

BROOK PLAZA FOR LEASE



S Broad St & Ponce De Leon Blvd | Traffic Light | For Lease

Listed By

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11 N Main St, Brooksville, FL 34601



Property Summary

Brook Plaza, strategically positioned between S Broad St and Ponce De Leon Blvd in Brooksville, presents an exceptional opportunity for retailers and service-oriented users seeking high visibility within one of the area's established anchor plazas. The property features a strong complementary tenant mix and is anchored by Asset Family and Liquidation and Bene's Career Academy, both of which generate substantial daily traffic to the center.

The plaza offers approximately 195 parking spaces along with outstanding accessibility, including a signalized intersection providing direct ingress and egress to the property. Multiple additional access points on both S Broad St and Ponce De Leon Blvd further enhance convenience for customers and tenants alike. S Broad St experiences an average daily traffic count of approximately 15,600 vehicles per day, while Ponce De Leon Blvd sees roughly 7,800 vehicles per day.

Join the established tenant base in this well-maintained shopping center and establish your presence in the growing Brooksville market. Near-immediate showing availability. Schedule your tour today.

Highlights

- Lighted intersection in front of the plaza
- Strong complementary mix of retail and service-oriented tenants
- Excellent visibility from two major thoroughfares
- Combined traffic counts of 23,400 per day

Location Information

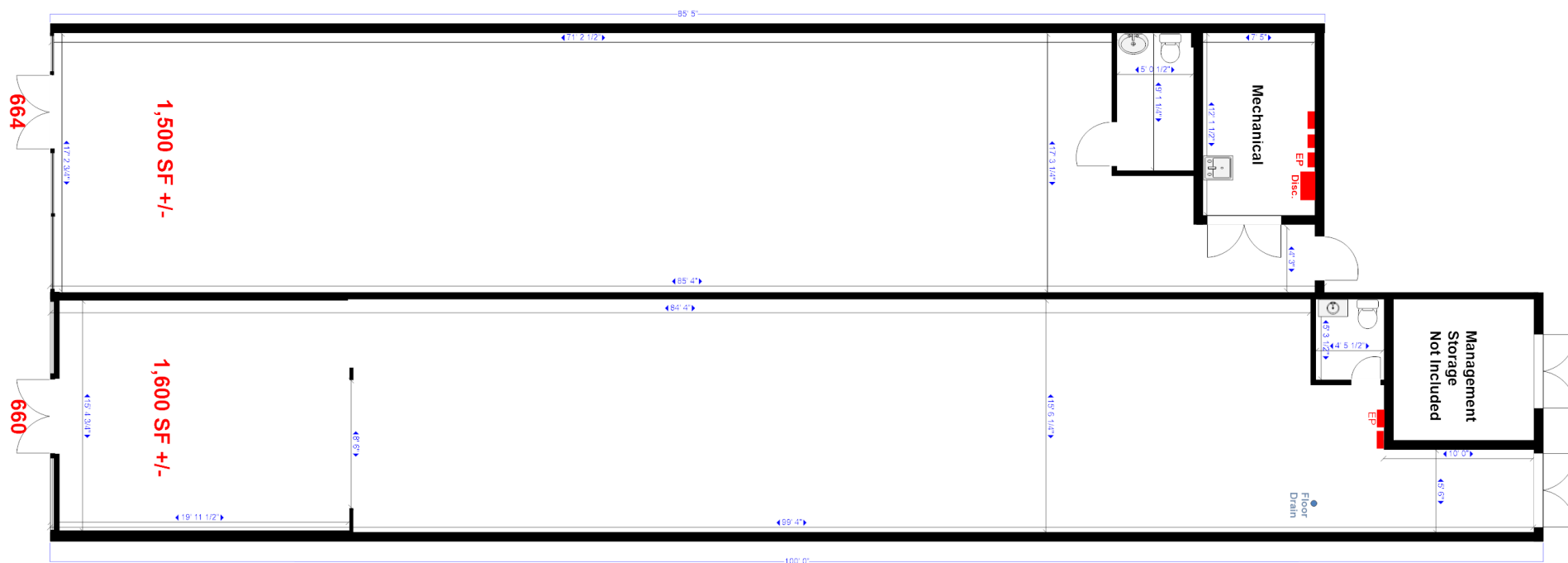
Site Address	650-690 S Broad St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Retail Plaza
Parcel Key #	143972
Zoning	Commercial (C2)
Lot Size	4.18 Acres
Frontage Feet	430 FT on S Broad St and 650 FT on Ponce De Leon Blvd
Traffic Counts	15,600 on Broad St and 7,800 on Ponce De Leon Blvd
Price	See Next Page

