

Retail for Sale or Lease

*Click here to see
the property video*



Alliance at the Grove

Retail Development

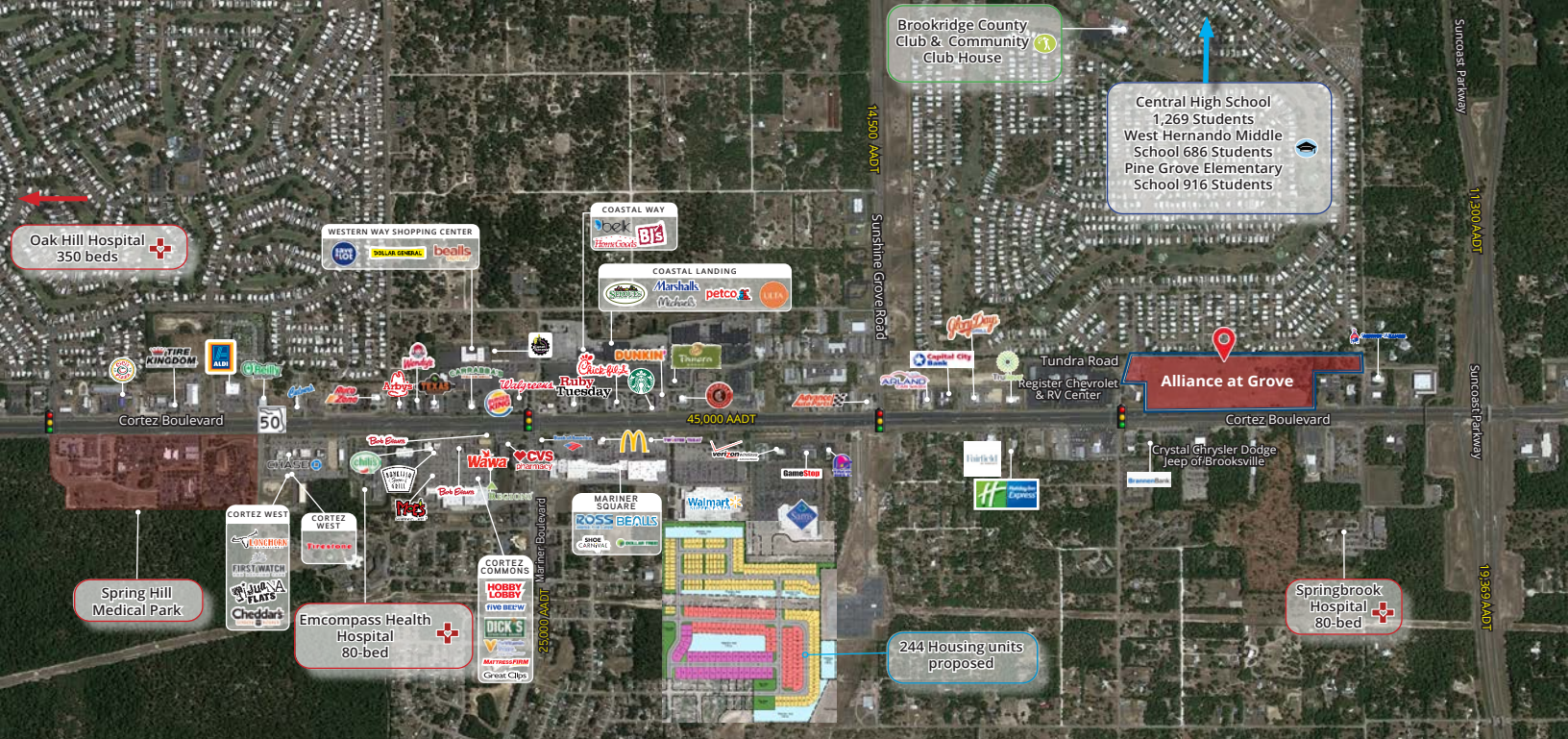
SR-50 Brooksville, FL



Tyler Peterson CCIM
Executive Vice President
Retail Services
tyler.peterson@colliers.com
Mobile: +1 813 297 3299



