

Regal Oaks Plaza East

Multi-Tenant Medical Office Building
16332 Cortez Boulevard, Brooksville, FL 34601



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



FOR SALE

- 11,370± SF Block Construction w/Truss Roof, Office Built in 2007
- 100% Leased to a Mix of General and Medical Tenants
- Premier Location, Signage, Visibility & Access with Ample Parking
- Just East of the Suncoast Pkwy in Brooksville
- Less Than 1 Mile from Bayfront Health Brooksville
- About 5 Miles from Oak Hill Hospital
- Competitively Priced for the Area at a 7.5% Cap Rate
- List Price \$2,150,000

KIM LOHRY

Senior Director
727-488-5421
klohry@bhhsflg.com

DAVE RABON

Senior Director
813-951-3190
drabon@bhhsflpg.com

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655

PH 813.739.5700 | bhhsflpcommercial.com

REGAL OAKS PLAZA EAST

16332 CORTEZ BOULEVARD | BROOKSVILLE, FL

This Confidential Memorandum is furnished to provide select buyers with preliminary information to determine their initial interest in 16332 Cortez Boulevard, Brooksville, FL 34601 ("Property"). In preparing this Review, Berkshire Hathaway HomeServices Florida Properties Group has relied on financial statements, material and forward-looking estimates supplied by the Owner and makes no representation of its accuracy, completeness or consistency with Generally Accepted Accounting Practices.

This Review is the property of Berkshire Hathaway HomeServices Florida Properties Group and is to be treated as "Proprietary and Confidential" as if it were the bearer's own trade secrets. It is not to be copied or distributed except on a "need to know basis" within the management and acquisition teams of the receiving buyers. If you personally or your company is in receipt of this document, you signed a Buyer's Confidentiality Agreement. This Agreement requires, among other things, that the information herein be properly safeguarded and that all communications with the Owner be effected through Berkshire Hathaway HomeServices Florida Properties Group. It stipulates that recipients who wish additional information beyond this document agree to furnish sufficient financial and background information to qualify themselves as buyers. Further, recipients agree that upon termination of negotiations, any and all materials supplied will be returned as directed by Berkshire Hathaway HomeServices Florida Properties Group.

If you receive this as a professional to review and advise a client on the merits of this opportunity, or as a lending institution involved as part of the financing process, your professional ethics should require you to respect the obligations entered into by your client. We ask that you make every effort to keep this information confidential and that you comply with all client requests to assist them in meeting their obligations.

All recipients of this information recognize that it will be incumbent upon any buyer to perform its own due diligence at its own expense prior to acquisition of the Property.

In furnishing this document, Berkshire Hathaway HomeServices Florida Properties Group does not undertake any obligation to provide prospective buyers with access to any additional or updated information or to conduct any further discussions or negotiations unless it elects to do so. Berkshire Hathaway HomeServices Florida Properties Group reserves the right to negotiate with one or more prospective buyers at any time. Further, the Owner may enter into a definitive agreement to sell at any time without prior notice to other prospective buyers. Both Berkshire Hathaway HomeServices Florida Properties Group and the Owner reserve the right to terminate discussions with any prospective buyer at any time. Each prospective buyer's acceptance of this Confidential Memorandum constitutes its acknowledgement of an agreement to the foregoing.

TABLE OF CONTENTS

CONFIDENTIALITY DISCLOSURE	3
DESCRIPTION	4
EXECUTIVE SUMMARY	5
DEMOGRAPHICS	6
TRAFFIC COUNTS	8
STREET MAP	9
PARCEL MAP	10
PROPERTY PHOTOS	11
POINTS OF INTEREST	13



BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

DESCRIPTION

PROPERTY

SALE PRICE

Regal Oaks Plaza East
16332 Cortez Blvd.

