

South Plaza

1230 S Broad Street, Brooksville, FL 34601

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EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Up to 28,530 SF Space Available
- Outparcel for ground lease or BTS
- Join Winn Dixie, Bealls, AutoZone, T-Mobile, Hungry Howie's, UPS, and Jackson Hewitt
- Over 430 parking spaces
- Located at the Signalized Intersection of Cortez Blvd & S Broad Street
- Three Access Points to the Shopping Center
- Property is Surrounded by Many National Retailers
- Traffic Count at Cortez Blvd & S Broad Street: 52,000+ Vehicles Per Day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	900 SF - 28,530 SF
Lot Size:	+/- 11.70 Acres
Building Size:	127,224 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,289	12,308	55,265
Total Population	16,375	29,636	139,155
Average HH Income	\$62,093	\$70,997	\$76,732

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SITE PLAN

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN
Total Space:	900 - 28,530 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1202	Available	1,002 SF	NNN	Negotiable
1210	Available	1,200 - 2,100 SF	NNN	Negotiable
1212	Available	900 SF	NNN	Negotiable
1230	Available	28,530 SF	NNN	Negotiable
1248	Available	2,500 SF	NNN	Negotiable
Outparcel	Available	1,300 SF	NNN	Negotiable
Future Outparcel	Available	9,400 SF	NNN	Negotiable

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PROPERTY PHOTOS

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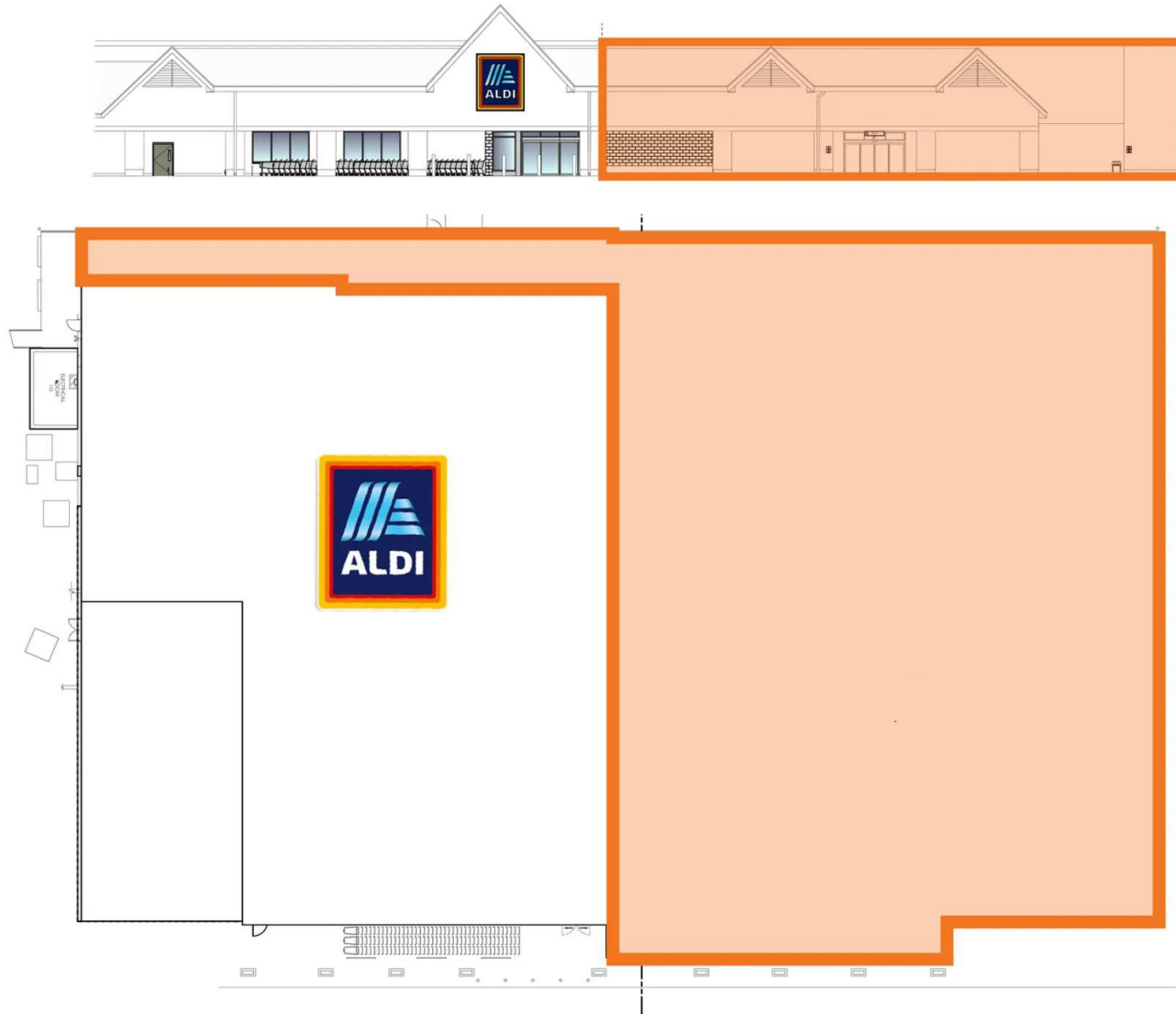
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UNIT 1230 FLOOR PLAN



