

FOR LEASE

# Hard Corner Development Site - Up to 7,600 SF Available

7197 BROAD ST, BROOKSVILLE, FL 34601

RETAIL



## PROPERTY INFO

- + For Lease or Build To Suit
- + Hard corner 1.40 acre outparcel site (on-site retention)
- + Outparcel to Lowe's, full lighted access & cross easements
- + Retail/Commercial zoning through Lowe's Center PD
- + US 41 & Cortez Trade Area
- + Great retail co-tenancy: Walmart, Lowe's, CVS, and Publix
- + Suitable for QSR, bank, auto-services, retail, and medical (subject to REA/Declaration)
- + Traffic Counts:
  - Broad Street: 22,000 AADT
  - SR 50/Cortez Blvd: 44,500 AADT

### 2016 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	1,630	11,247	26,849
Households	865	4,935	11,160
Median Household Income	\$29,348	\$34,643	\$37,629
Average Household Income	\$41,750	\$47,269	\$51,661

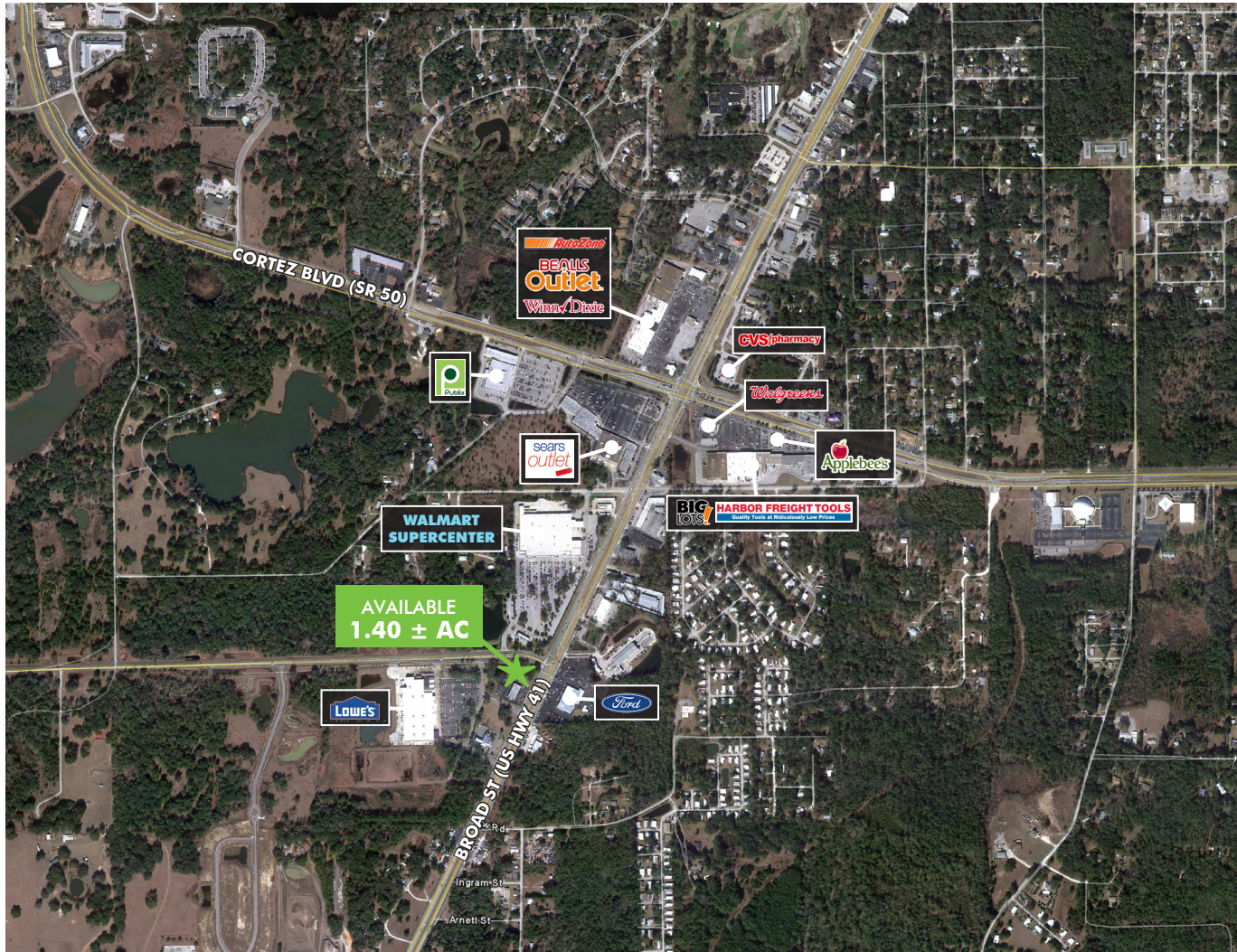


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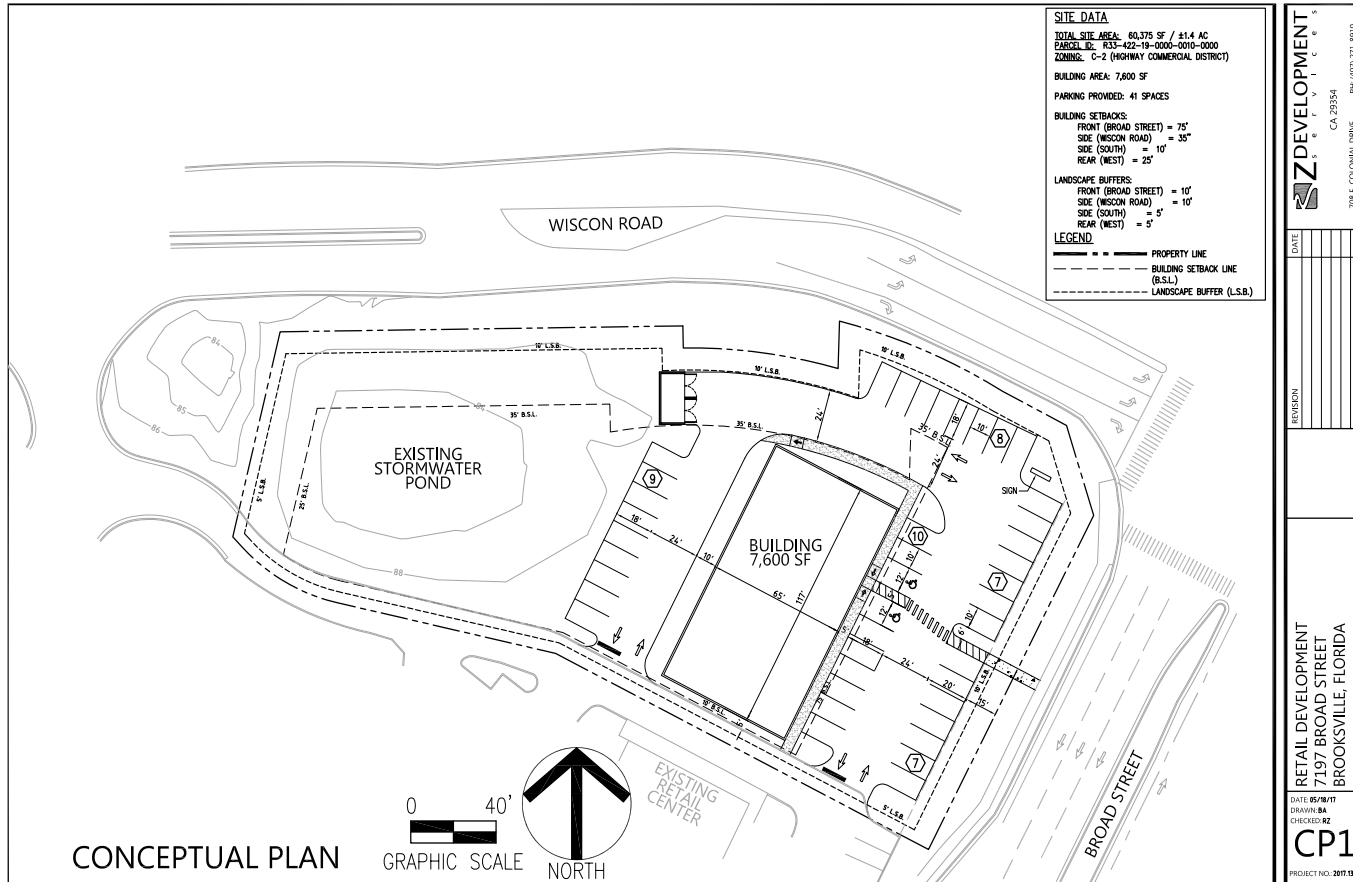


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**Z DEVELOPMENT**

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RETIRED

RETAIL DEVELOPMENT  
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 BROOKSVILLE, FLORIDA

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