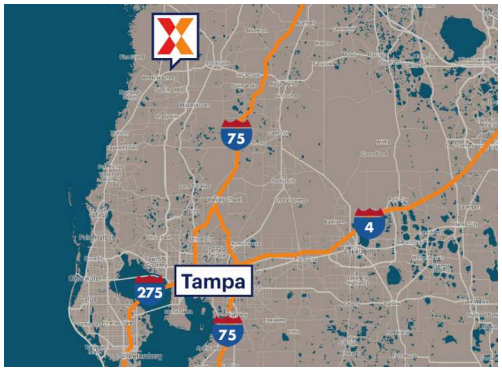
# Coastal Way

Tampa-St. Petersburg-Clearwater, FL

28.5356, -82.5079
13173 Cortez Boulevard | Brooksville, FL 34613

**Center Size:** 393,249 SF




| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| | 4,493 | 36,099 | 87,213 |
| | 1,877 | 14,857 | 34,751 |
| | $71,071 | $75,646 | $81,004 |

Strong lineup of national retailers BJ's Wholesale Club, HomeGoods, and Belk, drawing an estimated 3.4M annual visits (Placer.ai 2024)

Conveniently located at the corner of Cortez Blvd/ Rte 50 with 42K+ vehicles daily and Mariner Blvd with 20K+ vehicles daily (Kalibrate 2021, 2022)

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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## Current Retailers

| | | |
|---|---|---|
| Gas PAD | BJ's Gas | 0 SF |
| N.A.P. | Shell Gas Station | 0 SF |
| N.A.P.1 | Ruby Tuesday | 0 SF |
| N.A.P.2 | SunTrust Bank | 0 SF |
| N.A.P.3 | Chick-fil-A | 0 SF |
| N.A.P.4 | Starbucks | 0 SF |
| N.A.P.5 | Dunkin' Donuts & Baskin Robbins | 0 SF |
| 01 | BJ's Wholesale Club | 103,300 SF |
| 02 | Spectrum | 4,235 SF |
| 2-01 | HomeGoods | 20,222 SF |
| 2-02 | Massage Envy | 2,000 SF |
| 04 | Claire's | 1,080 SF |
| 05 | Roll On In® & Buzzed Bull Creamery® | 2,656 SF |
| 06 | Carter's Babies and Kids | 4,579 SF |
| 07 | Torrid | 4,083 SF |
| 08 | Hernando Loser | 855 SF |
| 09 | Bath & Body Works | 4,204 SF |
| 11 | SHOE DEPT. | 5,249 SF |
| 12 | Belk | 57,703 SF |
| 13 | HearUSA | 1,720 SF |
| 14 | OneMain Financial | 1,716 SF |
| 15 | Opti-Mart | 1,733 SF |
| 16 | Office Depot | 20,515 SF |

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