

FOR LEASE

Hard Corner Development Site - Up to 7,600 SF Available

7197 BROAD ST, BROOKSVILLE, FL 34601

RETAIL



PROPERTY INFO

- + For Lease or Build To Suit
- + Hard corner 1.40 acre outparcel site (on-site retention)
- + Outparcel to Lowes, full lighted access & cross easements
- + Retail/Commercial zoning through Lowes Center PD
- + US 41 & Cortez Trade Area
- + Great retail co-tenancy: Walmart, Lowes, CVS, and Publix
- + Suitable for QSR, bank, auto-services, retail, and medical (subject to REA/Declaration)
- + Traffic Counts:
 - Broad Street: 22,000 AADT
 - SR 50/Cortez Blvd: 44,500 AADT

2016 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	1,630	11,247	26,849
Households	865	4,935	11,160
Median Household Income	\$29,348	\$34,643	\$37,629
Average Household Income	\$41,750	\$47,269	\$51,661

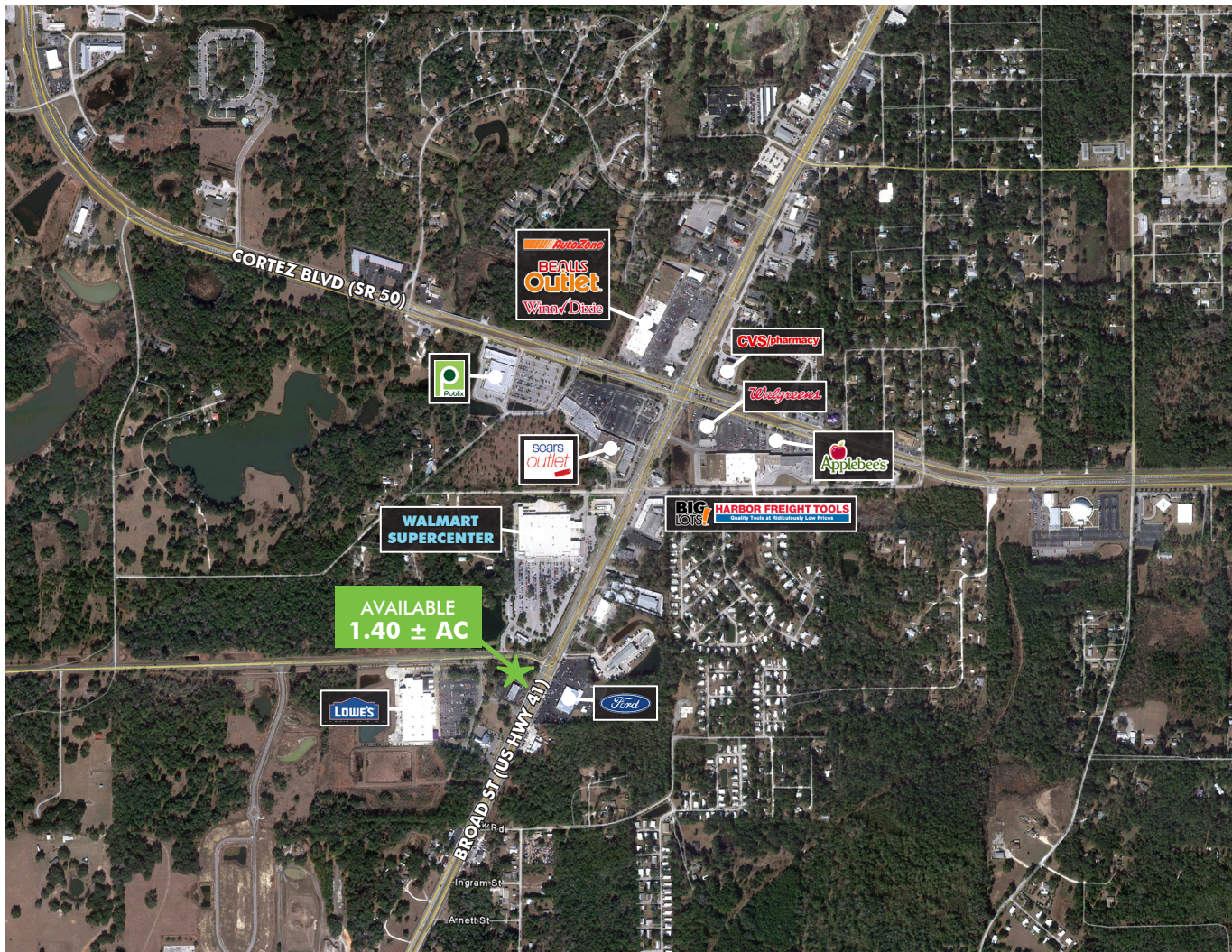


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Senior Vice President
+1 407 404 5024
james.mitchell@cbre.com

Associate
+1 407 404 5037
kristen.knowlton@cbre.com

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