

Retail for Sale or Lease

*Click here to see  
the property video*



# Alliance at the Grove

## Retail Development

SR-50 Brooksville, FL



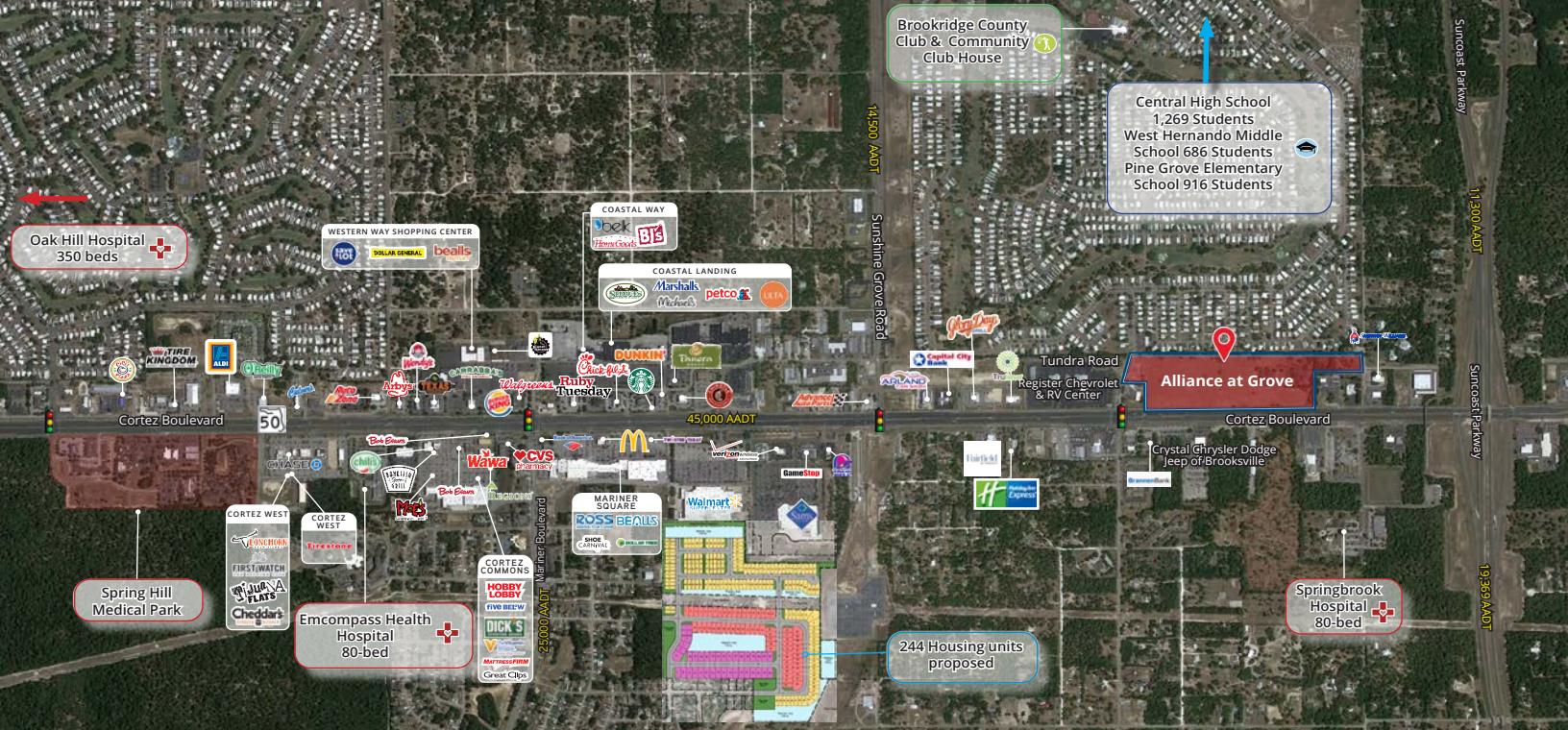
Colliers



**Tyler Peterson CCIM**  
Executive Vice President  
Retail Services  
[tyler.peterson@colliers.com](mailto:tyler.peterson@colliers.com)  
Mobile: +1 813 297 3299



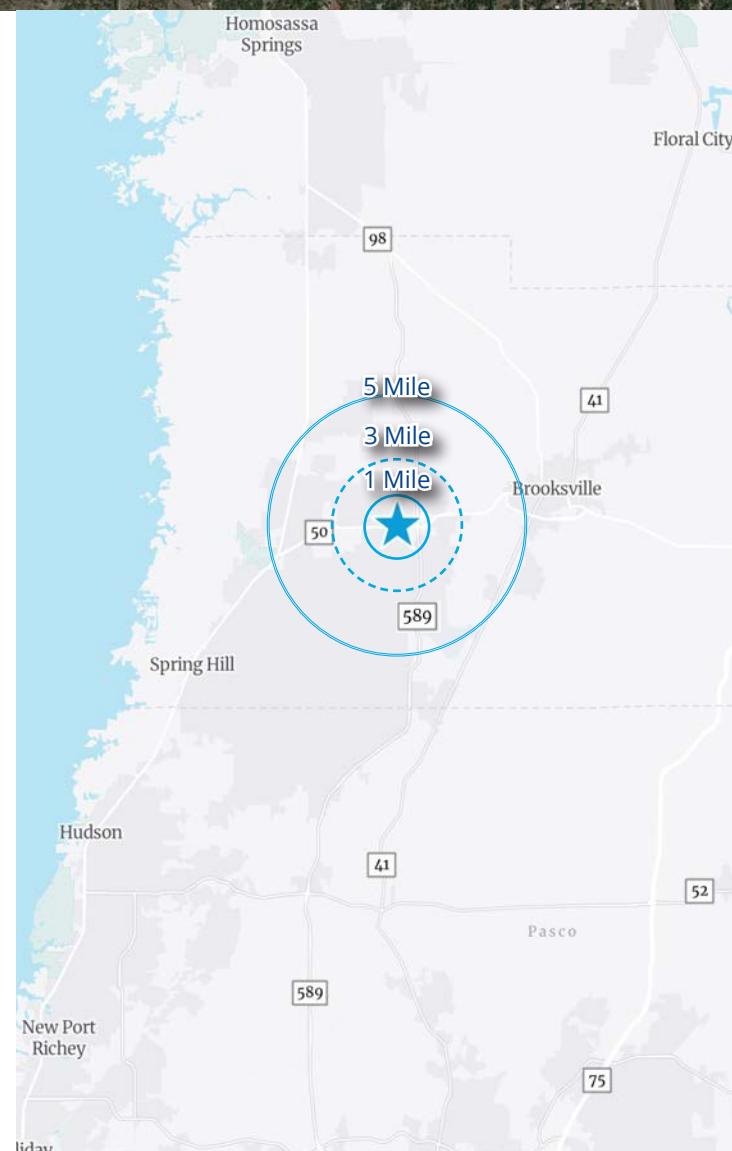
**Kyle Mahoney**  
Vice President  
Retail Services  
[kyle.mahoney@colliers.com](mailto:kyle.mahoney@colliers.com)  
Mobile: +1 203 804 3086



## 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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Executive Vice President  
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[tyler.peterson@colliers.com](mailto:tyler.peterson@colliers.com)  
Mobile: +1 813 297 3299

Kyle Mahoney  
Vice President  
Retail Services  
[kyle.mahoney@colliers.com](mailto:kyle.mahoney@colliers.com)  
Mobile: +1 203 804 3086

AVAILABLE  
A. 1AC ±  
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