

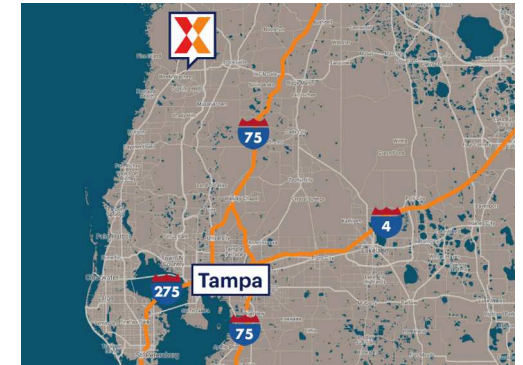
Coastal Landing

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 Sprouts Farmers Market, Marshalls, Michaels, Ulta Beauty, Petco, and Kay Jewelers, drawing an estimated 3M annual visits (Placer.ai 2024)

Conveniently located on Cortez Blvd/Rte 50 with visibility from 42K+ vehicles daily (Kalibrate2021)

Less than 2 miles from Oak Hill Hospital with 1,800+ employees and 350 beds (HCA Florida 2024)

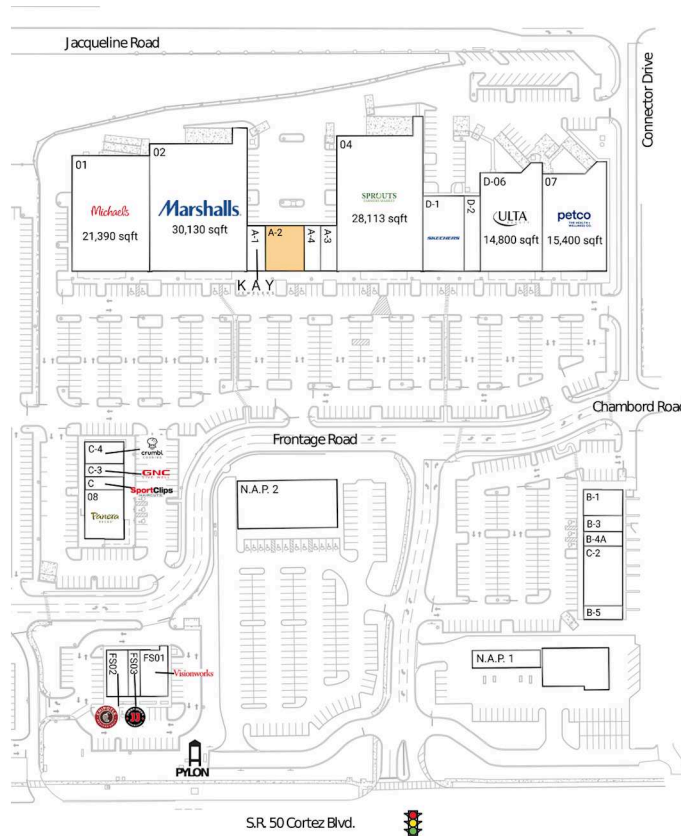
Strategically positioned to serve the growing communities of Brooksville and Spring Hill and located minutes from Suncoast Pkwy/Hwy 589 providing access to Tampa and other neighboring cities

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Available Space

A-2 4,200 SF

Current Retailers

A-1	Kay Jewelers	2,000 SF
A-3	SoFresh	1,700 SF
A-4	House of Tans	1,770 SF
B-1	Pizza Villa & Restaurant	2,376 SF
B-3	Nothing Bundt Cakes	1,500 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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