Building Information

Building Size	42,800 SF
Leasable Area	See Next Page
Year Built	1964
Ceiling Height	Varies
Parking	195 Shared
Features and Amenities	Lighted Intersection Multiple Access Points Lighted Parking Lot



Lease Information

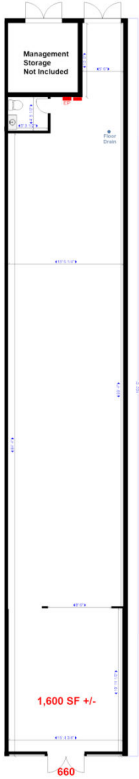
Lease Type	NNN	Lease Term	3 Year Minimum
Available Space	1,500–1,600 SF	Lease Rate	\$17/SF/yr \$3.25/FT/yr CAM Fee

Available Spaces

Unit #660	1,600 SF	\$17 SF/yr \$3.25 CAM \$2,700/month	Available
Unit #664	1,500 SF	\$17 SF/yr \$3.25 CAM \$2,530/month	Available
Unit #682-Restaurant/QSR	1,600 SF	\$17 SF/yr \$3.25 CAM \$2,700/month	Available

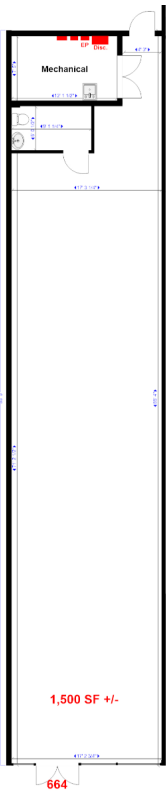
Unit 660

Square Feet	Pricing	Virtual Tour	Description
1,600 SF	\$17 SF/yr \$3.25 CAM \$2,700/month	Here	Unit 660 is an open unit with high, open ceilings. This unit features an ADA bathroom, floor drains, washer and dryer hookups, and a sink basin. This unit suits a wide variety of uses! Landlord will install new HVAC and drop ceiling.



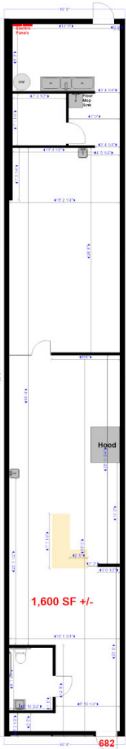
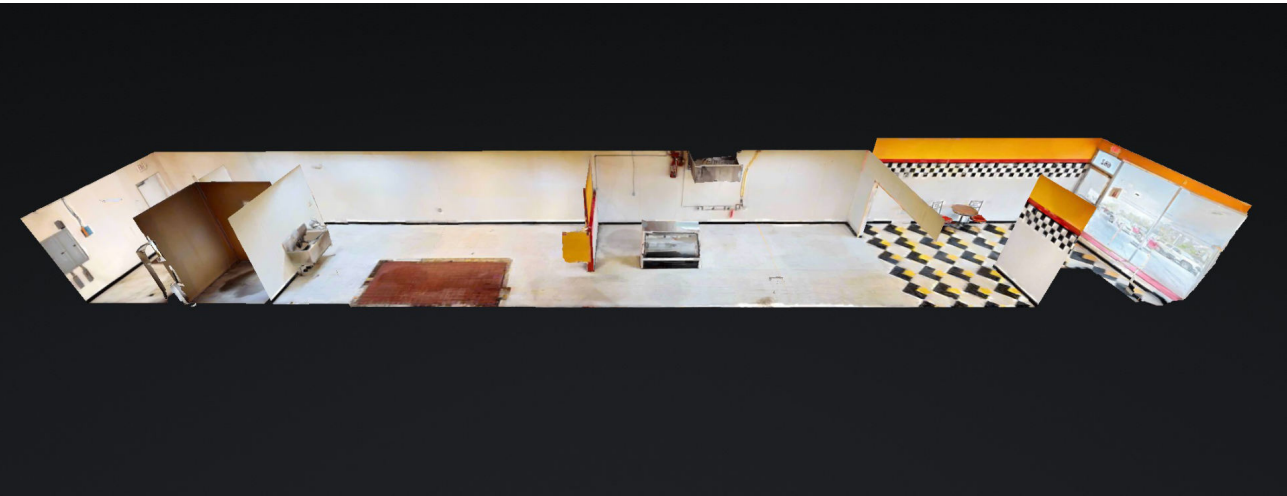
Unit 664

Square Feet	Pricing	Virtual Tour	Description
1,500 SF	\$17 SF/yr \$3.25 CAM \$2,530/month	Here	This is an open space with a drop ceiling and plenty of water/drain lines available for use. This space is a good candidate for a salon or medical office, for example. Landlord will install new HVAC system.

