

CROSSROADS PLAZA FOR LEASE



20144-20186 Cortez Blvd | 960 SF | For Lease

Listed By

Charles Buckner

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 **Buckner**
REAL ESTATE, INC.

11 N Main St, Brooksville, FL 34601



Property Summary

Crossroads Plaza is a strip plaza located in Brooksville, FL with direct access and visibility from Cortez Blvd (Hwy 50). The tenant mix within the plaza consists of retailers, medical/healthcare users, and professional offices. The plaza's parking lot is fully lit and contains plenty of parking spaces.

The plaza has around 400 feet of frontage on Cortez Blvd, which has average annual daily traffic counts of 29,500 vehicles, making it one of the most highly trafficked roads in Brooksville.

Direct access to the plaza is off Cortez Blvd. Egress from the plaza is a right turn only onto Cortez Blvd with a left turn/U turn lane shortly after exiting. Barnett Road provides access to the rear of the plaza, which could be ideal for light deliveries directly to the back doors.

Highlights

- Healthy tenant mix with retail, office, & healthcare users
- 110 common parking spaces in a lighted parking lot
- Within a 10-minute drive, there is a population of 24,135 people and an average household income of \$74,215
- Rear Access to plaza from Barnett Rd
- Traffic counts of 29,500 vehicles on Cortez Blvd

Location Information

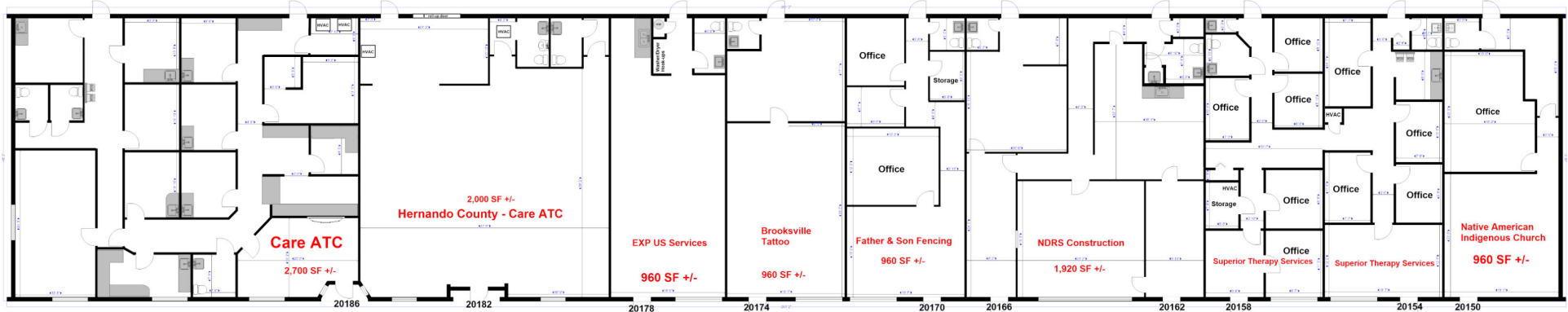
Site Address	20144–20186 Cortez Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Strip Plaza, Office & Retail
Parcel Key #	984732
Zoning	C4 – City of Brooksville
Lot Size	2.38 Acres
Frontage Feet	~400 FT on Cortez Blvd
Traffic Counts	32,000 AADT on Cortez Blvd

Building Information

Building Size	12,480 & 5,920 SF
Leasable Area	960 SF
Year Built	1983 & 1984
Ceiling Height	See unit detail pages
Parking	110 Shared
Features and Amenities	Lighted Parking Lot



Lease Information Overview

Lease Type	Modified Gross	Lease Term	1 Year minimum	
Available Space	960 SF	Lease Rate	\$16.25/SF/YR	

Available Spaces

Unit #'s	Unit Square Feet	\$/SF/YR	Base Monthly Rent	Date Available
20170	960 SF	\$16.25	\$1,300	Now