\$2,150,000

This 11,370± SF single-story office building is conveniently located just east of the Suncoast Pkwy. in Brooksville, less than a mile from Bayfront Health Brooksville Hospital. Oak Hill Hospital is only 5± miles west of the property, just past a well-developed section of Cortez Blvd. with many national brand retailers and restaurants. The building has 6 units 100% leased to a mix of Medical and General office tenants. Further details on the tenants and leases as well as P&L statements are available upon request with an NDA from a qualified Buyer/Investor.

The building is block construction with a truss roof built in 2007. The roof, mechanicals, electrical and plumbing are original but in good condition. The property is an excellent investment competitively listed for the area at a 7.5% capitalization rate, \$2,150,000.

- 11,370± SF Block Construction w/Truss Roof, Office Built in 2007
- 100% Leased to a Mix of General and Medical Tenants
- Premier Location, Signage, Visibility & Access with Ample Parking
- Just East of the Suncoast Pkwy in Brooksville
- Less Than 1 Mile from Bayfront Health Brooksville
- About 5 Miles from Oak Hill Hospital
- Competitively Priced for the Area at a 7.5% Cap Rate
- List Price \$2,150,000

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

EXECUTIVE SUMMARY

SITE ADDRESS	16332 CORTEZ BOULEVARD, BROOKSVILLE, FL 34601
PARCEL NO. (APN)	R25-222-18-2060-0000-0050
PROPERTY USE	COMMERCIAL OFFICE
USE CODE	PROFESSIONAL BUILDING
LAND SIZE (TOTAL)	1.35 ACRES; 58,848 SF
PARCEL DIMENSIONS	245' X 240.5'
ZONING	C1
BUILDING SIZE	11,370± SF
NUMBER OF UNITS	6
YEAR BUILT	2007
TOTAL ASSESSED VALUE	\$674,806
TAXES & ASSESSMENTS	\$13,561.73
FEMA ZONE	X
TRAFFIC COUNT	27,500 AADT ON SR 50 (CORTEZ BLVD.)
LEGAL DESCRIPTION	E272 FT OF A TR 235X1100 FT IN S1/2 AS DES IN ORB 492 PG 1371 ORB 837 PG 977 ORB 1022 PG 391

DEMOGRAPHICS

Demographics are based on a 5-mile radius from subject property.

KEY FACTS

49,548 Population	46.8 Median Age	2.4 Average Household Size	1.07% Population Growth Rate
----------------------	--------------------	-------------------------------	---------------------------------

ANNUAL HOUSEHOLD SPENDING

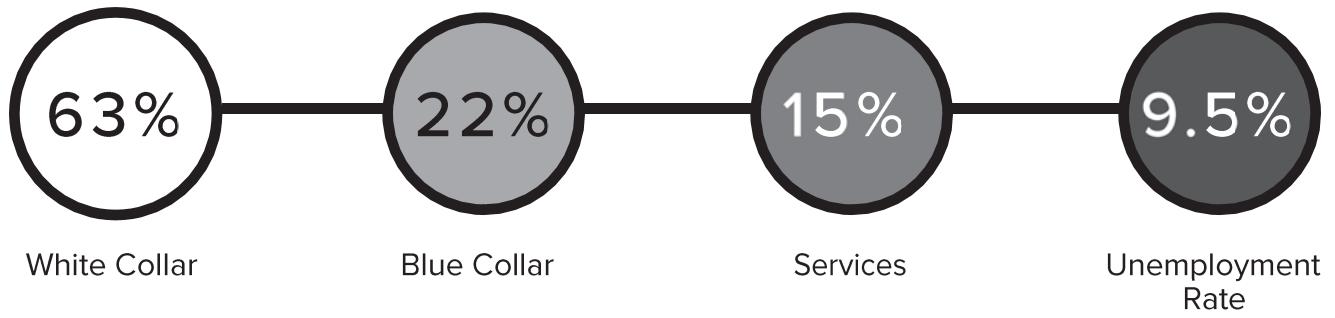
 \$1,399 Apparel & Services
 \$3,766 Groceries
 \$2,528 Dining Out
 \$105 Computers
 \$4,300 Health Care

