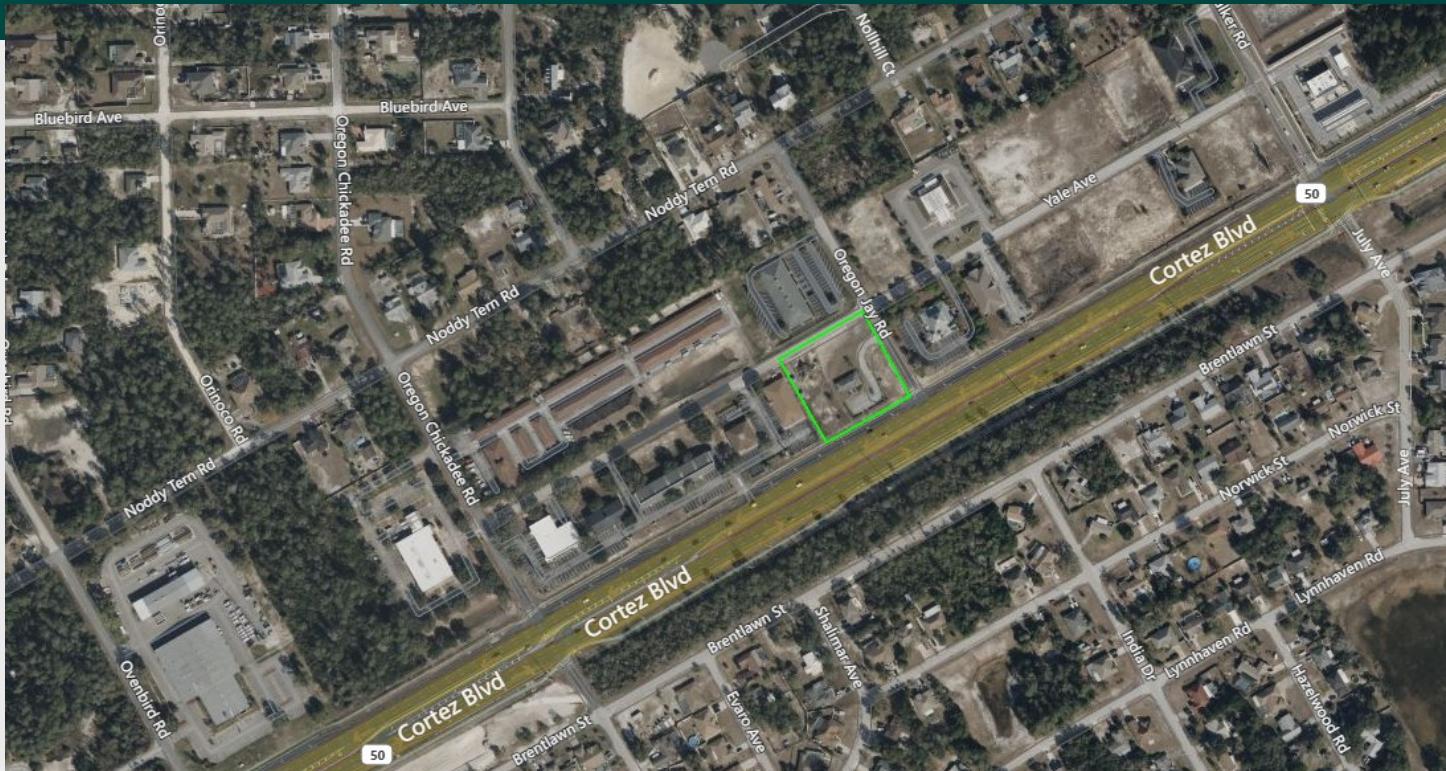


Redevelopment Opportunity On Cortez Blvd
1.20± Acres of Development Land
10177 Cortez Blvd, Brooksville, FL 34613

