

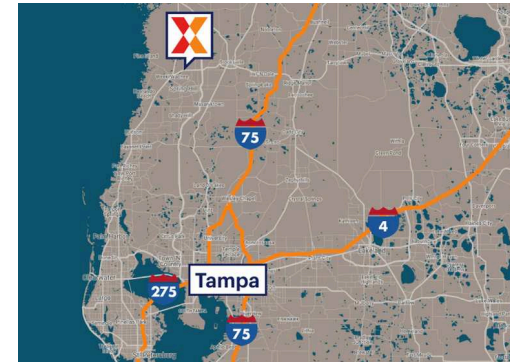


Tampa-St. Petersburg-Clearwater, FL

COASTAL WAY - COASTAL LANDING

28.5338, -82.507
13173 Cortez Boulevard | Brooksville, FL 34613

CENTER SIZE: 374,598 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	4,312	33,148	80,009
	1,846	13,678	32,062
	\$52,135	\$54,367	\$57,049

Market-dominant center with strong lineup of national retailers including Belk, Michaels, Marshalls, Bed Bath & Beyond, Ulta Beauty & Petco, drawing an estimated 11,000 visits/day and 4M+ visits/year

Conveniently located on Cortez Blvd/Rte 50 with visibility from 38,000+ vehicles daily

Strategically positioned to serve the communities of Brooksville and Spring Hill, and minutes from Suncoast Pkwy/Hwy 589 which traverses Tampa and other neighboring cities

Up to 6,000 SF of new retail space available

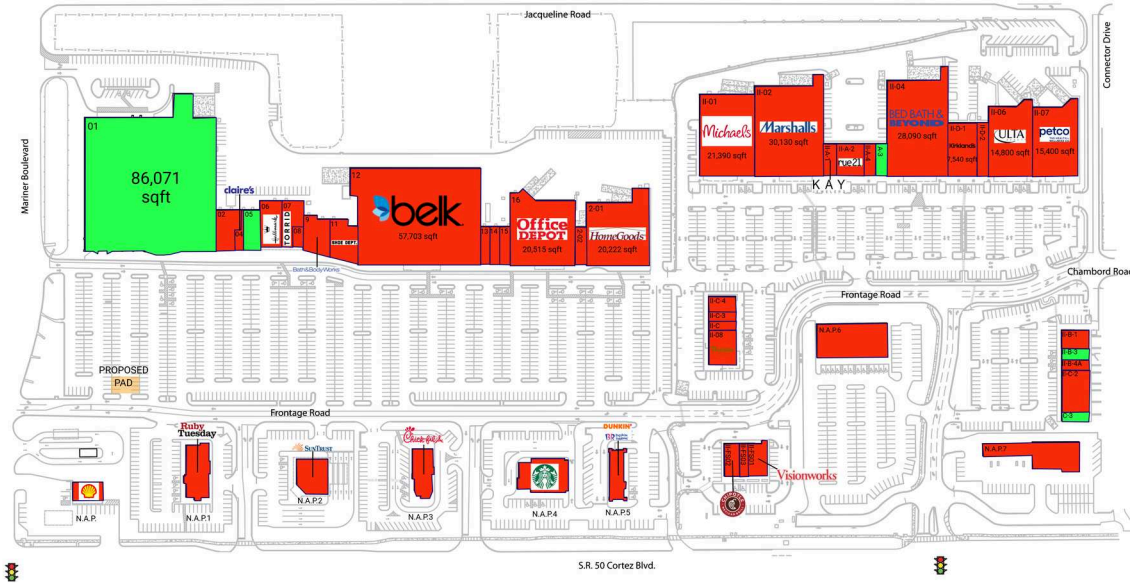
COASTAL WAY - COASTAL LANDING

AVAILABLE SPACE

A-3	1,700 SF	05	2,656 SF
C-3	1,200 SF		
II-B-3	1,500 SF		
PAD			
01	86,071 SF		

CURRENT RETAILERS

II-01	Michaels	21,390 SF
II-02	Marshalls	30,130 SF
II-04	Bed Bath & Beyond	28,090 SF
II-06	Ulta Beauty	14,800 SF
II-07	Petco	15,400 SF
II-08	Panera Bread	4,500 SF
II-A-1	Kay Jewelers	2,000 SF
II-A-2	rue21	4,200 SF
II-A-4	House of Tans	1,770 SF
II-B-1	Pizza Villa & Restaurant	2,376 SF
II-B-4A	uBREAKiFiX	1,347 SF
II-C	Rita's Italian Ice	1,200 SF
II-C-2	Armed Forces	5,520 SF
II-C-3	GNC	1,200 SF
II-C-4	Noire the Nail Bar	1,022 SF
II-D-1	Kirkland's	7,540 SF
II-D-2	Liif Salon	2,900 SF
II-FS01	Visionworks	2,800 SF
II-FS02	Chipotle Mexican Grill	2,380 SF
II-FS03	Jimmy John	1,320 SF
N.A.P.	Shell Gas Station	
N.A.P.1	Ruby Tuesday	4,235 SF
N.A.P.2	SunTrust Bank	20,222 SF
N.A.P.3	Chick-fil-A	2,000 SF
N.A.P.4	Starbucks	1,080 SF
N.A.P.5	Dunkin' Donuts & Baskin Robbins	4,579 SF
N.A.P.6	Restaurant	4,083 SF
N.A.P.7	Top Line Tire & Auto	
02	Spectrum	4,235 SF
2-01	HomeGoods	20,222 SF
2-02	Massage Envy	2,000 SF
04	Claire's	1,080 SF
06	Hallmark	4,579 SF
07	Torrid	4,083 SF



5112 - 02.13.25