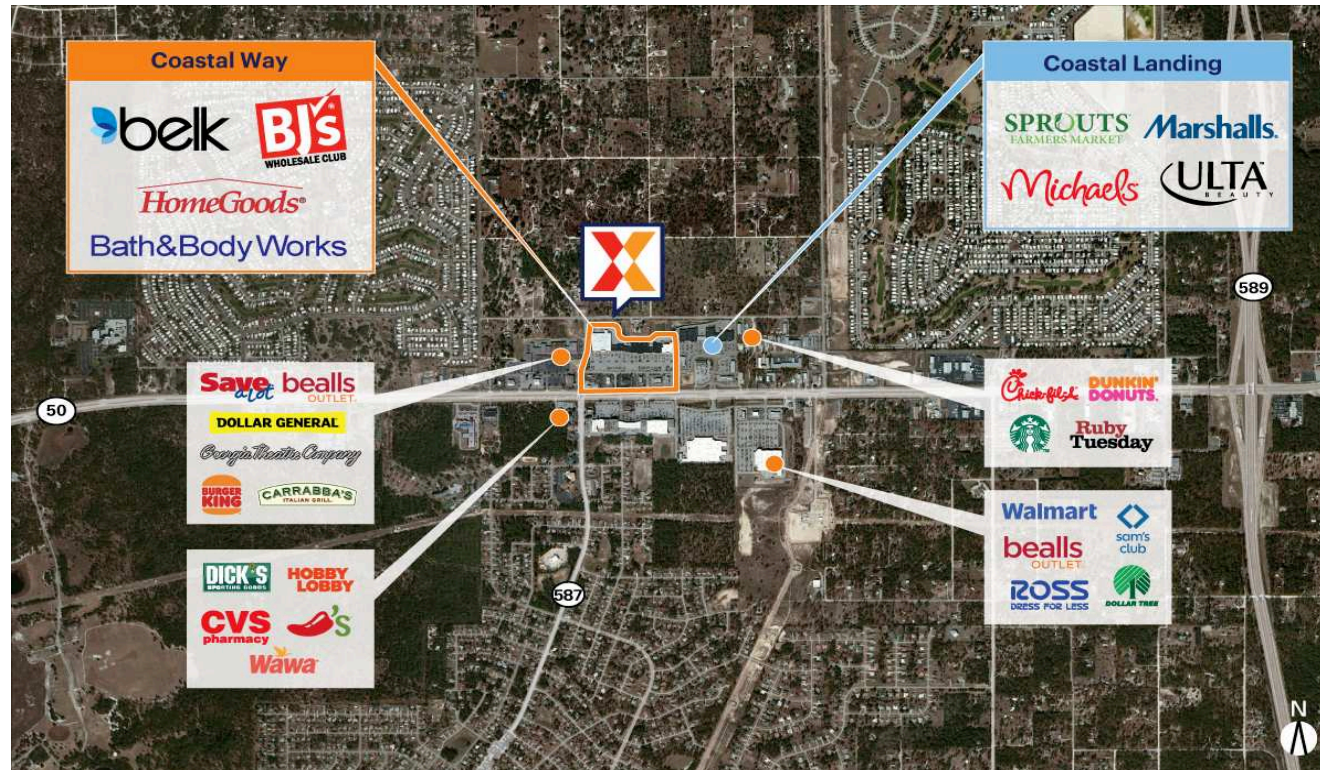


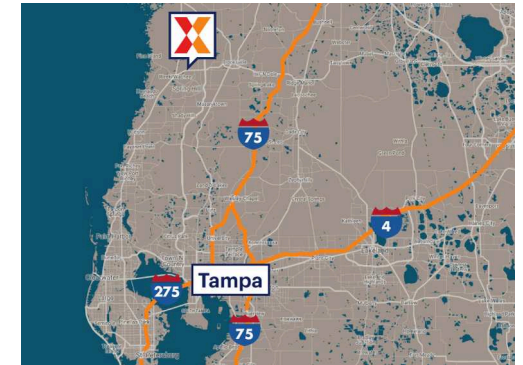
Coastal Way

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
	4,407	35,210	84,844
	1,839	14,493	33,830
	\$58,449	\$65,028	\$67,990

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)

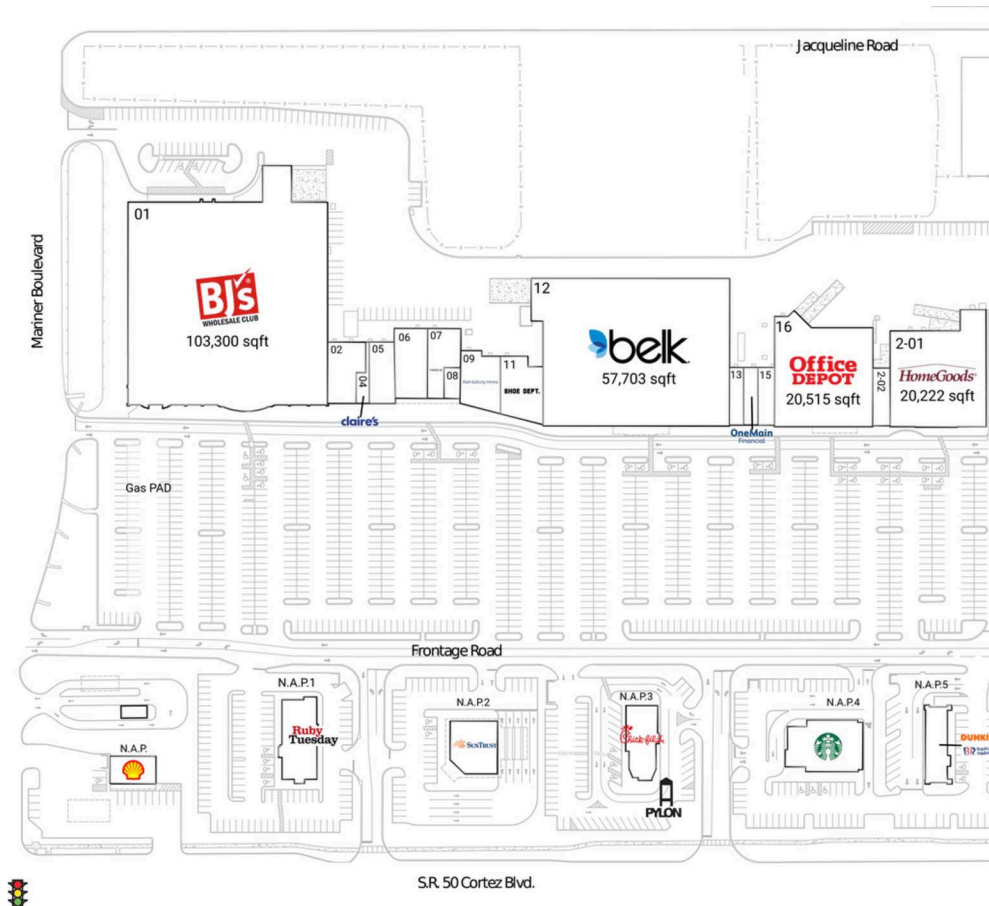
Strategically positioned to serve the growing communities of Brooksville and Spring Hill and located minutes from Suncoast Pkwy/Hwy 589 providing access to Tampa and other neighboring cities

Coastal Way

Tampa-St. Petersburg-Clearwater, FL

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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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