

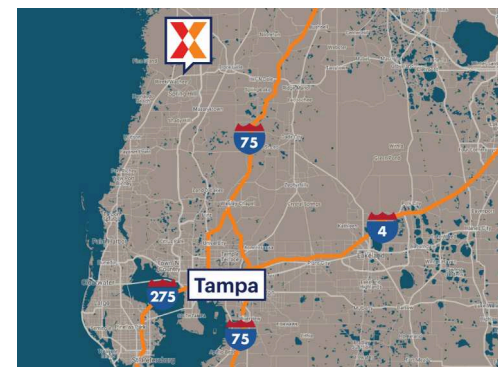
Coastal Way - Coastal Landing

Tampa-St. Petersburg-Clearwater, FL



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

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Available Space

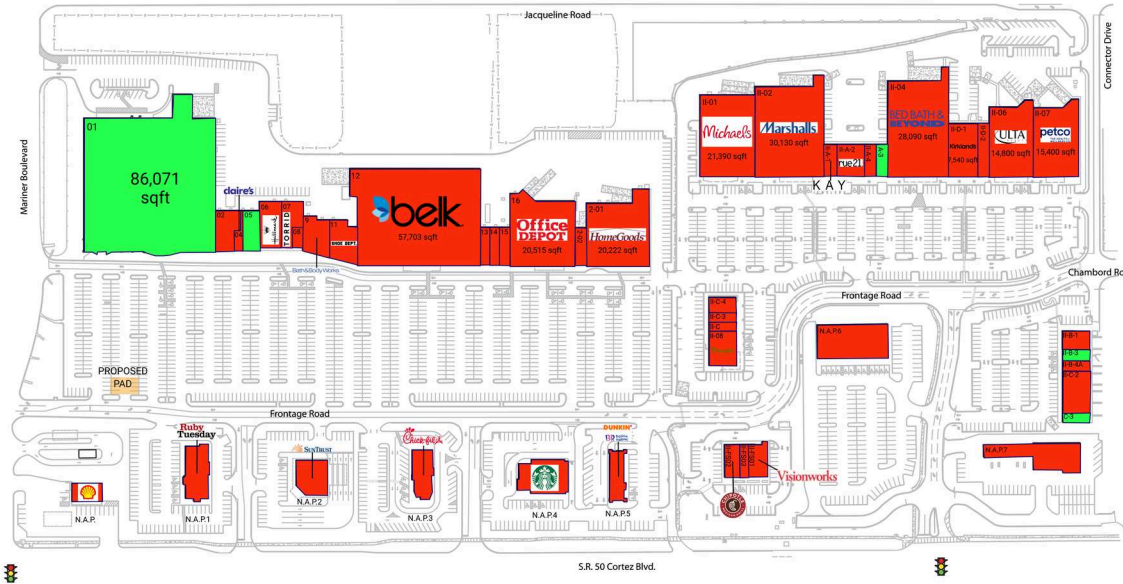
A-3	1,700 SF
C-3	1,200 SF
II-B-3	1,500 SF
01	86,071 SF
05	2,656 SF

Pad Opportunities

PAD	0 SF/0
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Current Retailers

II-01	Michaels	21,390 SF	N.A.P.2	SunTrust Bank	0 SF
II-02	Marshalls	30,130 SF	N.A.P.3	Chick-fil-A	0 SF
II-04	Bed Bath & Beyond	28,090 SF	N.A.P.4	Starbucks	0 SF
			N.A.P.5	Dunkin' Donuts & Baskin Robbins	0 SF
II-06	Ulta Beauty	14,800 SF			
II-07	Petco	15,400 SF	N.A.P.6	Restaurant	0 SF
II-08	Panera Bread	4,500 SF	N.A.P.7	Top Line Tire & Auto	0 SF
II-A-1	Kay Jewelers	2,000 SF			
II-A-2	Rue21	4,200 SF	02	Spectrum	4,235 SF
II-A-4	House Of Tans	1,770 SF	2-01	HomeGoods	20,222 SF
II-B-1	Pizza Villa & Restaurant	2,376 SF	2-02	Massage Envy	2,000 SF
			04	Claire's	1,080 SF
II-B-4A	UBREAKiFIX	1,347 SF	06	Hallmark	4,579 SF
II-C	Rita's Italian Ice	1,200 SF	07	Torrid	4,083 SF
II-C-2	Armed Forces	5,520 SF	08	Hernando Loser	855 SF
II-C-3	GNC	1,200 SF	9	Bath & Body Works	4,204 SF
II-C-4	Noire The Nail Bar	1,022 SF			
II-D-1	Kirkland's	7,540 SF	11	SHOE DEPT.	5,249 SF
II-D-2	Liif Salon	2,900 SF	12	Belk	57,703 SF
II-FS01	Visionworks	2,800 SF	13	Hear USA	1,720 SF
II-FS02	Chipotle Mexican Grill	2,380 SF	14	Springleaf Financial Services	1,716 SF
II-FS03	Jimmy John	1,320 SF	15	Opti-Mart	1,733 SF
N.A.P.	Shell Gas Station	0 SF	16	Office Depot	20,515 SF
N.A.P.1	Ruby Tuesday	0 SF			



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