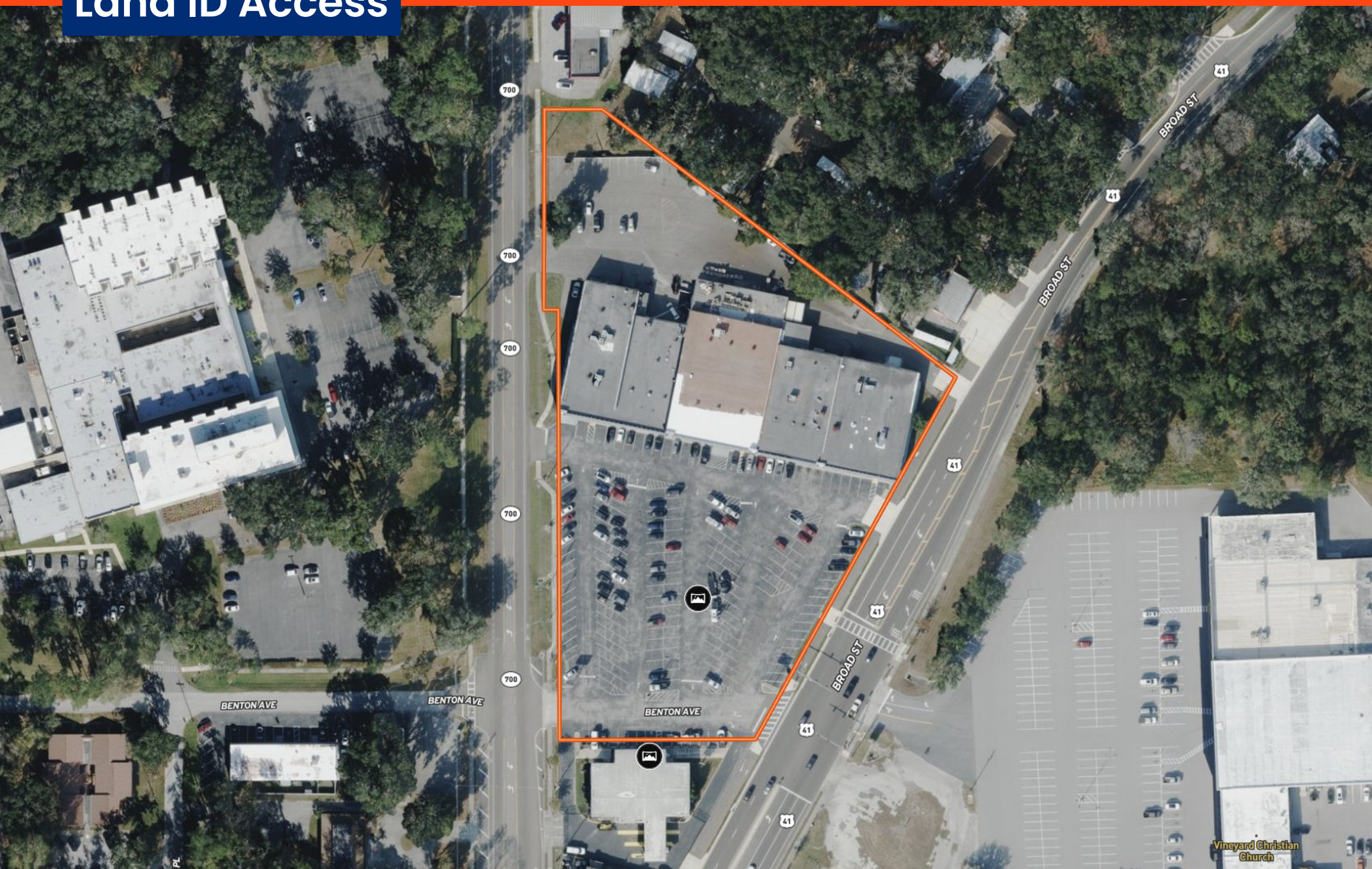


Unit 682

Square Feet	Pricing	Virtual Tour	Description
1,600 SF	\$17 SF/yr \$3.25 CAM \$2,700/month	Here	This space was formerly operated as a restaurant. The same use is welcome. Floor plan is long and narrow, ideal setup for a QSR with some seating areas.

