
  - 942 apartment already under construction
- 800 homes approved at Southern Hill Community
- 300 approved townhouses in Downtown Brooksville

## STRATEGIC POSITIONING

- Stable cash flow secured by corporately backed healthcare tenants and national QSR
- Built-in rent escalations across the healthcare leases ensuring long-term income growth
- Minimal management obligations under NNN structures
- Upside potential supported by Hernando County's rapid residential and commercial expansion



# INVESTMENT HIGHLIGHTS

## STRONG CREDIT TENANCY

- Corporate backed national medical tenant occupies two suites under long-term leases through 2031. Annual rent growth across all healthcare leases provides consistent income escalation
- Pizza Hut has one remaining renewal option (December 2026). The current rental rate is approximately **50% below market**, presenting future income growth potential.

## FULLY STABILIZED, LOW-MANAGEMENT ASSET

- 100% leased under NNN lease structure with tenants fully reimbursing the Landlord for CAM, property taxes, and insurance.
- Minimal landlord responsibilities – ideal for passive investors or 1031 exchange buyers.

## PRIME RETAIL CORRIDOR LOCATION

- Positioned on the outparcel of Lowe's Home Improvement along Broad Street, Brooksville's most active commercial corridor.
- Surrounded by national retailers including Lowe's, Walmart, Publix, Tractor Supply, and Taco Bell.
- Excellent visibility and access with high daily traffic counts. (32,000 AADT on Broad St)

## ESTABLISHED & GROWING MARKET

- **6,000+ homes, apartments, and town-homes have been approved in Hernando County. 2500+ dwellings are currently under construction.** Located in Hernando County, one of the fastest-growing counties in Florida.
- Stable medical tenancy supported by the area's expanding healthcare demand.
- Established retail trade area with a mix of necessity-based and destination tenants.

7187 BROAD STREET





# RETAIL TRADE AREA MAP

7187 BROAD STREET





# LARGE RESIDENTIAL GROWTH IN BROOKSVILLE INCREASES DEMAND FOR RETAIL

## SANDAL KEY

### HERNANDO COUNTY'S FIRST LAGOON COMMUNITY

Sandal Key is set to bring over 3,000 new homes to Hernando County on an 872-acre master-planned community. Featuring builders here such as D.R. Horton, Lennar, and KB Home, Sandal Key will include a man-made lagoon, resort-style amenities, active-adult spaces, trails, and modern technology infrastructure like UltraFi internet. This large-scale project positions Brooksville as one of the fastest-growing submarkets in Florida's Nature Coast.



### 942-UNIT LAGOON-FRONT DEVELOPMENT

Another major residential project is underway, delivering 942 townhomes and single-family residences with an integrated lagoon. Once complete, the project is expected to add approximately 2,000 new residents within the next four years, supporting both housing demand and local retail growth.

### SOUTH BROOKSVILLE REDEVELOPMENT INITIATIVE

The City of Brooksville and Hernando County are advancing plans for the South Brooksville Community Redevelopment Area (CRA), covering nearly 700 acres. This initiative will focus on infrastructure improvements, placemaking, and long-term planning to enhance quality of life and encourage private investment.

## POPULATION GROWTH & DEMOGRAPHICS

- Population growth is accelerating:

Hernando County:	2020	194,515
	2023	212,800
	2025–2050	210,000–250,000-projected
Brooksville:	2010	7,719
	2020	8,890

## LIFESTYLE & INFRASTRUCTURE ENHANCEMENTS

- The Good Neighbor Trail, a 10.7-mile multi-use corridor, links Brooksville directly to the Withlacoochee State Trail, expanding recreational and connectivity options..
- The Brooksville–Tampa Bay Regional Airport strengthens business and general aviation capacity for the region.
- Healthcare continues to expand, with TGH Brooksville (formerly Bravera Health Brooksville) now part of Tampa General Hospital's system, ensuring high-quality medical access for a growing community.

## WHY THIS MATTERS FOR INVESTORS

Brooksville and Hernando County are in the middle of a transformational growth cycle. With thousands of new homes under development, significant public and private infrastructure investment, and a steadily increasing population base, the market fundamentals strongly support demand for retail, medical, and service-oriented tenants. Investors benefit from stable long-term tenancy today, with clear upside potential as the area's economic and residential base expands.

*For more information, please contact one of the following individuals:*

## **CONTACT**

### **SAMUEL GASLIN**

Vice President  
321.281.8516  
sgaslin@lee-associates.com

### **JORDAN CACHO**

Associate  
321.281.8518  
jcacho@lee-associates.com

### **VALERIE ZUMOT**

Associate  
M: 407.461.5936  
valerie.zumot@gmail.com

LEE & ASSOCIATES CENTRAL FLORIDA, LLC