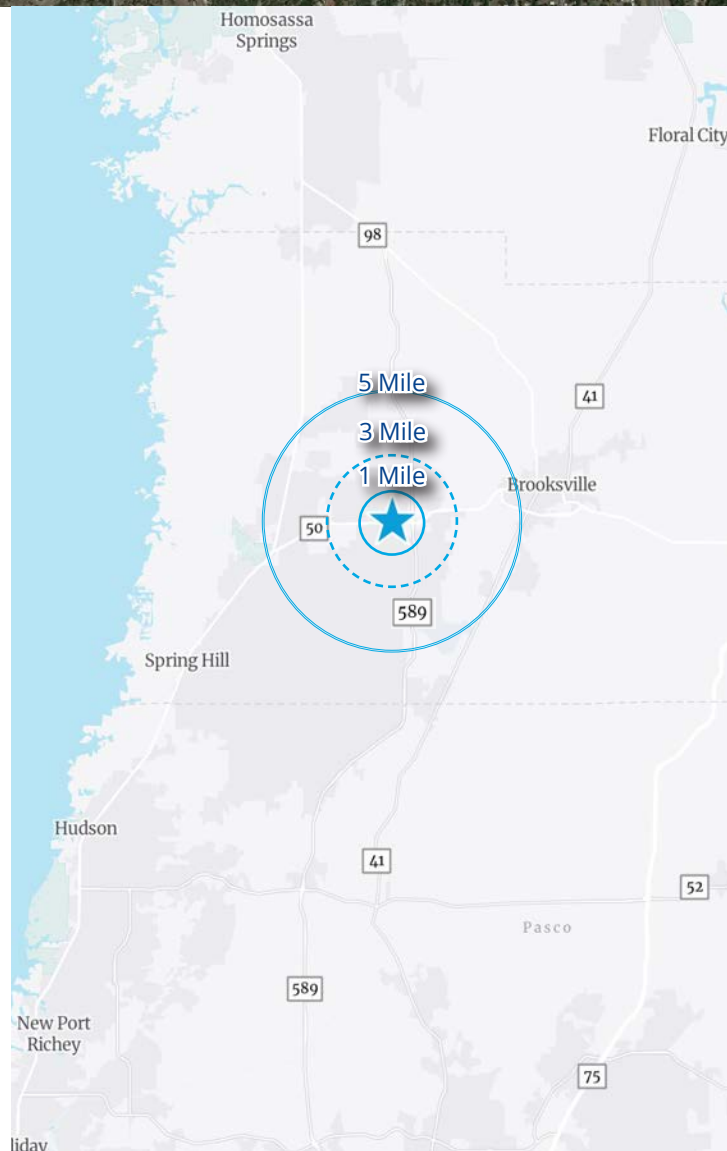
Kyle Mahoney
Vice President
Retail Services
kyle.mahoney@colliers.com
Mobile: +1 203 804 3086



Property Overview

- Located in the heart of Hernando County
- Over 2,000 feet of linear frontage on Cortez Boulevard (Highway 50)
- 20,000 daytime employees within 3 miles of the site
- Less than a half-mile from Suncoast Parkway
- Fully signalized intersection
- 600+ hospital beds within 3 miles
- Catch all site for all Hernando & Citrus Counties with Suncoast Expressway Extension underway

Join national tenants in the area including:





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AVAILABLE

- A. 1 AC ±
- B. 4,492 sq. ft.
- C. 2.67 AC

PENDING



Total Population

1-Mile: 2,775
3-Mile: 28,302
5-Mile: 75,736



Daytime Population

1-Mile: 4,507
3-Mile: 29,906
5-Mile: 71,044



Average HH Income

1-Mile: \$69,796
3-Mile: \$78,652
5-Mile: \$81,498



Median Age

1-Mile: 65.7
3-Mile: 53.3
5-Mile: 48.9



Households

1-Mile: 1,456
3-Mile: 11,964
5-Mile: 29,963



Businesses

1-Mile: 202
3-Mile: 921
5-Mile: 2,462