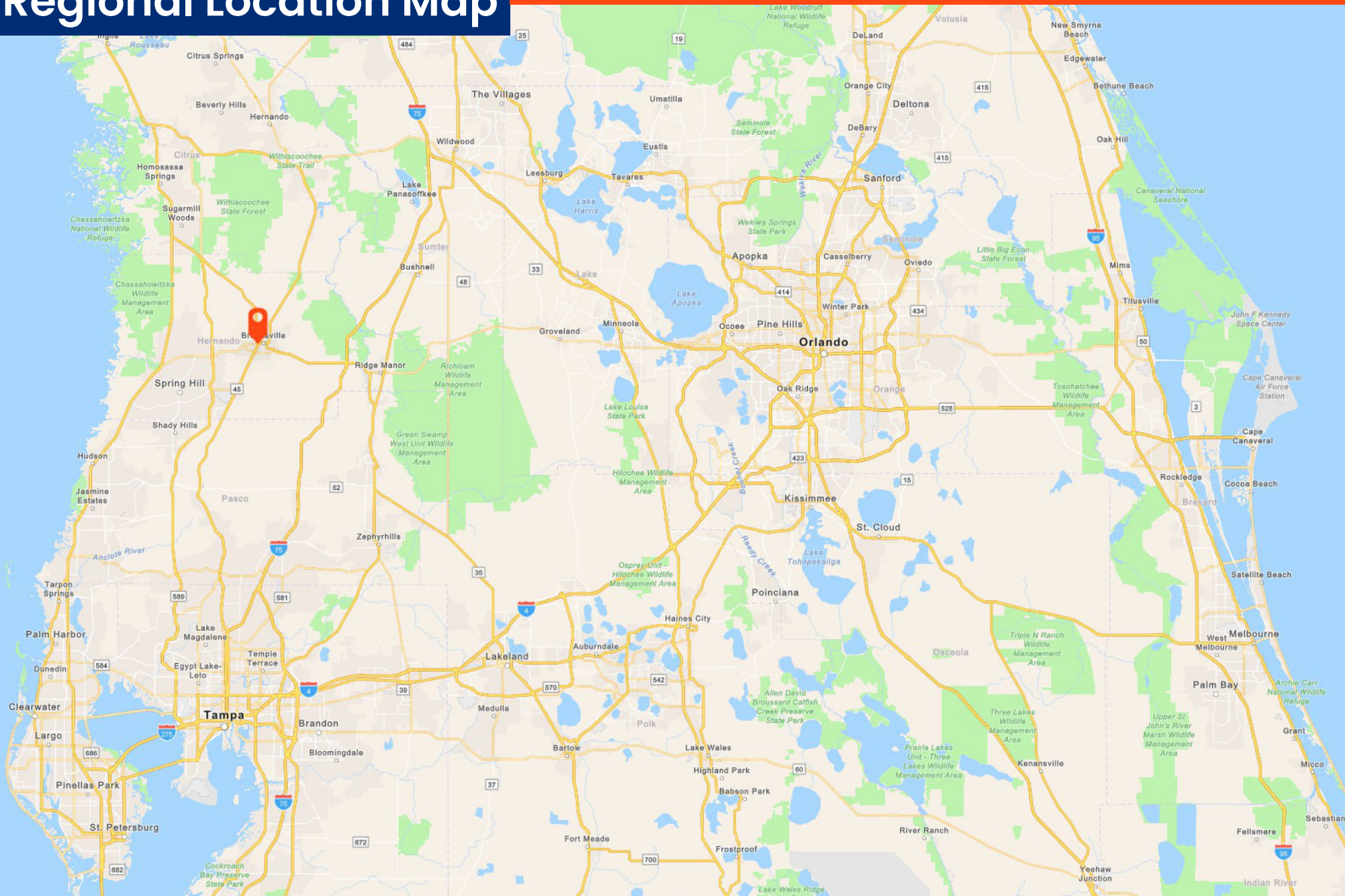


Land ID Access