Unit 20170

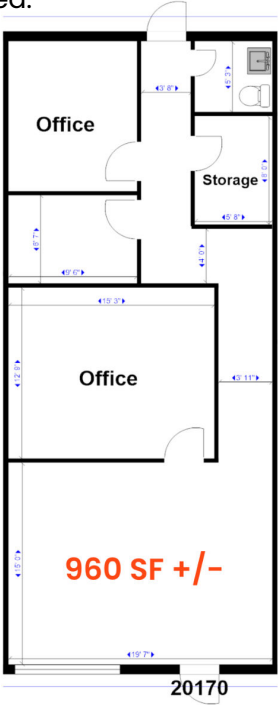
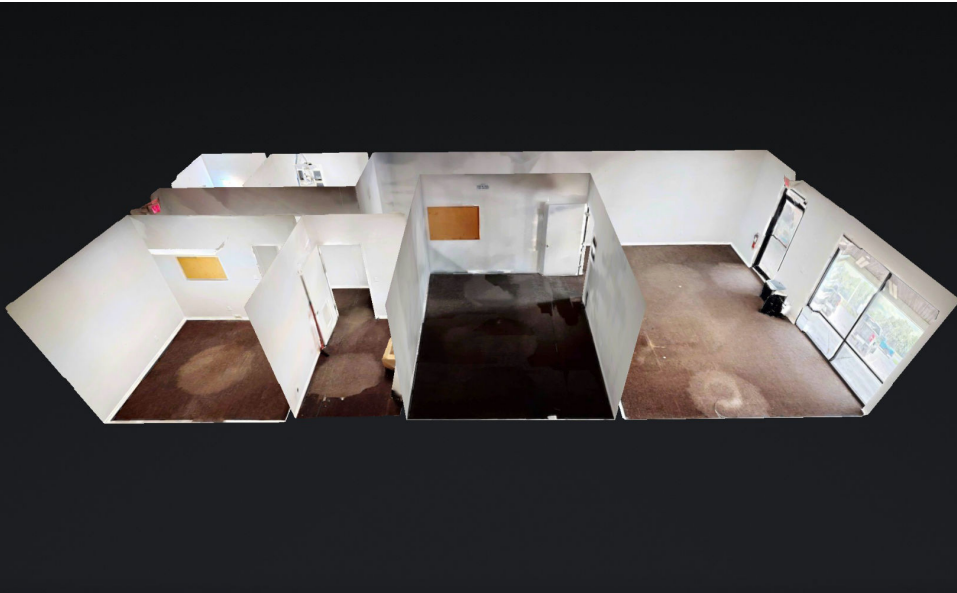
Square Feet	Pricing	Virtual Tour	Description
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960 SF