BERKSHIRE
HATHAWAY
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



For Sale - \$1,350,000

- Redevelopment Opportunity on Cortez Blvd
- Premier Visible Location on Hard Corner
- Just West of the Suncoast Pkwy in Brooksville
- Less Than 2 Miles West of HCA Oak Hill Hospital
- About Seven Miles West of TGH Brooksville
- Competitively Priced for the Area
- Commercial Zoning W/ Cortez Blvd.
- 34,500 AADT on Cortez Blvd
- Minutes To Upscale Restaurants & Retail

**For Information
Contact:**

DAVE RABON

Senior Director

drabon@bhhsflpg.com

813-951-3190

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Teamwork | Integrity | Passion | Excellence

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The property features a 1,710± SF single-story concrete block building on approximately 1.2 acres at the highly visible northwest corner of Oregon Jay Road and Cortez Boulevard in Brooksville. Positioned along a major commercial corridor, the site offers excellent access, frontage, and redevelopment potential.

With the option to remove the existing structure, the property is well-suited for medical or medical-related office development, with possible complementary retail uses. Its location provides strong exposure and connectivity, situated less than 5 miles from the Suncoast Parkway, under 2 miles from HCA Oak Hill Hospital, near major retail amenities, and approximately 7 miles from TGH Brooksville Hospital.

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.