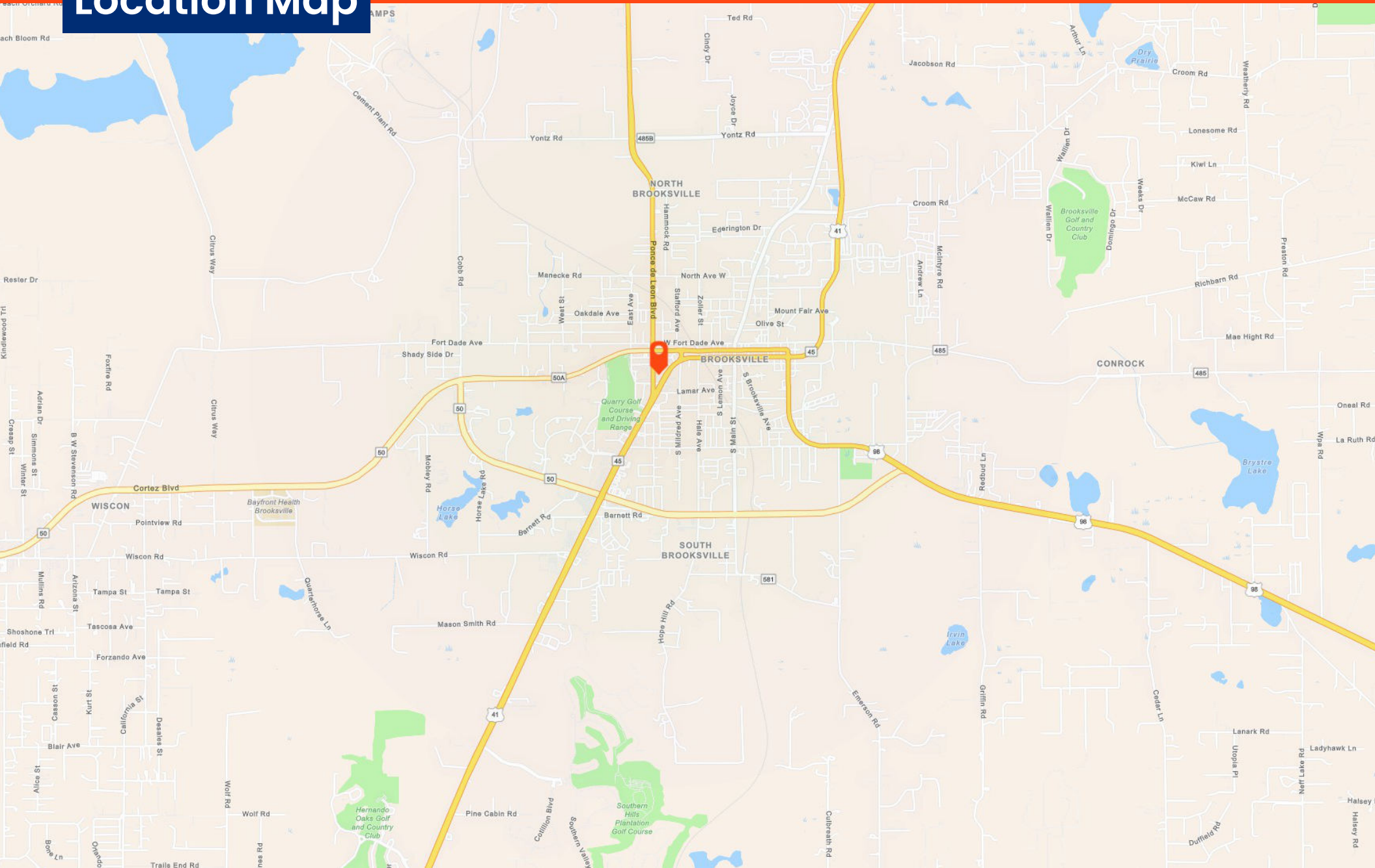


View the map [here](#)

