

Coastal Landing

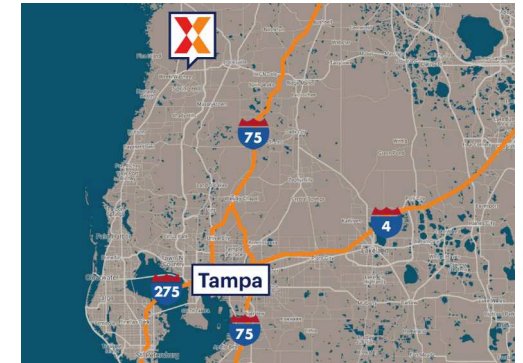
Tampa-St. Petersburg-Clearwater, FL

28.5355, -82.5054

13173 Cortez Boulevard | Brooksville, FL 34613



Center Size: 157,199 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 4,407 | 35,210 | 84,844 |
| | 1,839 | 14,493 | 33,830 |
| | \$58,449 | \$65,028 | \$67,990 |

Strong lineup of national retailers including Michaels, Marshalls, Ulta, Petco and Kay Jewelers drawing an estimated 8,500 visits/day and 3.1M+ visits/year (based on Creditell)

Conveniently located on Cortez Blvd/Rte 50 with visibility from 38,000+ vehicles daily and within 2 miles of Oak Hill Hospital, a major area employer

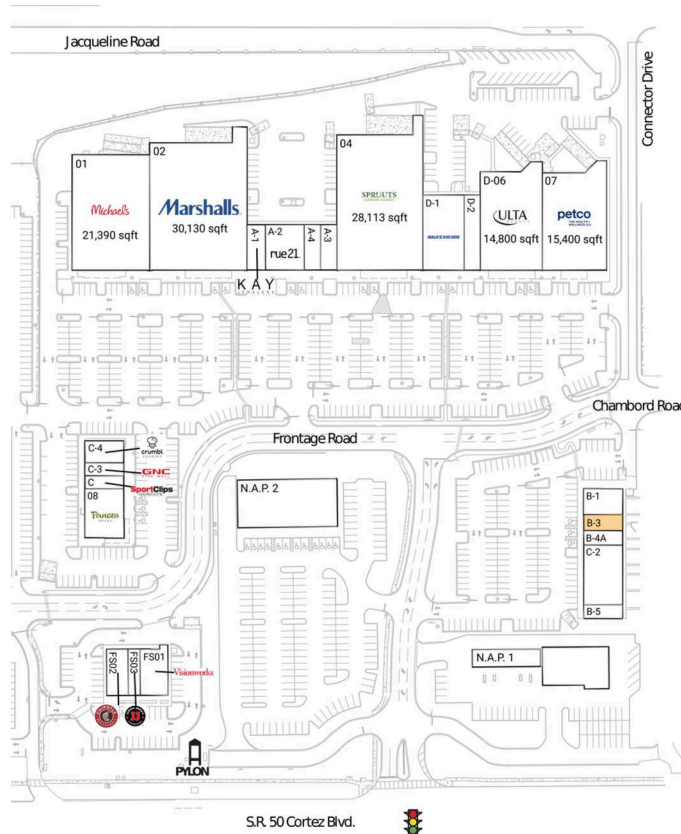
Strategically positioned to serve the growing communities of Brooksville and Spring Hill and minutes from Suncoast Pkwy/Hwy 589 providing access to Tampa and other neighboring cities

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Available Space

B-3 1,500 SF

Current Retailers

| | | |
|----------|--------------------------|-----------|
| A-1 | Kay Jewelers | 2,000 SF |
| A-2 | rue21 | 4,200 SF |
| A-3 | SoFresh | 1,700 SF |
| A-4 | House of Tans | 1,770 SF |
| B-1 | Pizza Villa & Restaurant | 2,376 SF |
| B-4A | uBREAKiFIX | 1,347 SF |
| B-5 | Liberty Tax Service | 1,200 SF |
| C | Sport Clips | 1,200 SF |
| C-2 | Armed Forces | 5,520 SF |
| C-3 | GNC | 1,200 SF |
| C-4 | Crumbl Cookies | 2,044 SF |
| D-06 | Ulta Beauty | 14,800 SF |
| D-1 | SKECHERS | 7,540 SF |
| D-2 | Liif Salon | 2,900 SF |
| FS01 | Visionworks | 2,800 SF |
| FS02 | Chipotle Mexican Grill | 2,380 SF |
| FS03 | Jimmy John's | 1,320 SF |
| N.A.P. 1 | Top Line Tire & Auto | 0 SF |
| N.A.P. 2 | Restaurant | 0 SF |
| 01 | Michaels | 21,390 SF |
| 02 | Marshalls | 30,130 SF |
| 04 | Sprouts Farmers Market | 28,113 SF |
| 07 | Petco | 15,400 SF |
| 08 | Panera Bread | 4,500 SF |



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