Redevelopment Opportunity on Cortez Blvd

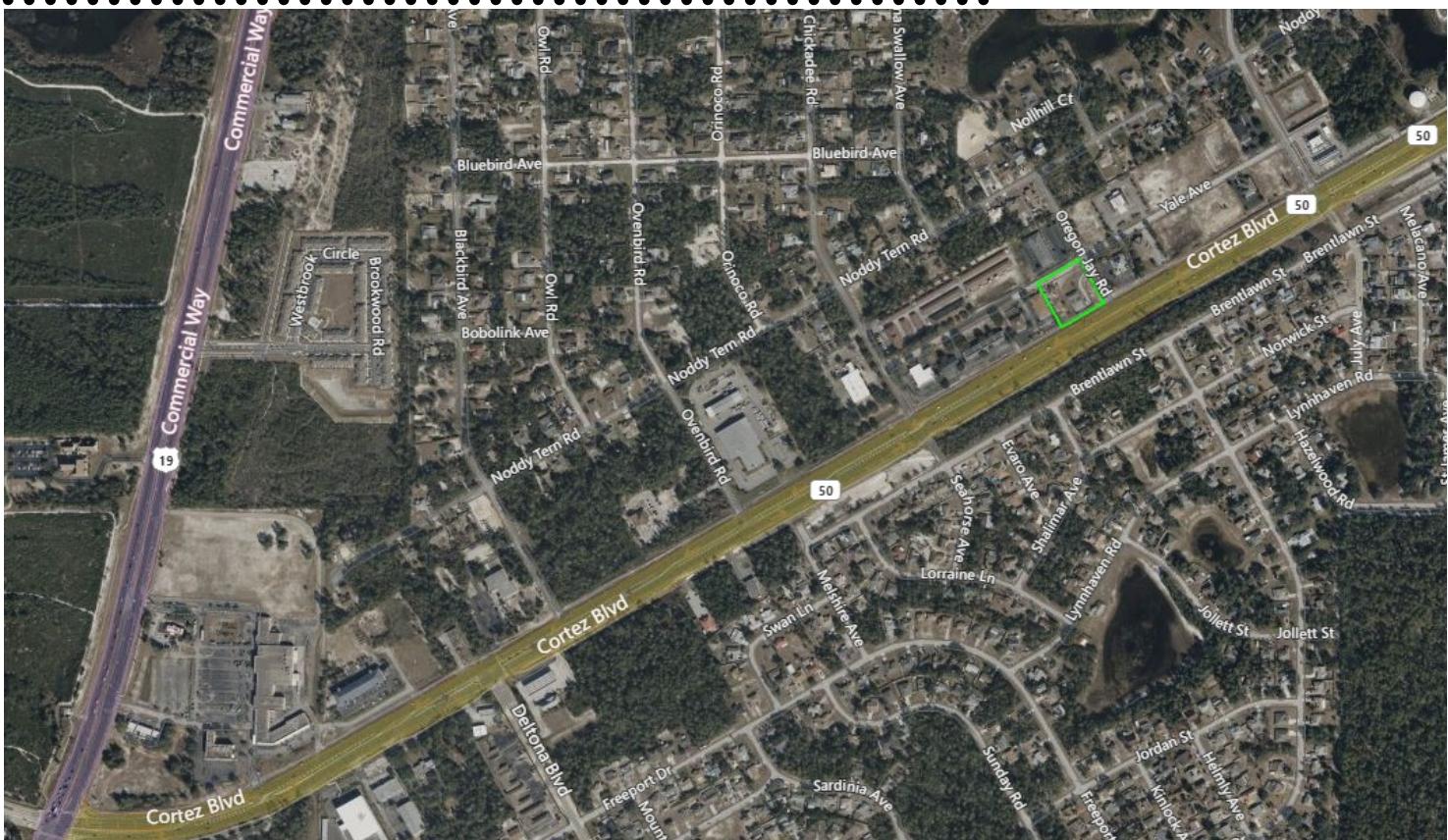
1.20 ± Acres of Development Land

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AREA DEMOGRAPHICS (Based on a 5 Mile Radius)

DEMOGRAPHIC SUMMARY

10177 Cortez Blvd, Weeki Wachee, Florida, 34613

Ring of 5 miles

KEY FACTS

101,114

Population



50.9

Median Age

\$55,453

Median Disposable Income

EDUCATION

8.4%



No High
School
Diploma

32.1%

High School
Graduate

36.7%

Some College/
Associate's
Degree

22.7%

Bachelor's/Grad/ Prof
Degree

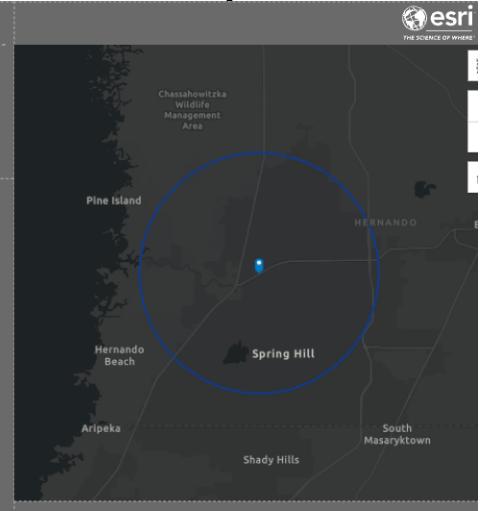
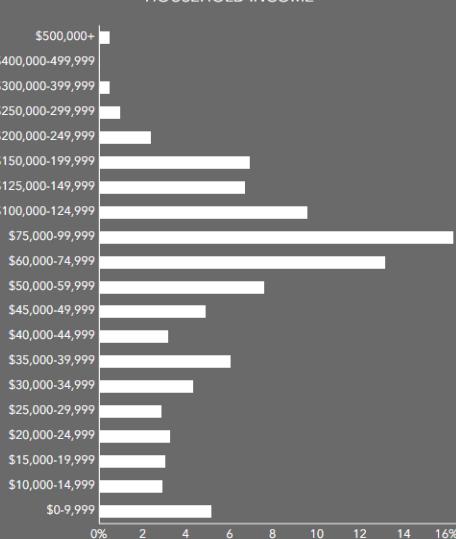
INCOME

\$66,975
Median Household
Income

\$34,564
Per Capita
Income

\$281,680
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT

White Collar

Blue Collar

Services

63.6%

21.2%

19.2%

5.7%

Unemployment
Rate

Demographic data sourced from public business sites. Figures are approximate and may not be fully accurate.