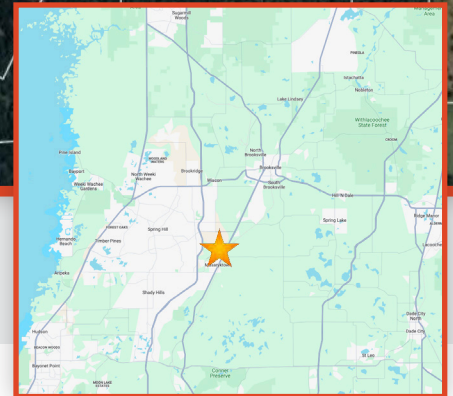


FOR SALE

\$4,000,000



1157 BROAD STREET, BROOKSVILLE, FL 34604
19 ACRES ON HARD CORNER FOR SALE



PROPERTY HIGHLIGHTS

- 19 acres total
- Zoned "C-2" which allows for many uses
- Frontage on Broad Street and Ayers Road
- 800+ unit Pulte SFH development 2 miles to the East
- Located on signalized 4-lane intersection in a growing corridor market
- 6.5 miles from Tampa General Hospital

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,142	16,914	50,854
Households	410	5,835	19,214
Avg. HH Income	\$112,000	\$85,000	\$79,000

For More Information:

Solomon Attaway

407-516-4562

solomon@v3capital.com

Caden Florence

407-307-4477

caden@v3capital.com



FOR SALE

\$4,000,000

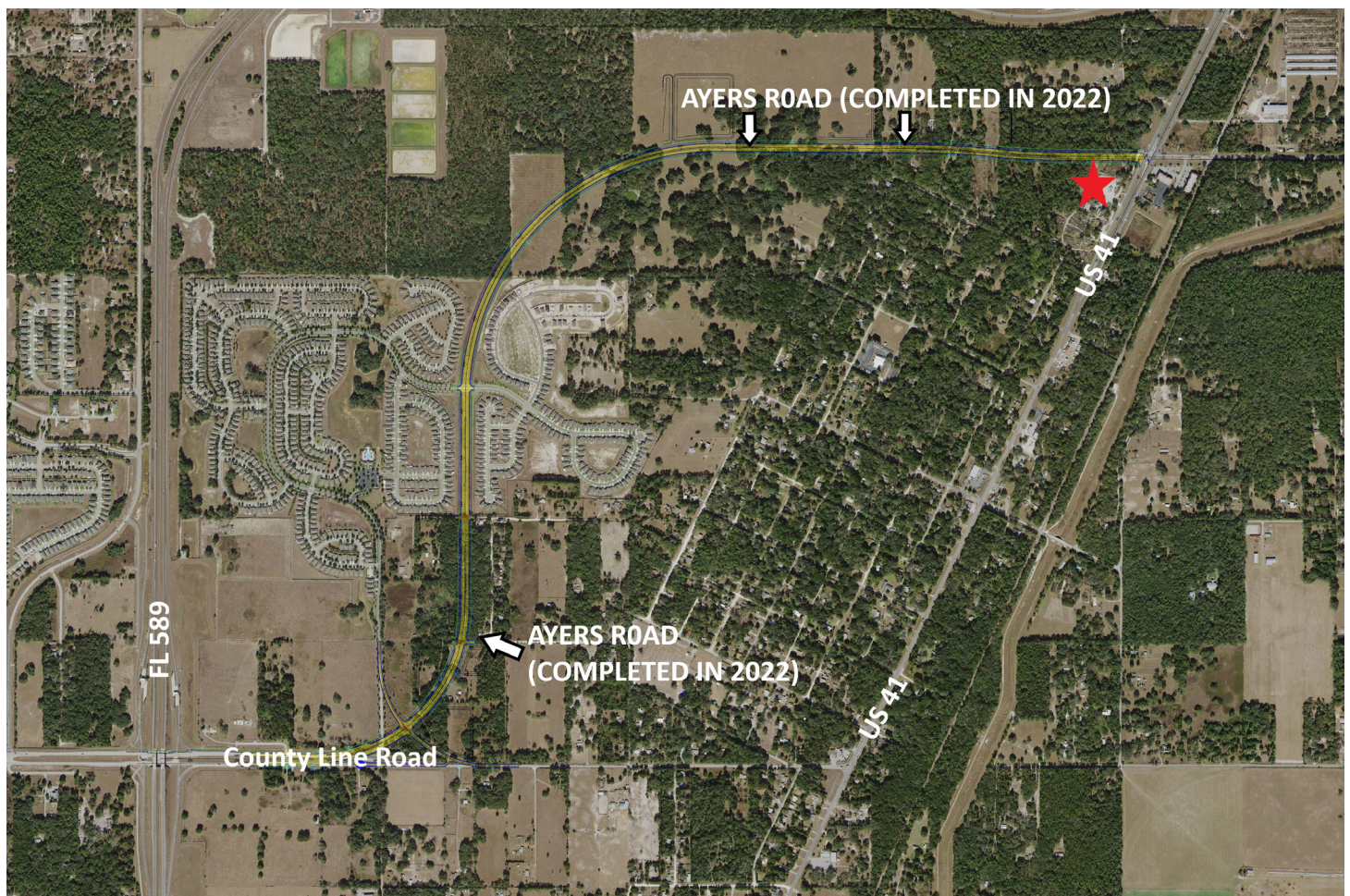
1157 BROAD STREET, BROOKSVILLE, FL 34604