BUSINESS & INCOME

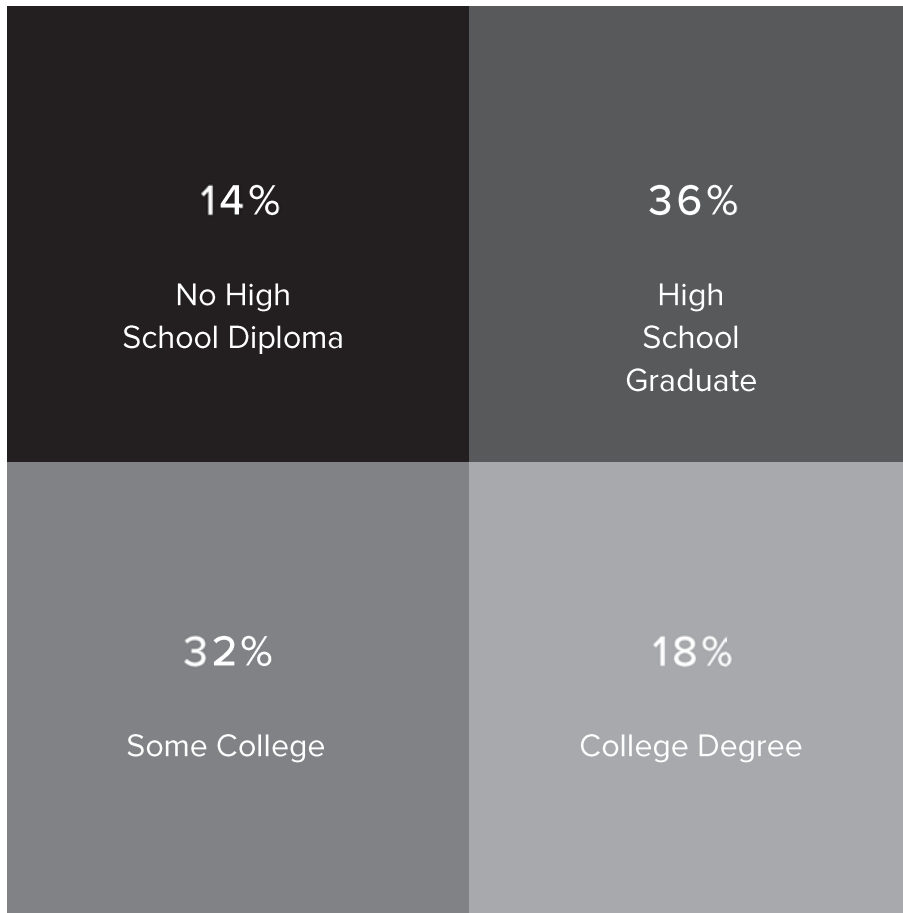
2,129 Total Businesses	23,561 Total Employees
\$24,077 Median Household Income	\$83,155 Median Net Worth