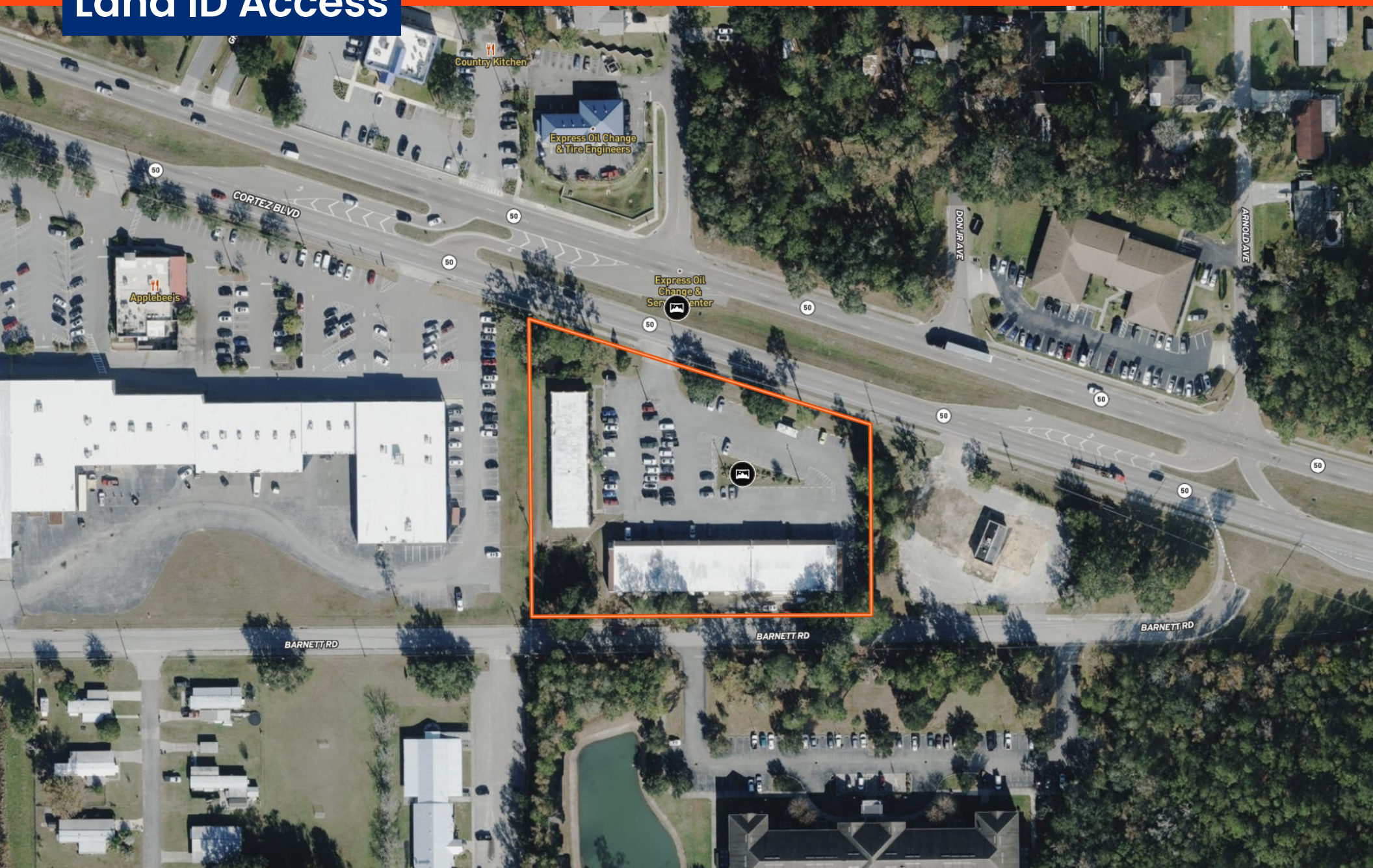
\$16.25/SF/yr or \$1,300/month

[Here](#)

960 SF in-line commercial unit featuring a spacious open reception/lobby area, two private offices, multiple storage rooms, and one restroom. Well suited for office or retail use. Includes a 3D virtual tour and floor plan. Electric and water are separately metered.



