

BROOKSVILLE ASSISTED LIVING FACILITY

CPR Team Contact

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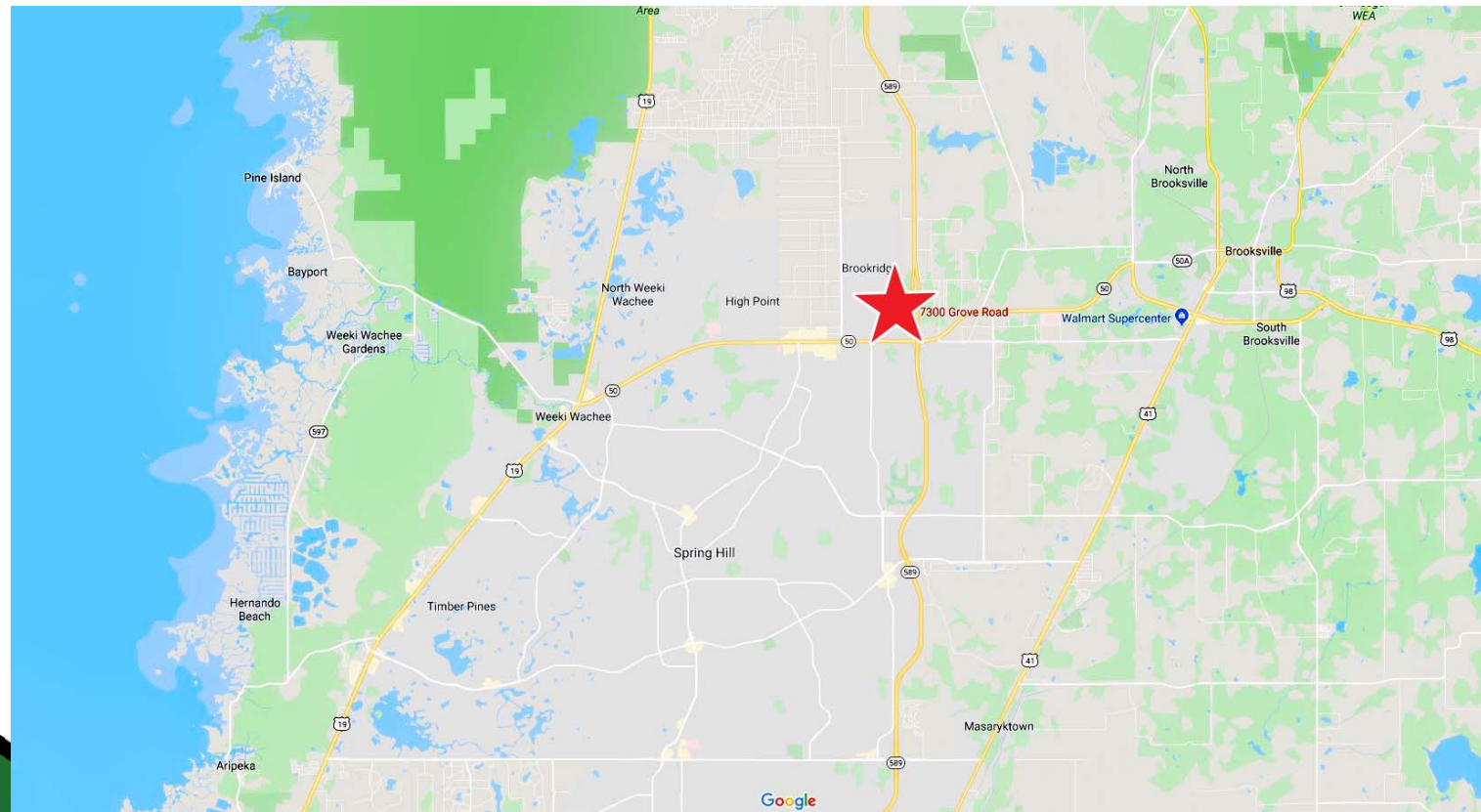
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This 10+ AC location is home to a former treatment center. With 20,000 square feet of detailed, quality construction, this property lends itself to an ILF, ALF and Memory care facility. There is plenty of open space available to add 100 or more additional beds and the current footprint and floorplan lends itself to a quick development schedule.