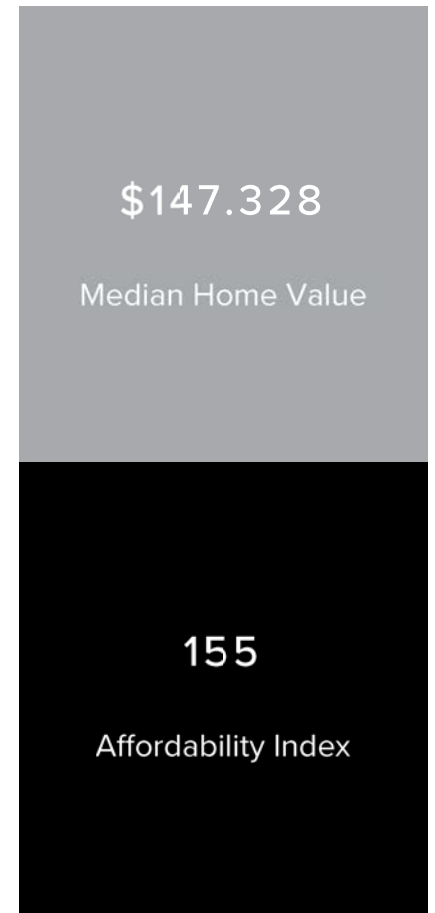
EMPLOYMENT