Land ID Access

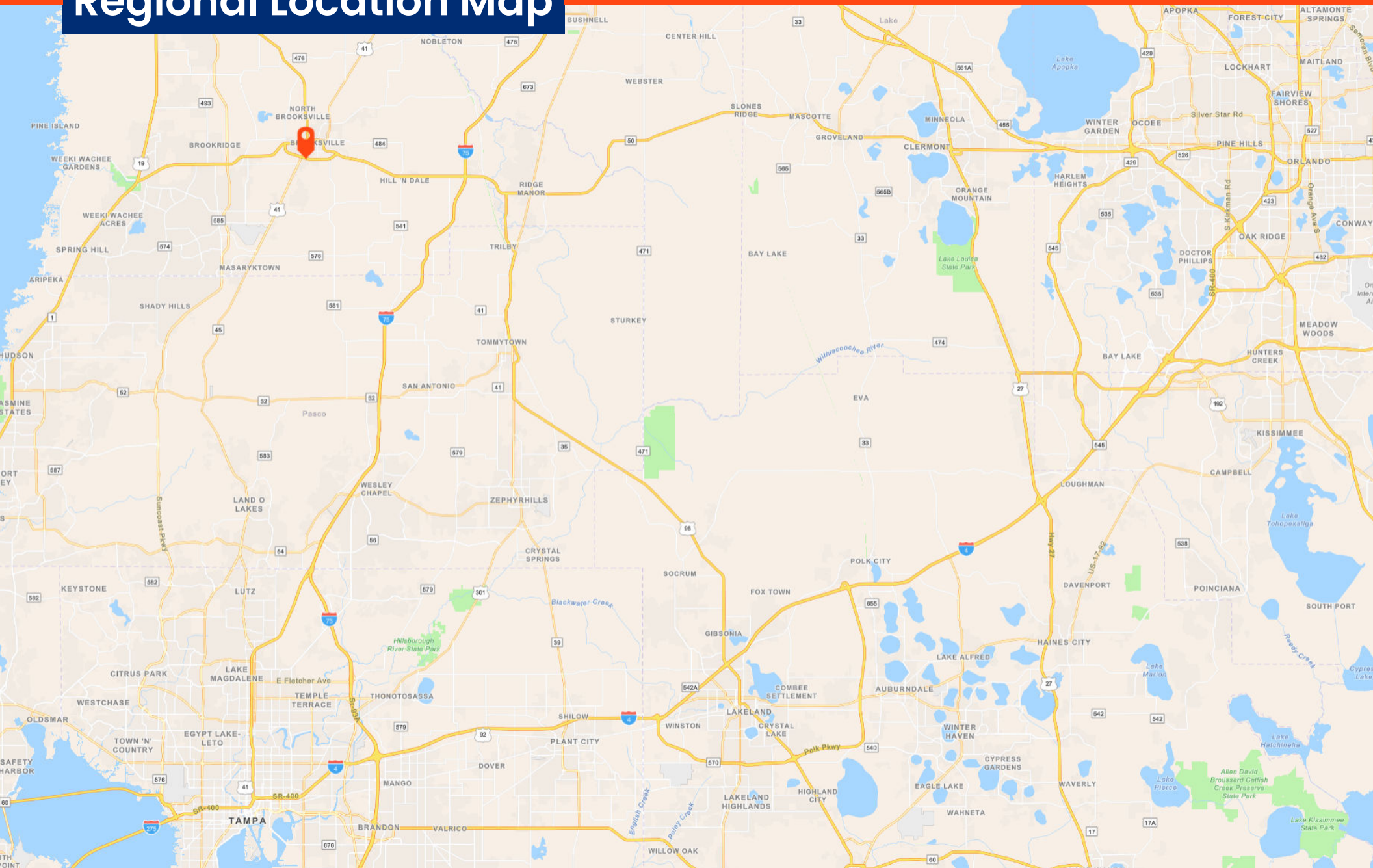


View the map [here](#)