Tremendous growth in the surrounding area is creating demand for senior housing. The proximity to The Suncoast extends the demographic reach to include Trinity, Odessa, NPR and Land O' Lakes in addition to the local resident market.

- Beautiful facility, with significant open area, trees and walking trail
- Custom FF&E including the kitchen equipment, beds and dining hall furniture are available
- Odessa, Trinity, NPR and Land O' Lakes are all within 25 minutes
- 3 buildings – 20,000 SF of existing office, resident rooms and treatment areas
- Recreation Pool, Gym area and Tennis court on site



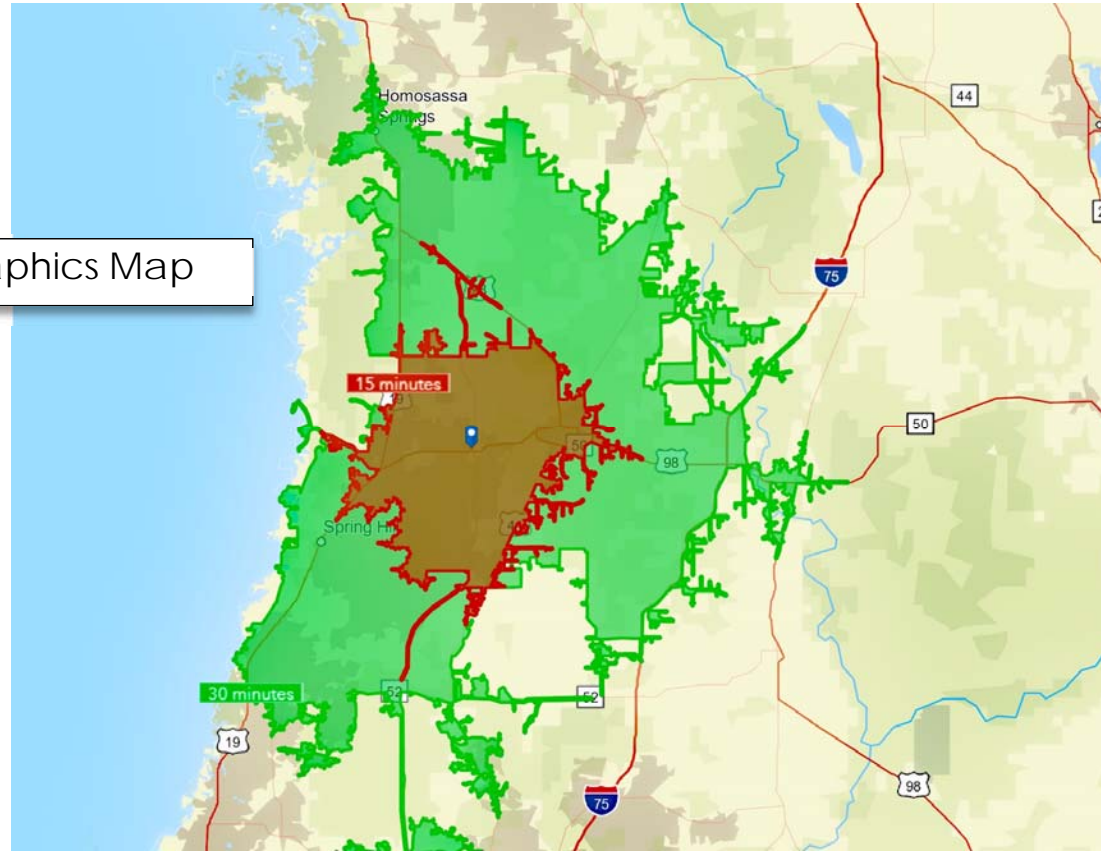
Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.