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ABOUT THE PROPERTY

V 3 Commercial Advisors is pleased to bring to market this new retail development opportunity in Brooksville, FL. Located on the intersection of Broad Street and the newly constructed Ayers Road, this property has extreme visibility and access in a growing submarket. We have a total of 19 acres available that are ripe for commercial development. This is an opportunity to be at the forefront of the growing Brooksville submarket.

PROPERTY PHOTOS



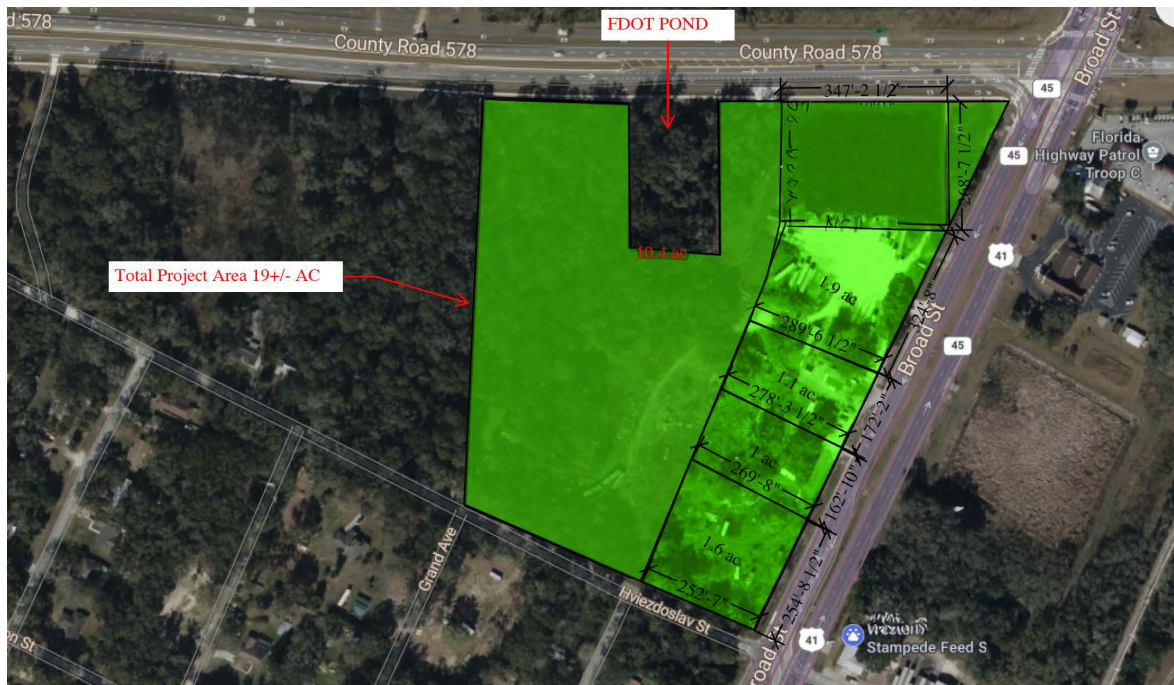
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
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POTENTIAL OUTPARCEL DEVELOPMENT



