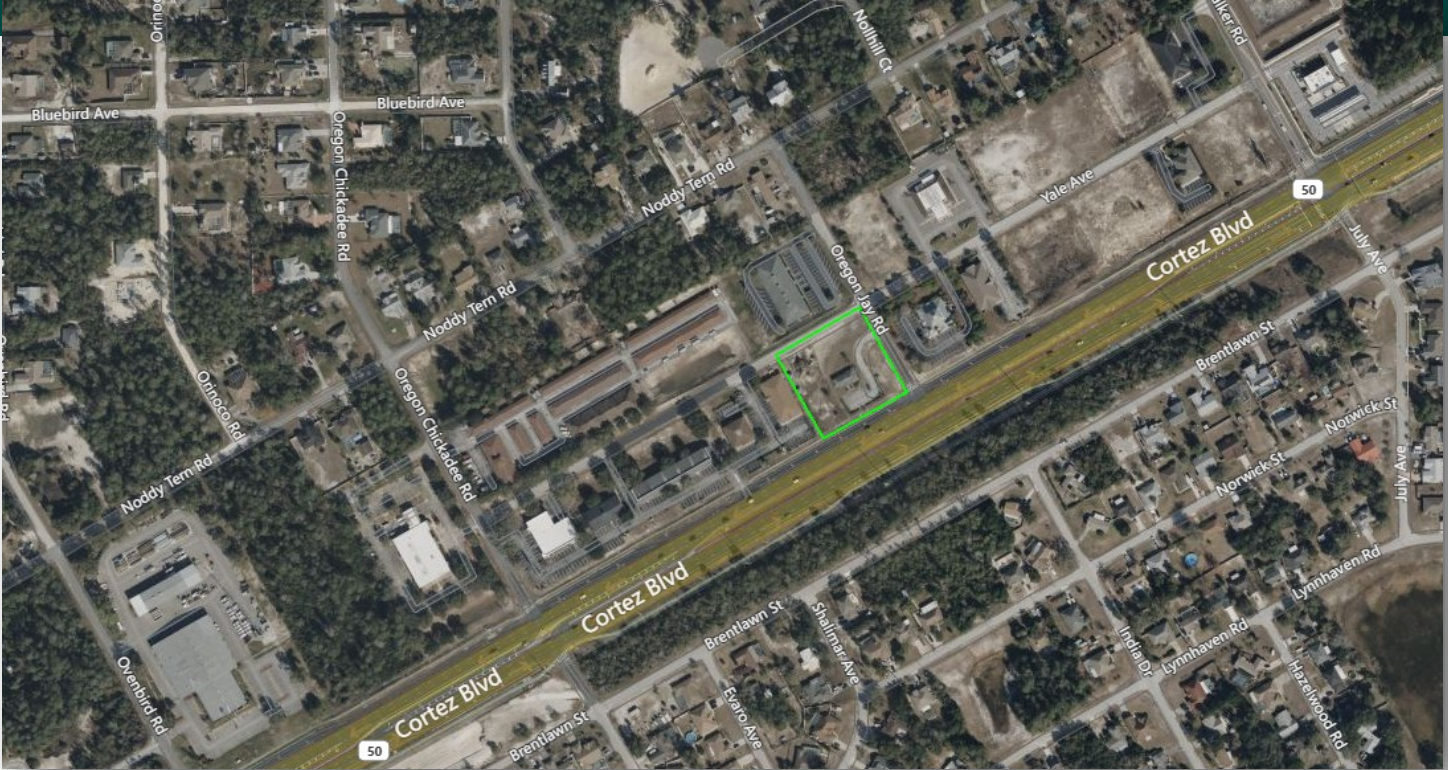


Redevelopment Opportunity On Cortez Blvd
1.20± Acres of Development Land
10177 Cortez Blvd, Brooksville, FL 34613

**BERKSHIRE
HATHAWAY**
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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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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.

