

# PROPOSED DEVELOPMENT SITE FOR LEASE

INTERSTATE 75 & CORTEZ BOULEVARD, BROOKSVILLE, FL 34602



## LOCATION DESCRIPTION

Located near the I-75 and Cortez Blvd (SR 50) interchange in the rapidly growing Hernando County

## PROPERTY HIGHLIGHTS

- 57± acre proposed development opportunity
- 7,000 homes under development within three miles of the property (300% increase)
- Open to ground lease, BTS, or other flexible deal structure
- Nearby national retails include Winn-Dixie, McDonald's, 7-Eleven, Racetrack, Hampton Inn, Holiday Inn, Dunkin Donuts and more
- Traffic Counts (AADT): I-75 - 66,000; Cortez Blvd -21,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,907	5,706	15,109
Daytime Population	1,690	5,668	12,075
Households	834	2,332	6,045
Average HH Income	\$102,076	\$96,481	\$92,909



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