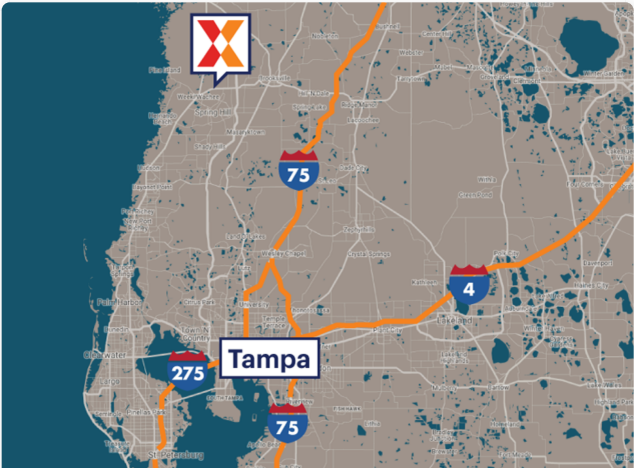


Coastal Way

Hernando County Tampa-St. Petersburg-Clearwater, FL 236,050 Sq Ft

13173 Cortez Boulevard | Brooksville, FL 34613

28.5352, -82.5093



Demographics	1 Mile	3 Miles	5 Miles
Population	4,143	36,925	89,388
Daytime Pop.	5,470	33,632	82,877
Households	1,813	15,172	35,712
Income	\$80,374	\$87,514	\$92,639

Source: Synergos Technologies, Inc. 2024

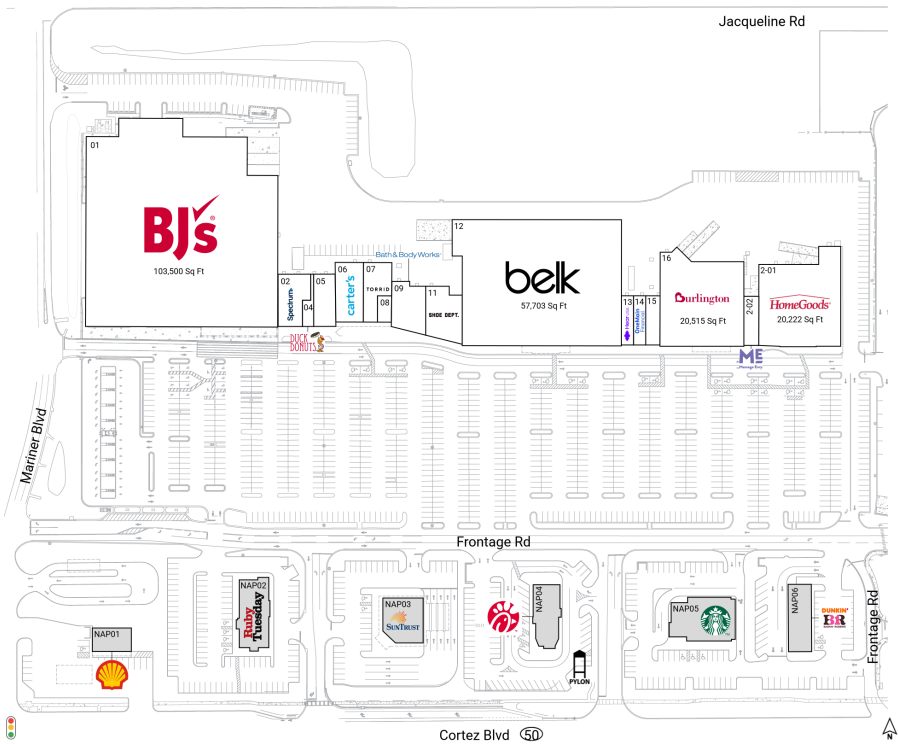
Strong lineup of national retailers BJ's Wholesale Club, HomeGoods, and Belk, drawing an estimated 4.8M annual visits (Placer.ai 2025)

Conveniently located at the corner of Cortez Blvd/Rte 50 with 44K+ vehicles daily and Mariner Blvd with 21K+ vehicles daily (Kalibrate 2022, 2025)

Less than 2 miles from Oak Hill Hospital with 1,800+ employees and 350 beds (HCA Florida 2025)

Strategically positioned to serve the growing communities of Brooksville and Spring Hill and located minutes from Suncoast Pkwy/Hwy 589 providing access to Tampa and other neighboring cities





Current Tenants Space size listed in square feet

01	BJ's Wholesale Club	103,500
02	Spectrum	4,235
2-01	HomeGoods	20,222
2-02	Massages Envy	2,000
04	Duck Donuts	1,080
05	Buzzed Bull Creamery	2,656
06	Carter's + OshKosh B'gosh	4,579
07	Torrid	4,083
08	Hernando Loser	855
09	Bath & Body Works	4,204
11	Shoe Dept	5,249
12	Belk	57,703
13	HearUSA	1,720
14	OneMain Financial	1,716
15	Opti-mart	1,733
16	Burlington	20,515
NAP01	Shell Oil	0
NAP02	Ruby Tuesday	0
NAP03	SunTrust Bank	0
NAP04	Chick-fil-A	0
NAP05	Starbucks	0
NAP06	Dunkin'/Baskin-Robbins	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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