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RETAILER MAP

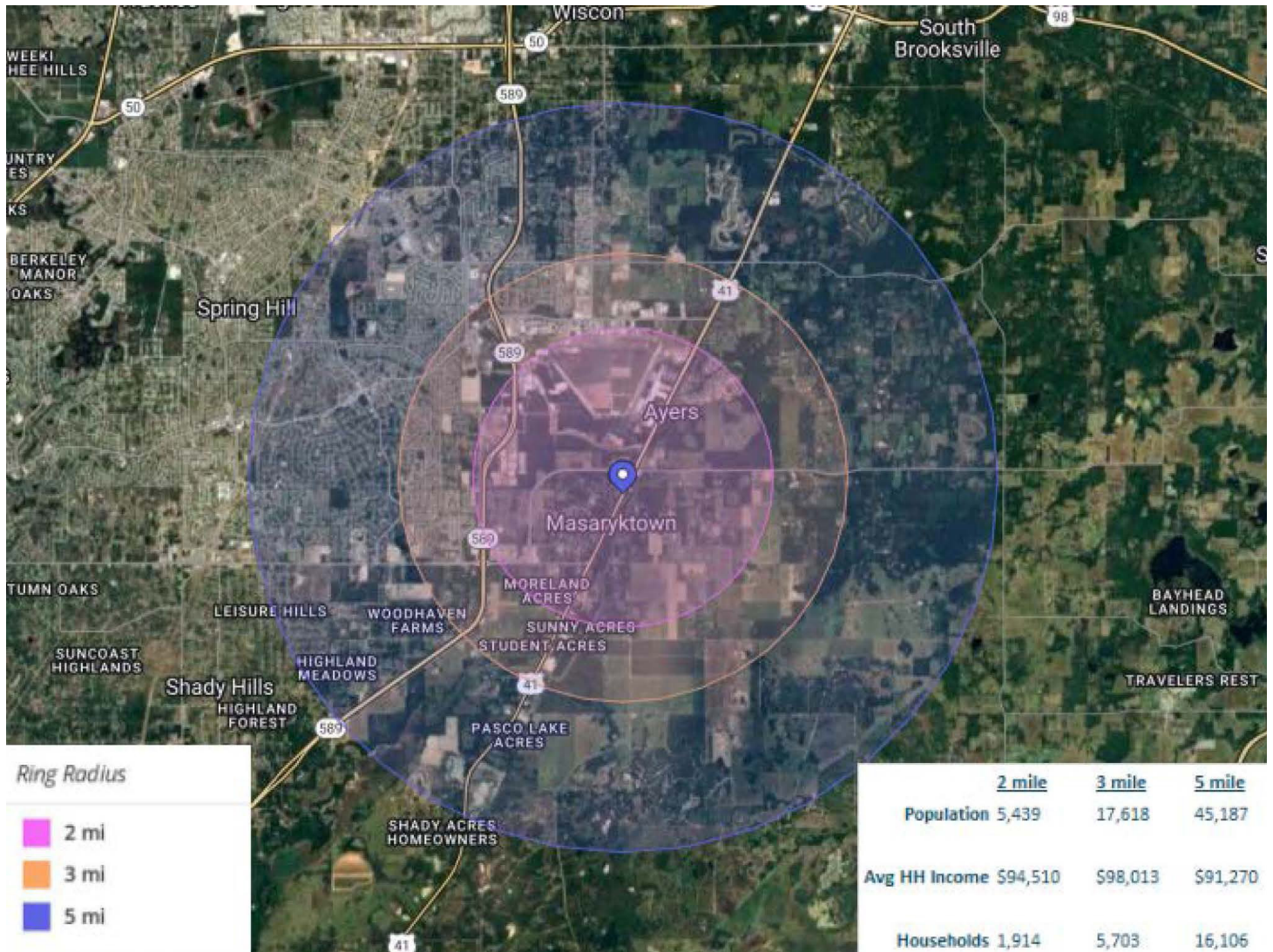


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