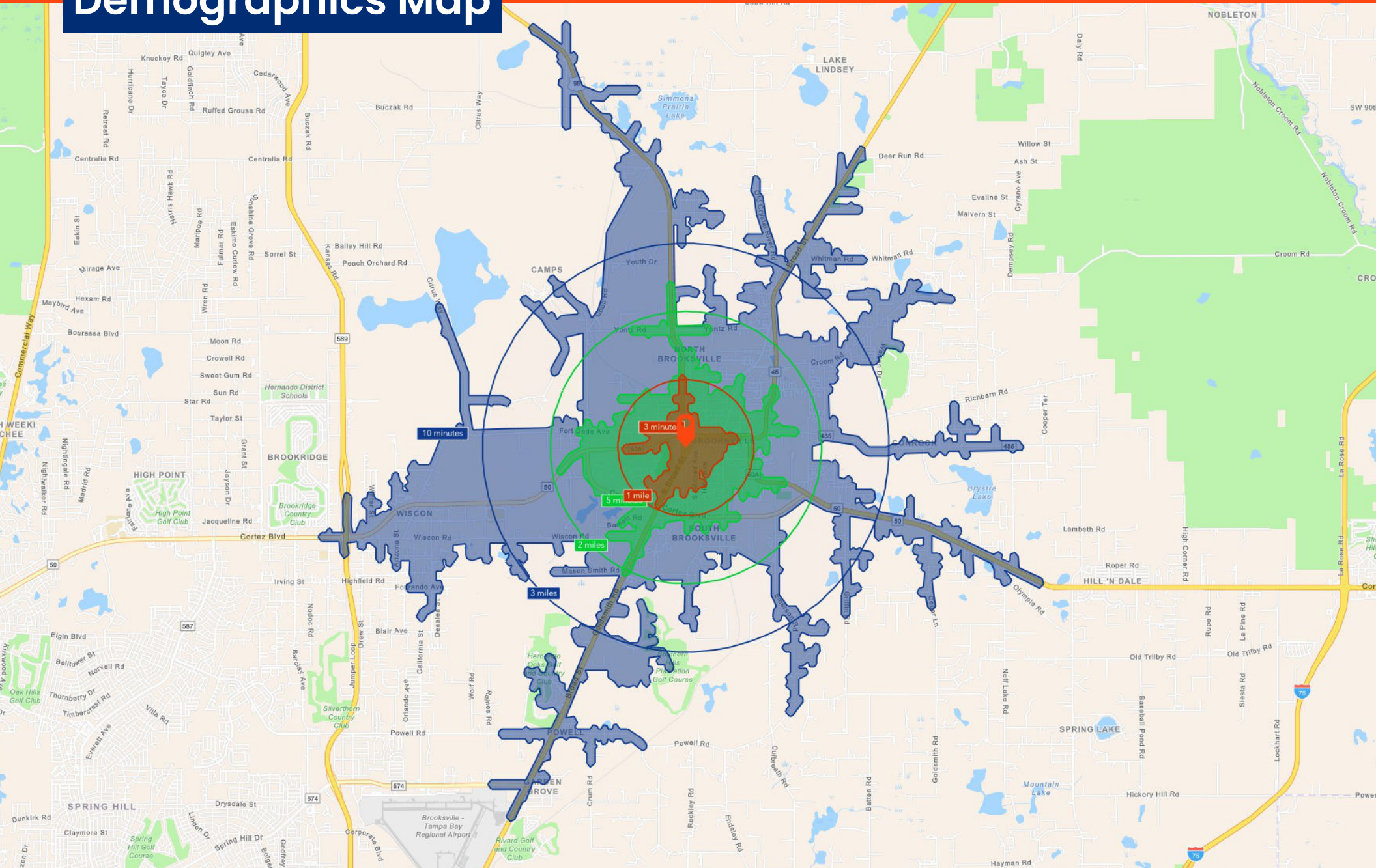
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	1,456	7,104	15,177	5,725	11,425	13,736	209,837	23,027,836
Households	552	3,062	6,729	2,463	5,078	6,165	86,963	9,263,074
Average Household Size	2.54	2.24	2.2	2.24	2.18	2.17	2.39	2.43
Owner Occupied Housing	291	1,684	4,548	1,349	3,124	4,039	71,114	6,222,143
Renter Occupied Housing	261	1,378	2,181	1,114	1,954	2,126	15,849	3,040,931
Median Age	38	40.7	48	40	45	47.8	49.5	43.6
Income Data								
Median Household Income	\$45,573	\$48,765	\$52,756	\$48,439	\$49,276	\$50,892	\$68,105	\$78,205
Average Household Income	\$57,816	\$64,182	\$68,905	\$62,683	\$63,892	\$66,370	\$85,601	\$111,382
Per Capita Income	\$22,898	\$27,525	\$30,766	\$26,218	\$28,483	\$29,897	\$35,511	\$44,891
Business Data								
Total Businesses	350	748	1,084	584	944	992	6,040	1,002,050
Total Employees	3,534	7,625	11,623	5,968	9,789	10,204	56,206	9,173,716

