

PROPOSED DEVELOPMENT SITE

FOR LEASE

INTERSTATE 75 & CORTEZ BOULEVARD, BROOKSVILLE, FL 34602



LOCATION DESCRIPTION

Located near the I-75 and Cortez Blvd (SR 50) interchange in the rapidly growing Hernando County

PROPERTY HIGHLIGHTS

- 44± acre proposed development opportunity
- Open to ground lease, BTS, or other flexible deal structure
- Nearby national retails include Winn-Dixie, McDonald's, 7-Eleven, Racetrack, Hampton Inn, Holiday Inn, Dunkin Donuts and more
- 6,500 homes under development within three miles of the property
- Hernando County's newest Sunrise Lagoon Subdivision
- Traffic Counts (AADT): I-75 - 71,500; Cortez Blvd - 22,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,907	5,706	15,109
Daytime Population	1,690	5,668	12,075
Households	834	2,332	6,045
Average HH Income	\$102,076	\$96,481	\$92,909



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