

# Coastal Landing

7131-7223 Coastal Blvd | Brooksville, FL 34613

28.5354, -82.5056

Hernando County Tampa-St. Petersburg-Clearwater, FL 157,199 Sq Ft



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 4,692    | 35,055   | 88,116   |
| Daytime Pop. | 5,171    | 32,724   | 81,430   |
| Households   | 2,025    | 14,478   | 35,112   |
| Income       | \$86,399 | \$87,509 | \$92,584 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including Sprouts Farmers Market, Marshalls, Michaels, Ulta Beauty, Petco, and Kay Jewelers, drawing an estimated 3.1M annual visits (Placer.ai 2025)

Conveniently located on Cortez Blvd/Rte 50 with visibility from 44K+ vehicles daily (Kalibrate 2022)

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



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## Current Tenants Space size listed in square feet

|       |                          |        |
|-------|--------------------------|--------|
| 01    | Michaels                 | 21,390 |
| 02    | Marshalls                | 30,000 |
| 04    | Sprouts Farmers Market   | 28,112 |
| 06    | ULTA Beauty              | 14,800 |
| 07    | Petco                    | 15,400 |
| 08    | Panera Bread             | 4,500  |
| A-1   | Kay Jewelers             | 2,000  |
| A-2   | The Men's Wearhouse      | 4,200  |
| A-3   | SoFresh                  | 1,700  |
| A-4   | House of Tans            | 1,770  |
| B-1   | Pizza Villa & Restaurant | 2,376  |
| B-3   | Nothing Bundt Cakes      | 1,500  |
| B-4A  | uBreakiFix               | 1,347  |
| B-5   | Liberty Tax Service      | 1,200  |
| C     | Sport Clips              | 1,200  |
| C-2   | Armed Forces Recruiting  | 5,520  |
| C-3   | GNC                      | 1,200  |
| C-4   | Crumbl Cookies           | 2,044  |
| D-1   | SKECHERS                 | 7,540  |
| D-2   | Liif Salon               | 2,900  |
| FS01  | Visionworks              | 2,800  |
| FS02  | Chipotle Mexican Grill   | 2,380  |
| FS03  | Jimmy John's             | 1,320  |
| NAP01 | Top Line Tire & Auto     | 0      |
| NAP02 | Restaurant               | 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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