Key Highlights:

- Population of 15,177 people within a 10-minute drive
- Average household income in a 1-mile radius is \$62,683

Neighborhood Trade



Trade Area Map



Property Aerial

Brooksville

Hernando Plaza



FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES
PHOENIX AMERICAN MEDICAL
Village Renaissance
CHOP BLOCK GRILL

S Broad St VPD 15,600

Ponce De Leon Blvd VPD 7,800

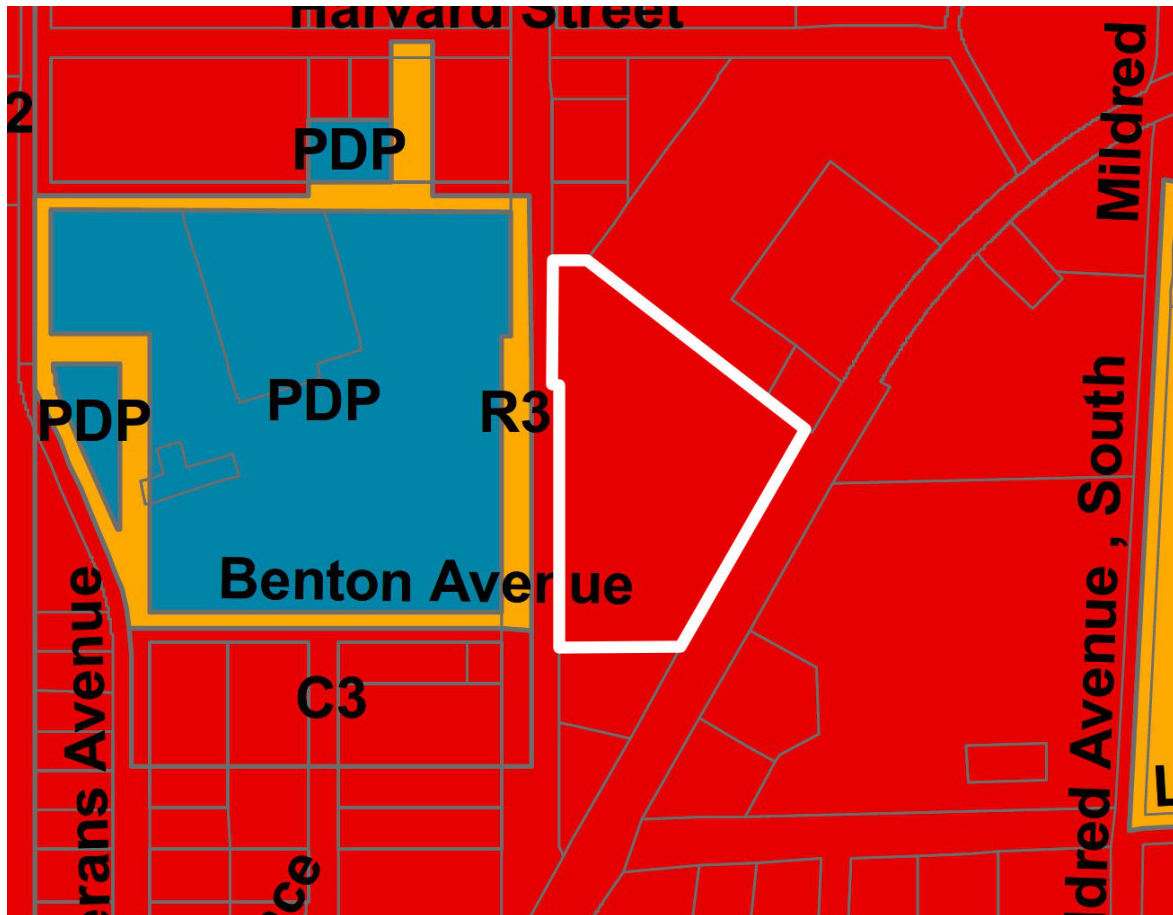


THE GRANDE
a Senior Lifestyle community



YOU THRIVE
SPHERION
STAFFING & RECRUITING

Zoning Classification



Zoning Key

- Commercial
- PDP
- Residential





Robert Buckner

Broker/Owner

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About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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