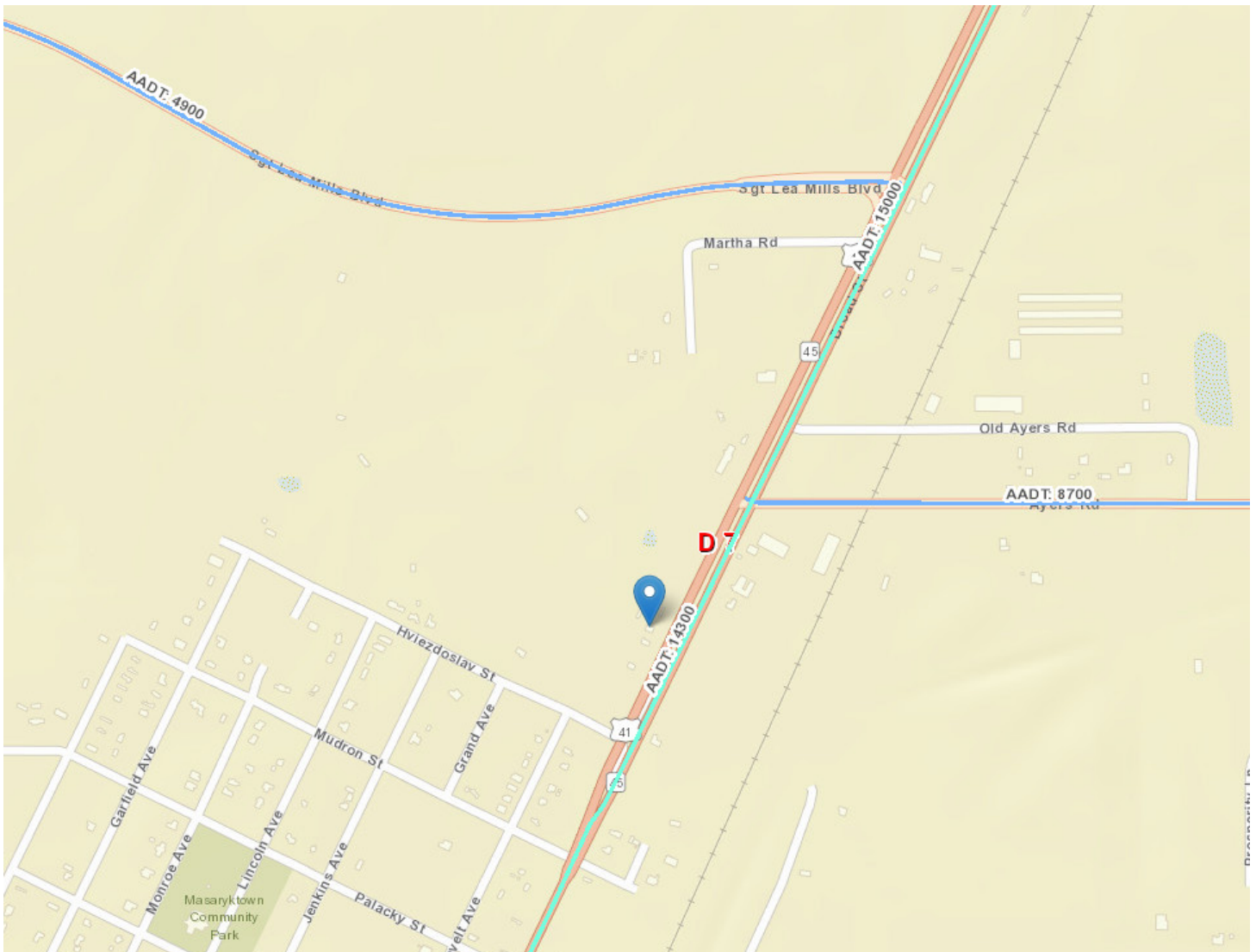
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TRAFFIC COUNTS



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