

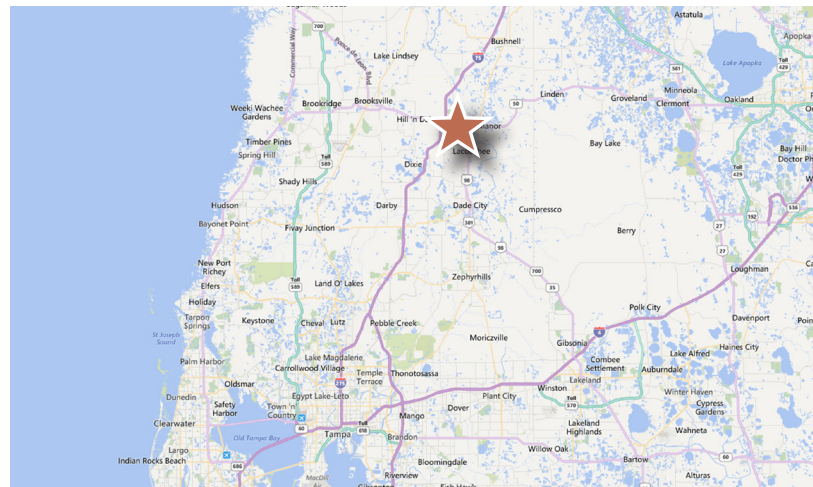
SUNRISE PLAZA

31150 Cortez Blvd. | Brooksville, FL 34602

RETAIL SPACE FOR LEASE



FranklinStreet



PROPERTY HIGHLIGHTS

- **AVAILABLE SPACES:** 1,080 SF | 1,200 SF | 1,260 SF | 1,320 SF | 2,640 SF | 3,000 SF | 3,085 SF
- 86,815 SF Winn-Dixie anchored center located on **Cortez Blvd. (SR 50)**, just east of **I-75**
- Co-Tenants Include: MetroPCS, Monticello's Pizzeria, U.S. Nails, King's Wok, Thrift Store, and more
- First and only grocer anchored center located on the going home side of Cortez Blvd. (SR 50) for residents commuting east from I-75
- Large multi-panel pylon sign along Cortez Blvd.
- Anchored by

DEMOGRAPHICS

POPULATION



DAYTIME POPULATION



MEDIAN AGE



HOUSEHOLDS



AVE. HOUSEHOLD INCOME



DAILY TRAFFIC COUNTS



LICENSED REAL ESTATE BROKER

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CORTEZ BLVD (STATE ROAD 50)

| | | | | | |
|--------------|----------------------|--------------|--------------|-----------------------|--------------|
| 31070 | Available | 1,080 | 31142 - 50 | Monticello's Pizzeria | 2,880 |
| 31074 | Withlacochee Laundry | 1,320 | 31154 | King's Wok | 1,200 |
| 31078 | Available | 3,000 | 31158 | PrimeCare Doctors | 2,100 |
| 31080 | Winn-Dixie Liquor | 3,000 | 31162 | Available | 1,260 |
| 31100 | Winn-Dixie | 43,750 | 31170 | Thrift Store | 6,000 |
| 31120 | Beef 'O' Brady's | 4,080 | 31174 | Vet Clinic | 1,500 |
| 31126 | Available | 2,640 | 31178 | Available | 1,200 |
| 31130 | Available | 1,320 | 31182 | Available | 3,085 |
| 21134 | MetroPCS | 1,200 | 31182a | Anytime Fitness | 5,000 |
| 31138 | U.S. Nails | 1,200 | | | |



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