**AVAILABLE
28,530 SF**

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RETAILER MAP



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Maxar Technologies

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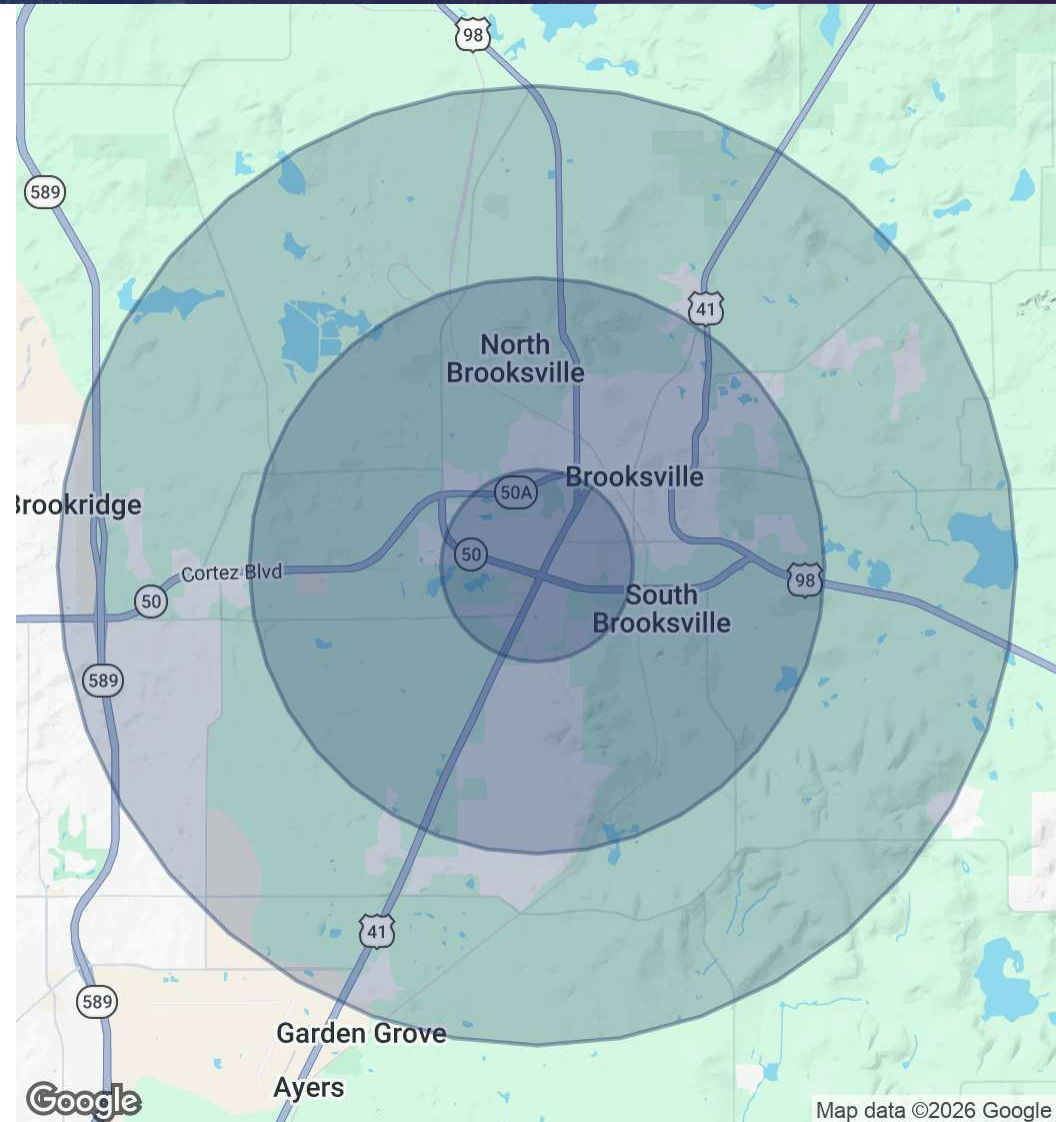
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,375	29,636	139,155
Average Age	35.5	45.0	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,289	12,308	55,265
# of Persons per HH	2.20	2.19	2.32
Average HH Income	\$62,093	\$70,997	\$76,732
Average House Value	\$180,924	\$216,851	\$274,734