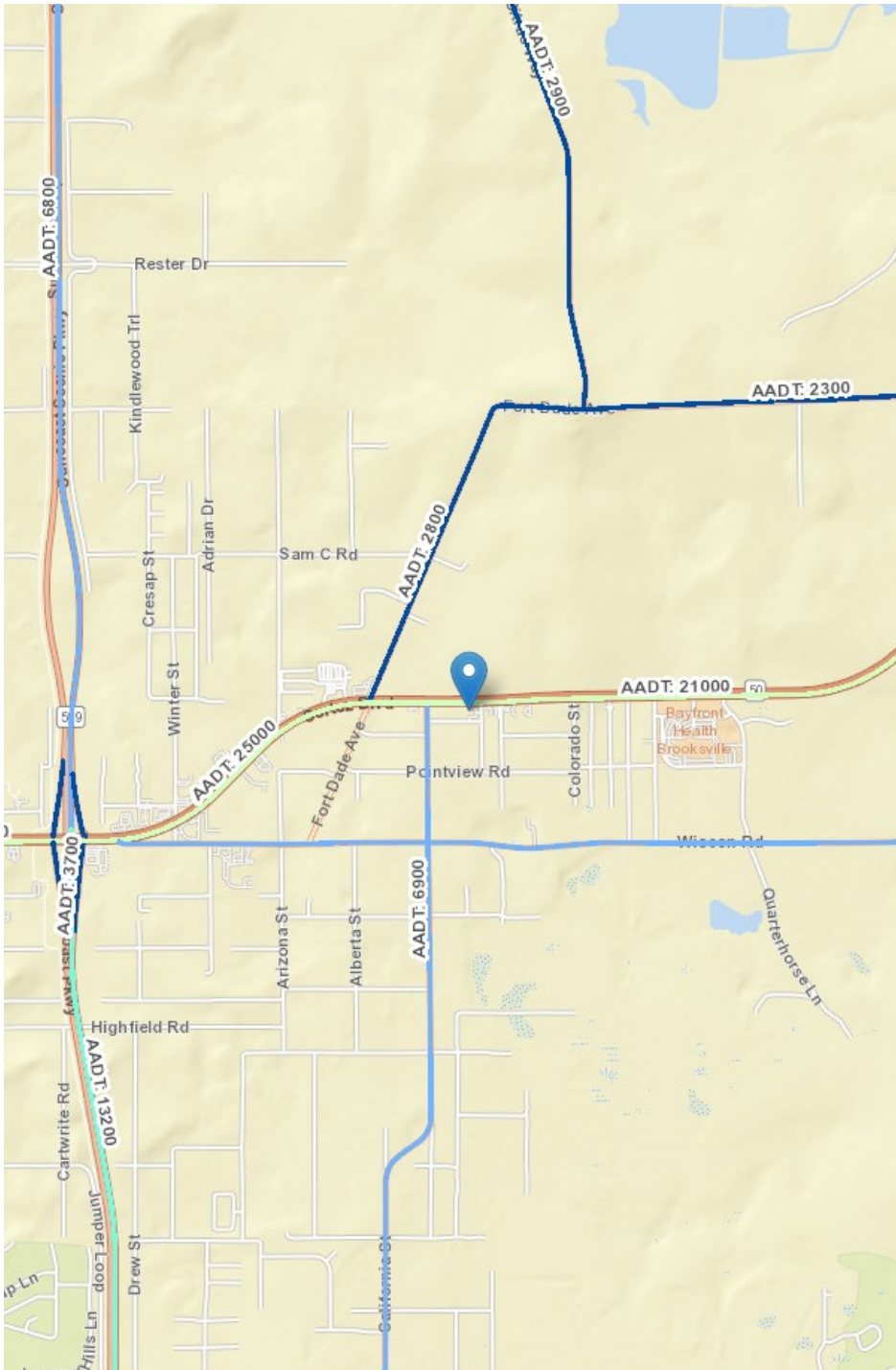
EDUCATION



HOUSING



TRAFFIC COUNTS