Redevelopment Opportunity on Cortez Blvd

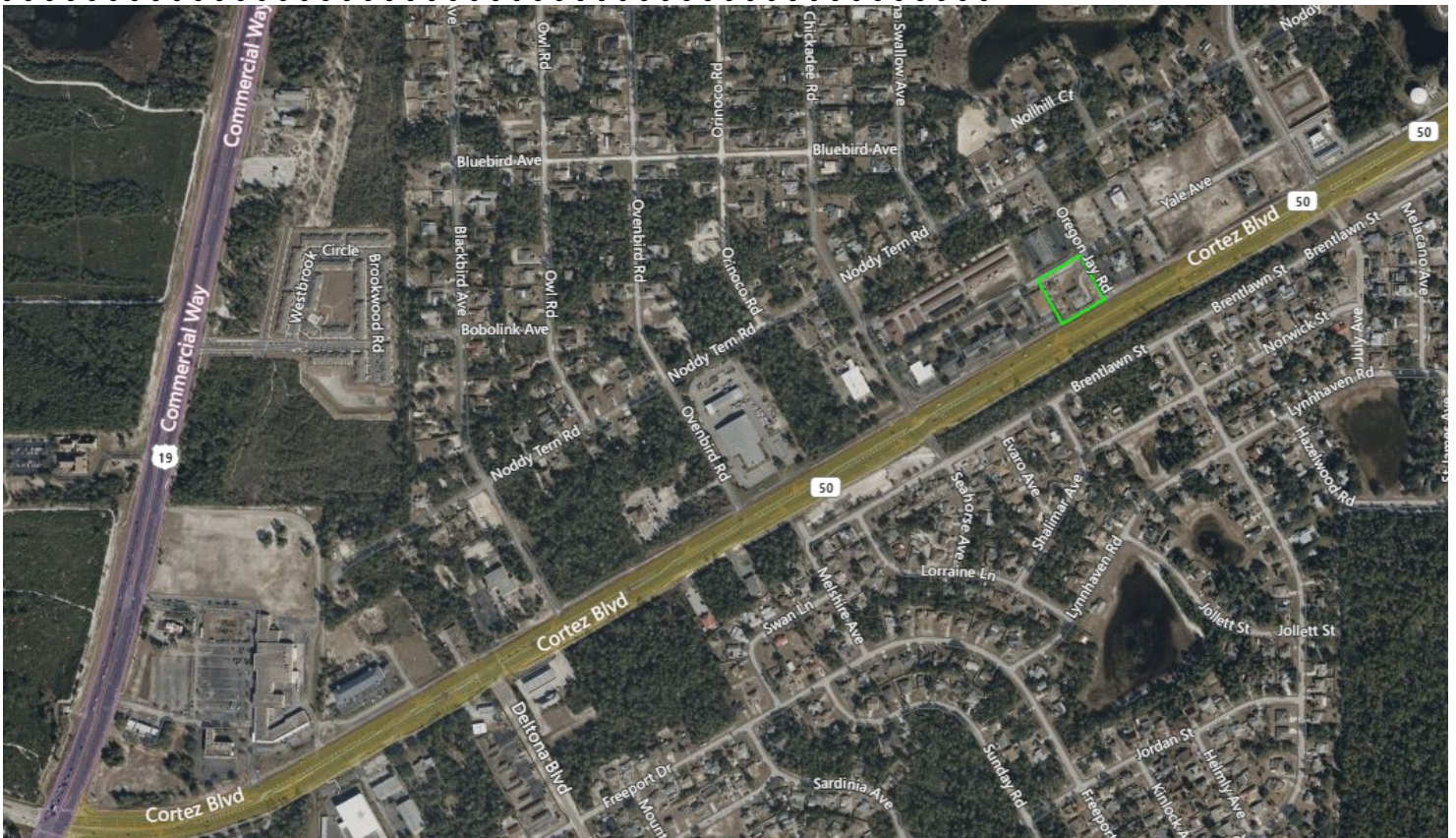
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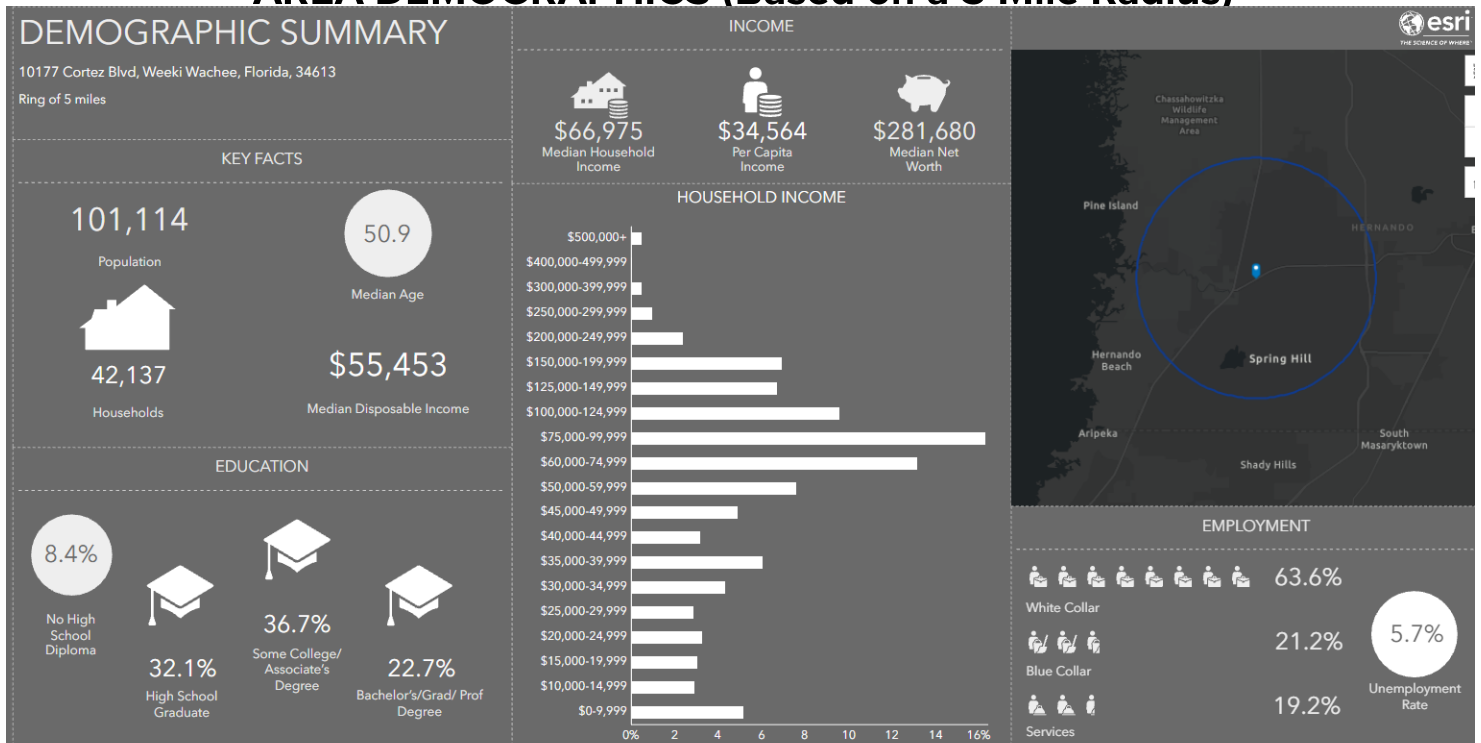
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AREA DEMOGRAPHICS (Based on a 5 Mile Radius)



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