

# POPSHELF SUBLEASE

13360 CORTEZ BOULEVARD, SPRING HILL , FL 34613




## LOCATION DESCRIPTION

Located on Cortez Blvd & Mariner Blvd

## PROPERTY HIGHLIGHTS

- 10,395 SF space for sublease with over 7.5 yrs of term with 3-5 yr options remaining
- 188,347 SF community shopping center located in a major retail corridor
- Anchored by Bealls, Ross, Shoe Carnival & Dollar Tree
- Shadow anchored by Walmart, Sam’s Club, Hobby Lobby & Dick’s Sporting Goods
- Strong tenant sales growth
- Rare Cortez Blvd frontage with excellent visibility
- Traffic Counts: Cortez Blvd (SR 50) - 46,000 AADT; Mariner Blvd - 26,000 AADT



|  DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| Total Population   | 3,373  | 35,824  | 86,896  |
| Daytime Population   | 7,160  | 34,339  | 79,020  |
| Households   | 1,450  | 14,629  | 34,354  |
| Average HH Income  | 80,911 | 81,807  | 86,243  |



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| TENANT NAME           | SPACE SIZE |
|-----------------------|------------|
| Bealls                | 71,261 SF  |
| KeKe's Breakfast Cafe | 4,450 SF   |
| Sally Beauty          | 1,800 SF   |
| Pho Ever Asian        | 1,750 SF   |
| Wasabi Restaurant     | 3,200 SF   |
| Coastal Dental        | 3,600 SF   |
| Fantastic Sam's       | 1,200 SF   |
| Lee Nails             | 1,600 SF   |

| TENANT NAME             | SPACE SIZE |
|-------------------------|------------|
| Drip IV                 | 1,600 SF   |
| America's Best Contacts | 3,150 SF   |
| Pet Supplies Plus       | 7,500 SF   |
| Ross Dress for Less     | 39,483 SF  |
| Shoe Carnival           | 11,008 SF  |
| Available               | 10,395 SF  |
| Subway                  | 1,225 SF   |
| PT Solutions            | 2,400 SF   |

| TENANT NAME       | SPACE SIZE |
|-------------------|------------|
| Salon             | 2,400 SF   |
| Palmyra Pharmacy  | 900 SF     |
| Dollar Tree       | 12,000 SF  |
| Smoke N Oak       | 3,000 SF   |
| Greek City Cafe   | 2,300 SF   |
| Batteries & Bulbs | 2,000 SF   |
| AT&T              | 2,400 SF   |
| McDonalds         | 4,847 SF   |

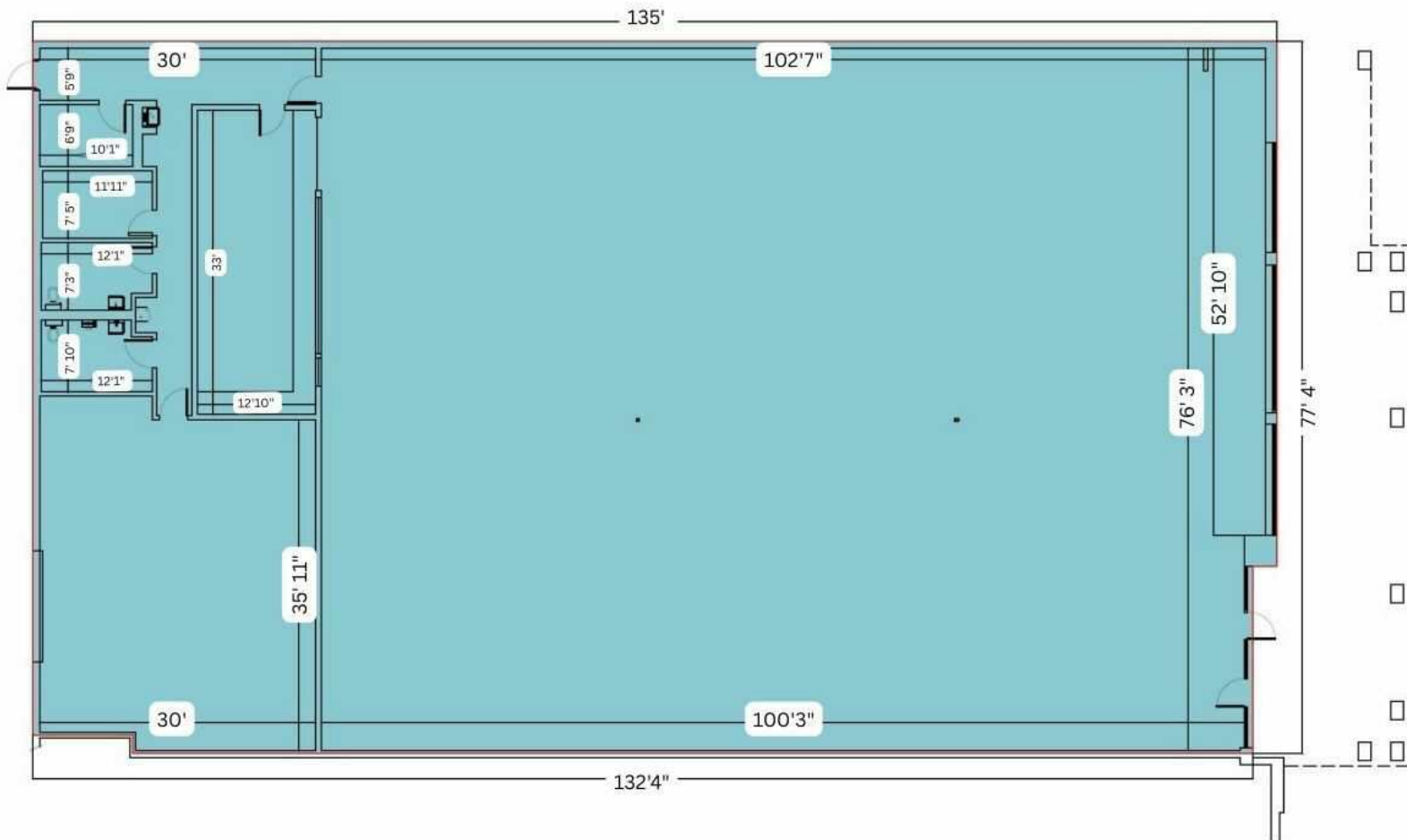


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