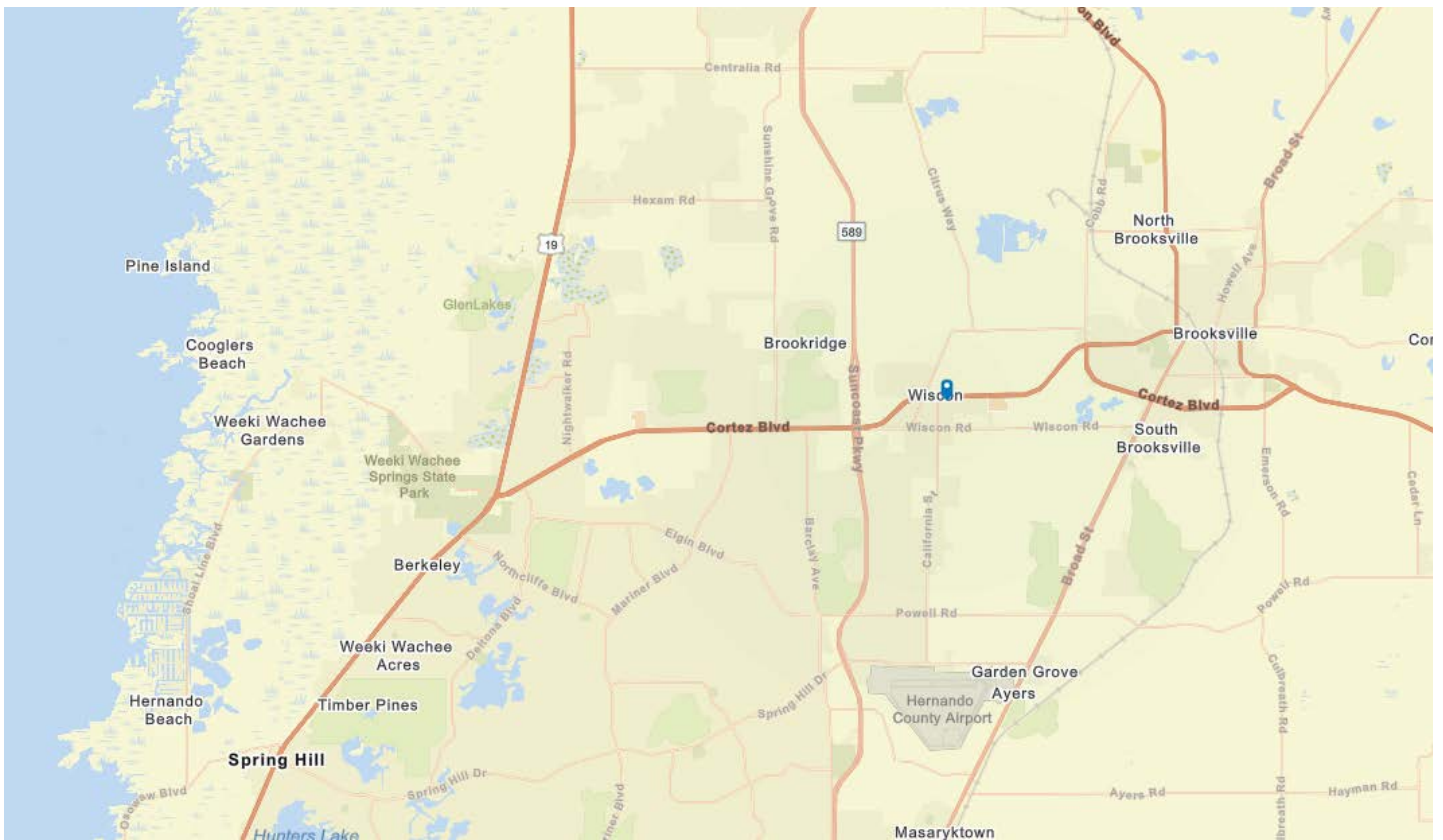
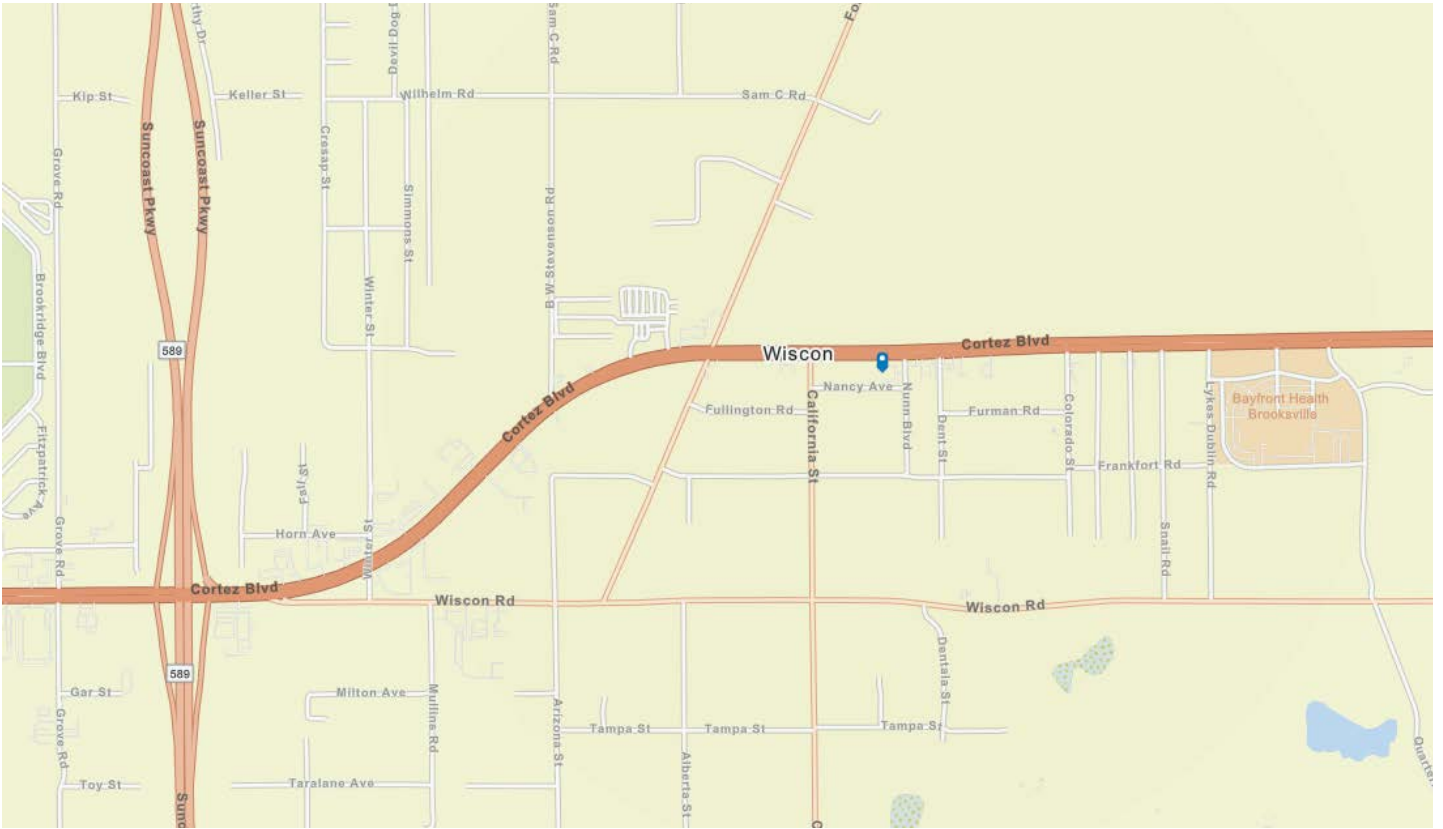