Sale Price: \$6,900,000

Site

Demographics

Demographics Map



7300 Grove Rd., Brooksville, FL

30 minute drive-time

Summary	Census 2010	2019	2024
Population	289,978	323,136	344,172
Households	121,381	132,802	140,403
Families	82,570	89,493	94,348
Average Household Size	2.37	2.41	2.43
Owner Occupied Housing Units	97,786	102,938	110,136
Renter Occupied Housing Units	23,595	29,864	30,267
Median Age	47.6	50.5	51.4

Population by Sex	Number	Percent
Male	139,751	48.2%
Female	150,227	51.8%

Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.27%	1.37%	0.77%
Households	1.12%	1.31%	0.75%
Families	1.06%	1.26%	0.68%
Owner HHs	1.36%	1.60%	0.92%
Median Household Income	2.12%	2.37%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	14,390	10.8%	12,919	9.2%
\$15,000 - \$24,999	16,516	12.4%	15,003	10.7%
\$25,000 - \$34,999	16,958	12.8%	16,037	11.4%
\$35,000 - \$49,999	21,941	16.5%	22,402	16.0%
\$50,000 - \$74,999	27,559	20.8%	29,829	21.2%
\$75,000 - \$99,999	15,394	11.6%	17,928	12.8%
\$100,000 - \$149,999	13,271	10.0%	16,759	11.9%
\$150,000 - \$199,999	3,822	2.9%	5,687	4.1%
\$200,000+	2,951	2.2%	3,840	2.7%

Median Household Income	\$46,956	\$52,139
Average Household Income	\$62,019	\$70,766
Per Capita Income	\$25,430	\$28,791

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,372	5.0%	14,671	4.5%	15,530	4.5%
5 - 9	15,159	5.2%	15,497	4.8%	16,277	4.7%
10 - 14	16,586	5.7%	16,316	5.0%	17,564	5.1%
15 - 19	16,339	5.6%	15,252	4.7%	16,318	4.7%
20 - 24	12,791	4.4%	14,378	4.4%	13,475	3.9%
25 - 34	26,325	9.1%	32,917	10.2%	34,026	9.9%
35 - 44	32,924	11.4%	32,393	10.0%	35,964	10.4%
45 - 54	40,312	13.9%	38,240	11.8%	36,955	10.7%
55 - 64	41,535	14.3%	49,215	15.2%	49,851	14.5%
65 - 74	38,862	13.4%	51,028	15.8%	56,866	16.5%
75 - 84	25,567	8.8%	30,514	9.4%	37,706	11.0%
85+	9,205	3.2%	12,716	3.9%	13,641	4.0%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	262,983	90.7%	284,652	88.1%	297,244	86.4%
Black Alone	11,533	4.0%	15,423	4.8%	18,058	5.2%
American Indian Alone	1,061	0.4%	1,366	0.4%	1,563	0.5%
Asian Alone	3,732	1.3%	5,175	1.6%	6,229	1.8%
Pacific Islander Alone	132	0.0%	230	0.1%	287	0.1%
Some Other Race Alone	4,841	1.7%	7,609	2.4%	9,919	2.9%
Two or More Races	5,695	2.0%	8,680	2.7%	10,873	3.2%
Hispanic Origin (Any Race)	27,197	9.4%	42,832	13.3%	55,066	16.0%

Concept Site Plan



PROJECT DATA

TOTAL PROJECT AREA:
10.4 ACRES

JURISDICTION:
HERNANDO COUNTY

ZONING:
PDP

PROPOSED DENSITY:
131 UNITS/ACRE

PARKING GARAGE:
1,000 SPACES

RESTAURANT 1:
100 SEATS

RESTAURANT 2:
100 SEATS

DISCLAIMER:
NOTE THIS PLAN IS FOR DISCUSSION PURPOSES ONLY. SUBJECT TO FINAL SURVEYS, DESIGN, ENGINEERING, AND REGULATORY REVIEW.