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,607	10,678	17,325
Total Population - Black	751	2,668	3,150
Total Population - Asian	0	47	131
Total Population - Hawaiian	0	0	6
Total Population - American Indian	0	11	34
Total Population - Other	87	368	472



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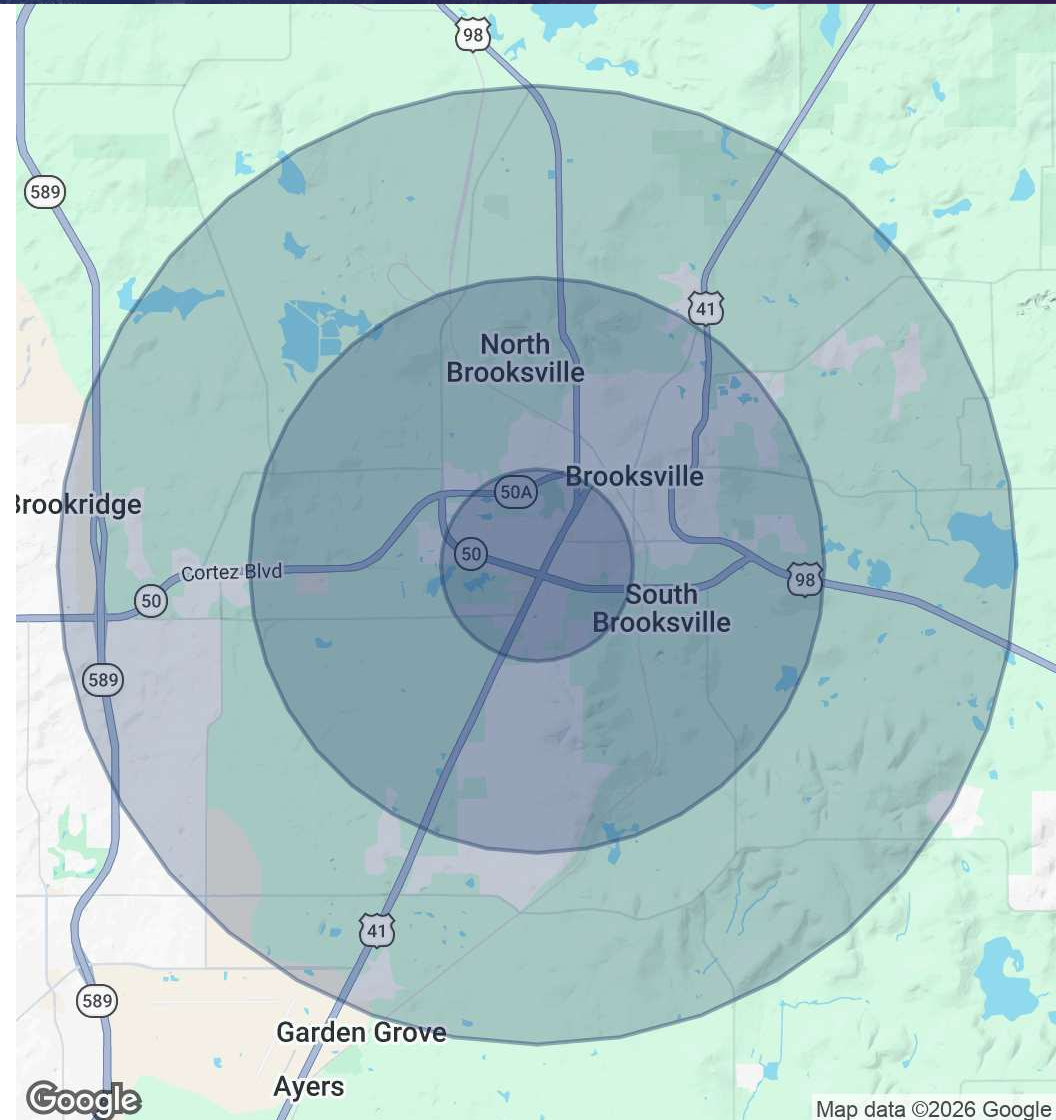
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	274	720	1,206
5 - 9	257	724	1,225
10 - 14	233	695	1,281
15 - 17	149	427	819
18 - 20	156	436	835
21 - 24	215	583	1,128
25 - 34	618	1,592	2,903
35 - 44	514	1,433	2,849
45 - 54	374	1,254	2,692
55 - 64	500	1,964	3,909
65 - 74	613	2,434	4,605
75 - 84	380	1,522	2,820
85+	176	519	836



Map data ©2026 Google

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