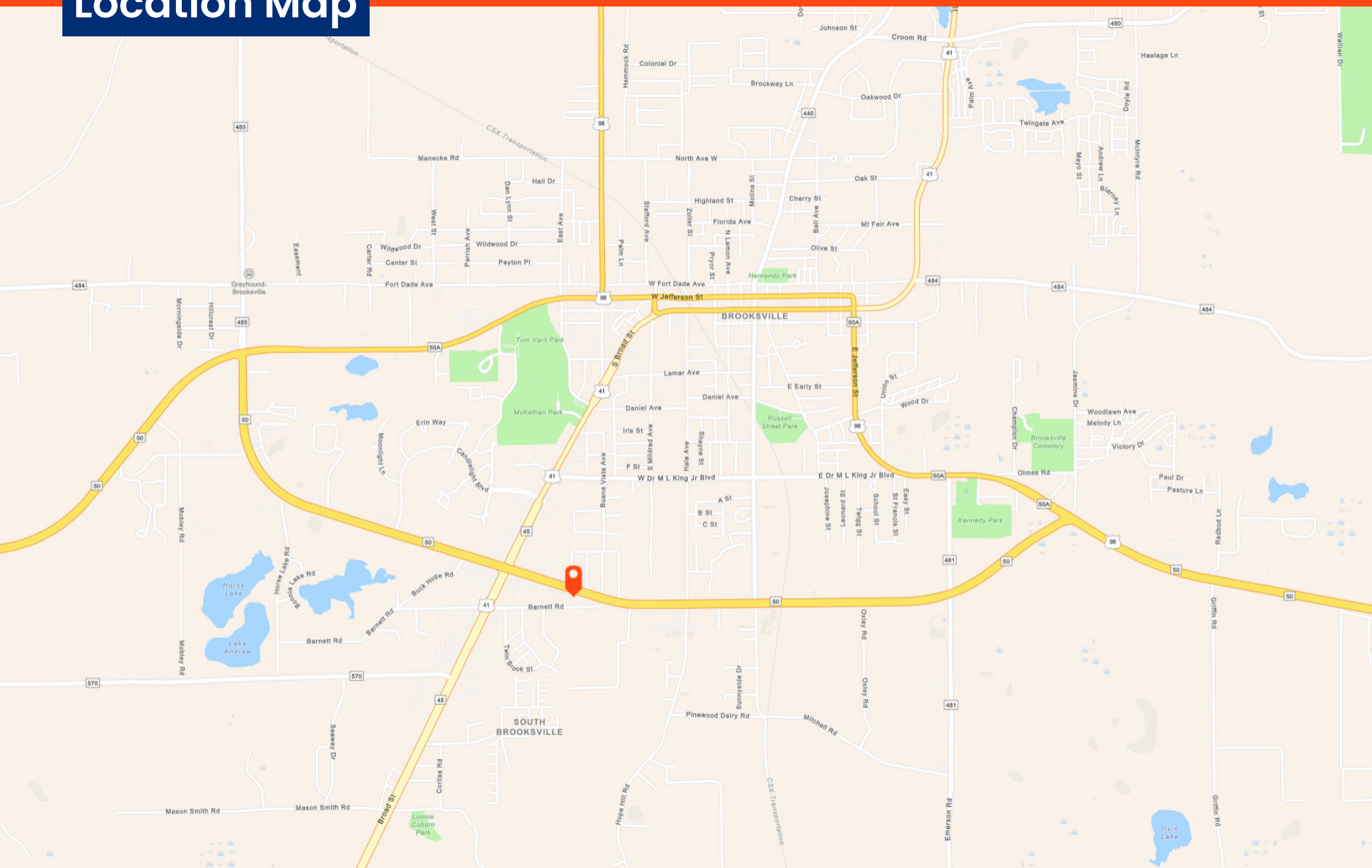
Trade Area Map



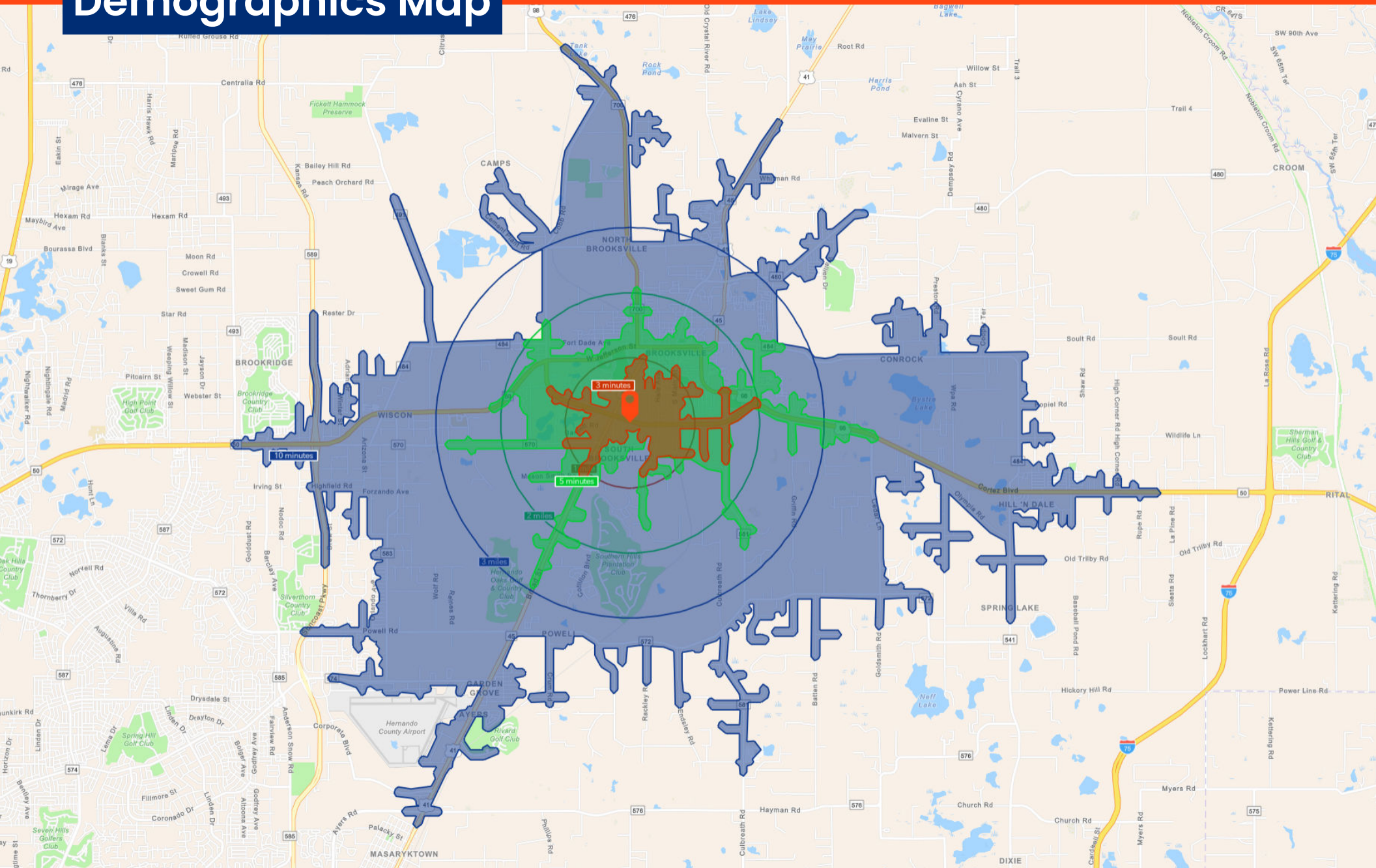
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	2,035	6,983	24,135	3,865	9,445	14,987	202,880	22,381,338
Households	825	3,046	9,849	1,743	4,081	6,658	83,439	8,909,543
Average Household Size	2.36	2.22	2.3	2.12	2.25	2.2	2.41	2.46
Owner Occupied Housing	342	1,531	6,936	725	2,188	4,240	67,213	5,917,802
Renter Occupied Housing	483	1,515	2,913	1,018	1,893	2,418	16,226	2,991,741
Median Age	43.2	47.7	49.7	47.2	47.2	52.1	51	42.9
Income Data								
Median Household Income	\$31,246	\$35,746	\$50,010	\$32,700	\$37,927	\$41,593	\$58,359	\$65,081
Average Household Income	\$48,033	\$53,520	\$74,215	\$48,487	\$58,438	\$63,564	\$80,935	\$97,191
Per Capita Income	\$19,160	\$23,595	\$30,694	\$21,353	\$25,387	\$28,245	\$33,331	\$38,778
Business Data								
Total Businesses	167	867	1,379	308	904	1,045	6,201	1,049,923
Total Employees	1,728	9,455	15,259	3,230	9,819	11,337	54,314	9,507,215