ROADWAY IMPROVEMENTS

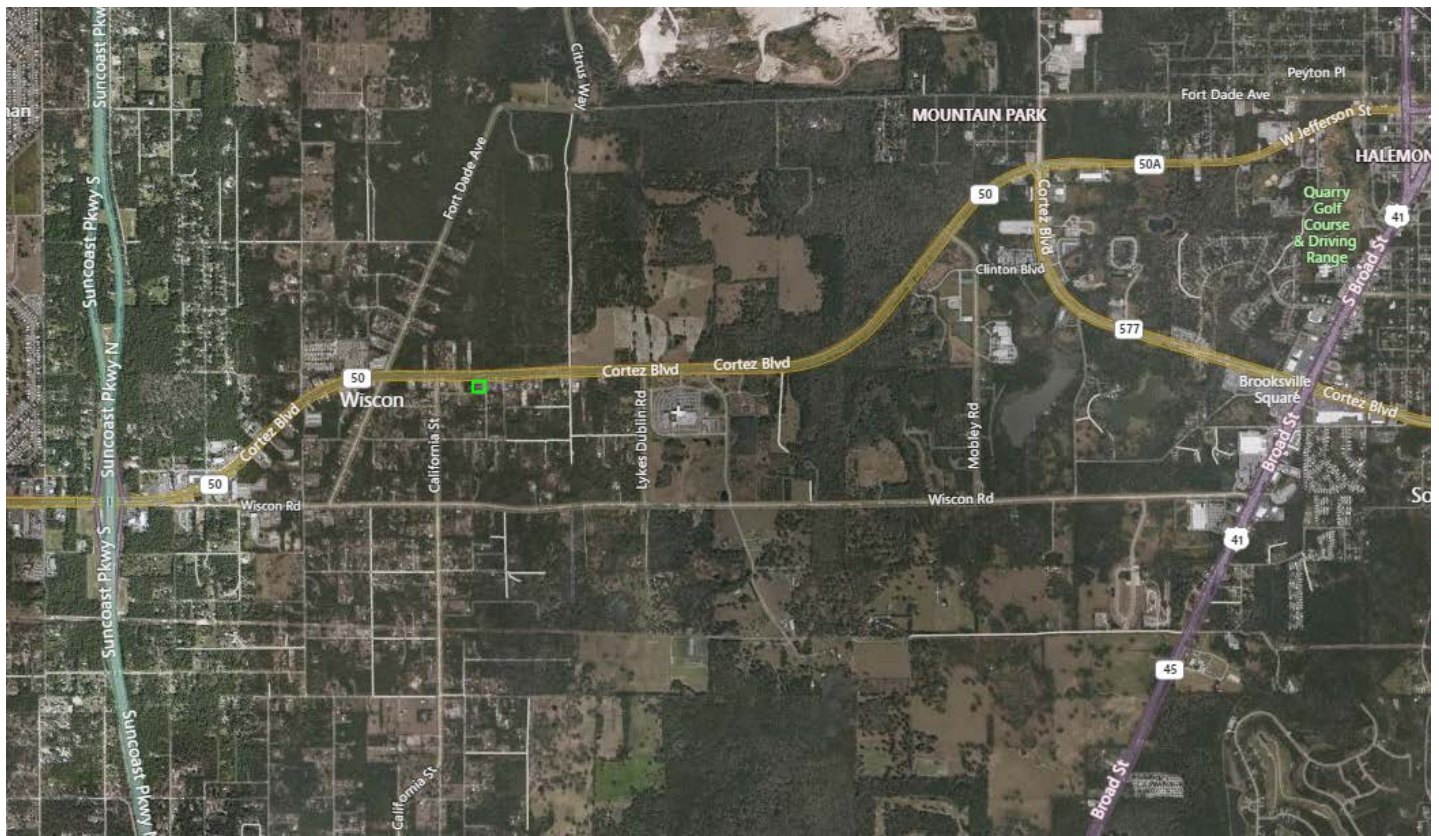
Project: GOOD NEIGHBOR
TRL CONNECTOR FM W
OF SUNCOAST PKWY TO
SR 50/C ORTEZ BLVD -
BIKE PATH/TRAIL
Est. Completion: 7/26/2021

Project: ALL ELECTRONIC
TOLLING PHASE 6C
SUNCOAST PARKWAY -
TOLL PLAZA
Est. Completion: 8/20/2020

STREET MAP



PARCEL MAP



SUBJECT
PHOTOS



SUBJECT PHOTOS



east view from subject



east view of SR 50/Cortez Blvd. from subject



east view from subject



BH HS
BERKSHIRE HATHAWAY
 HomeServices
 Florida Properties Group
 COMMERCIAL DIVISION

GLEN LAKES
 Golf Community
 1300+ homes

CORTEZ OAKS
 980 Residential
 units planned

HIGH POINT
 55+ Golf Community
 1600+ homes

OAK HILL
 SENIOR LIVING
 COMMUNITY

CORTEZ OAKS
 Commercial
 & Mixed-Use

HCA Oak Hill
 Hospital

PETCO **Chick-fil-A** **ULTA BEAUTY**
GTC **Sears** **Advance Auto Parts**
Michaels **SUNTRUST** **Kirkland's**
CHIPOTLE MEXICAN GRILL **CARRABBA'S ITALIAN GRILL** **Save a lot** **W**
TEXAS ROADHOUSE **Starbucks** **Panera BREAD** **BUCKEYE KING**
belk **Ruby Tuesday** **ALDI**
DOLLAR GENERAL **Office DEPOT**

BROOKRIDGE
 55+ Golf Community
 2400+ homes

HEATHER
 Golf Community

REGAL OAKS
PLAZA WEST
 6475 OREGON
 JAY ROAD

REGAL OAKS
PLAZA EAST
 16332 CORTEZ
 BOULEVARD

Weeki Wachee
 Springs State Park
 420,000 visitors
 per year

Sand Hill Scout
 Reservation
 1,200 acres

Winn-Dixie
Hardee's
Little Caesars Pizza
SNAP FITNESS 24-7
Bank of America

HOBBY LOBBY **chili's**
Bob Evans RESTAURANT **LONGHORN STEAKHOUSE**
CHASE **Wawa**
McDonald's **BONEFISH GRILL**
Encompass Health **WELLS FARGO**
TJUJANA FLATS TEX-MEX
CVS **FirstWatch The Daytime Cafe**

verizon wireless **BEALLS**
PINEBROOK MEDICAL CENTER
ROSS DRESS FOR LESS **SAM'S CLUB**
TACO BELL **GameStop**
Bank of America
Walmart

Cortez Blvd.

Cortez Blvd.

Mariner Blvd.

Suncoast Pkwy.

Suncoast Pkwy.





BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

7916 Evolutions Way, Suite 210, Trinity, FL 34655
4950 West Kennedy Blvd, Suite 300, Tampa, FL 33609
www.bhhsflcommercial.com | 813-739-5700