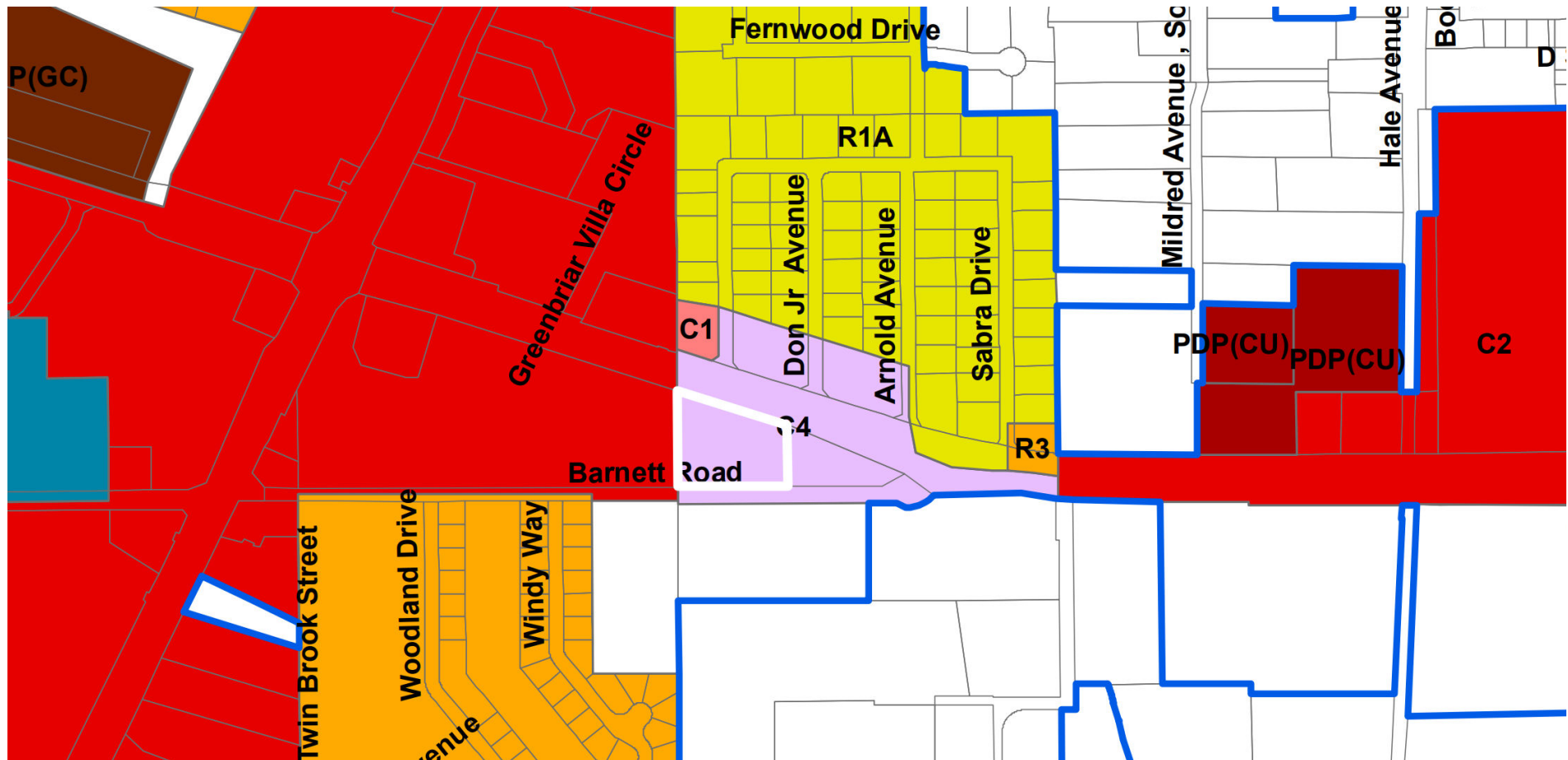
Key Highlights:

- Within a 10-minute drive there is a population of 24,135 people and an average household income of \$74,215

Property Aerial



Zoning Classification



Zoning Key

- Commercial (C4)
- Commercial (C2)
- Residential (R1A)
- Residential (R3)





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, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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