



FOR SALE

## 38.5 Acres: Mixed-Use

NWC of Cortez Blvd and Kettering Road,  
Brooksville, FL 34602



### Demographics

	1 Mile	3 Miles	5 Miles
Population	660	4,699	15,003
Median HH Income	\$58,212	\$53,361	\$51,538
Average HH Income	\$75,603	\$69,586	\$67,249
Households	289	1,981	5,899
Q3 2022 Employees	76	961	2,413
Median Age	43.4	45.4	46.4
Retail Sales	18.5M	119.8M	345M

### Traffic Counts

Cortez Blvd	19,500 VPD
Interstate 75	52,500 VPD

### Property Overview

Address	31170 Cortez Blvd, Brooksville, FL 34602
Zoning	C-2: Commercial
Flood Zone	X
Land Area	38.5 Acres
Land Use	Commercial (per County FLU Map)
Sewer	12" force main on the west side of the property
Water	12" line on the south side of the property
Folio Numbers	373205 and 1594091
Comments	"Hard Corner" Signalized Intersection, Proximity to Interstate 75 and Walmart Distribution Center, Suitable for Multifamily*, Retail, Office and Medical Uses *Rezoning Required

**PRICE: \$13,000 per Multifamily Unit**  
**Retail: 12 Acres: \$3,659,040 (7.00 PSF)**

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**Bruce K. Erhardt, ALC**  
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Suite 3300  
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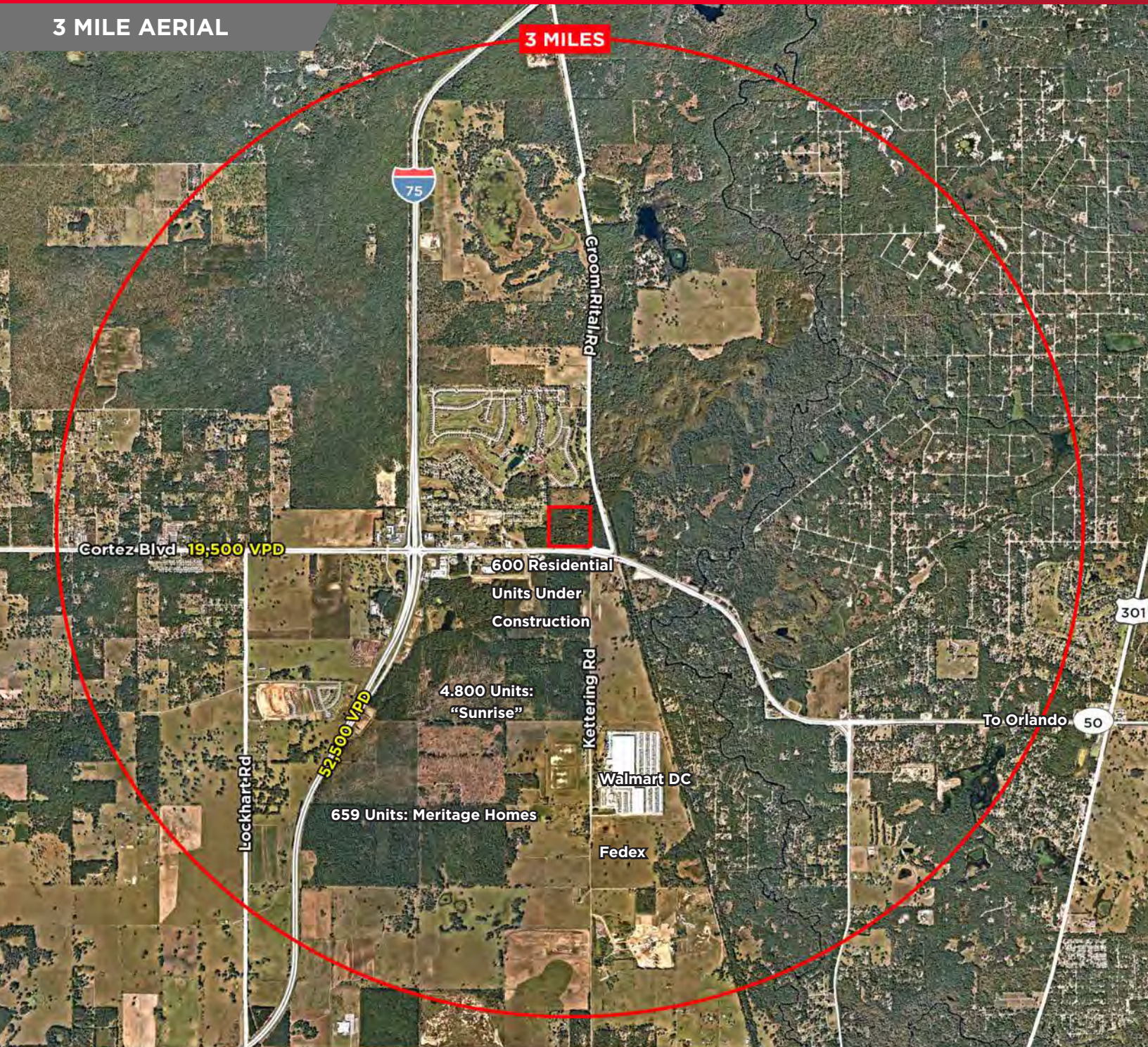
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WAKEFIELD**

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**3 MILE AERIAL**



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RETAIL AERIAL



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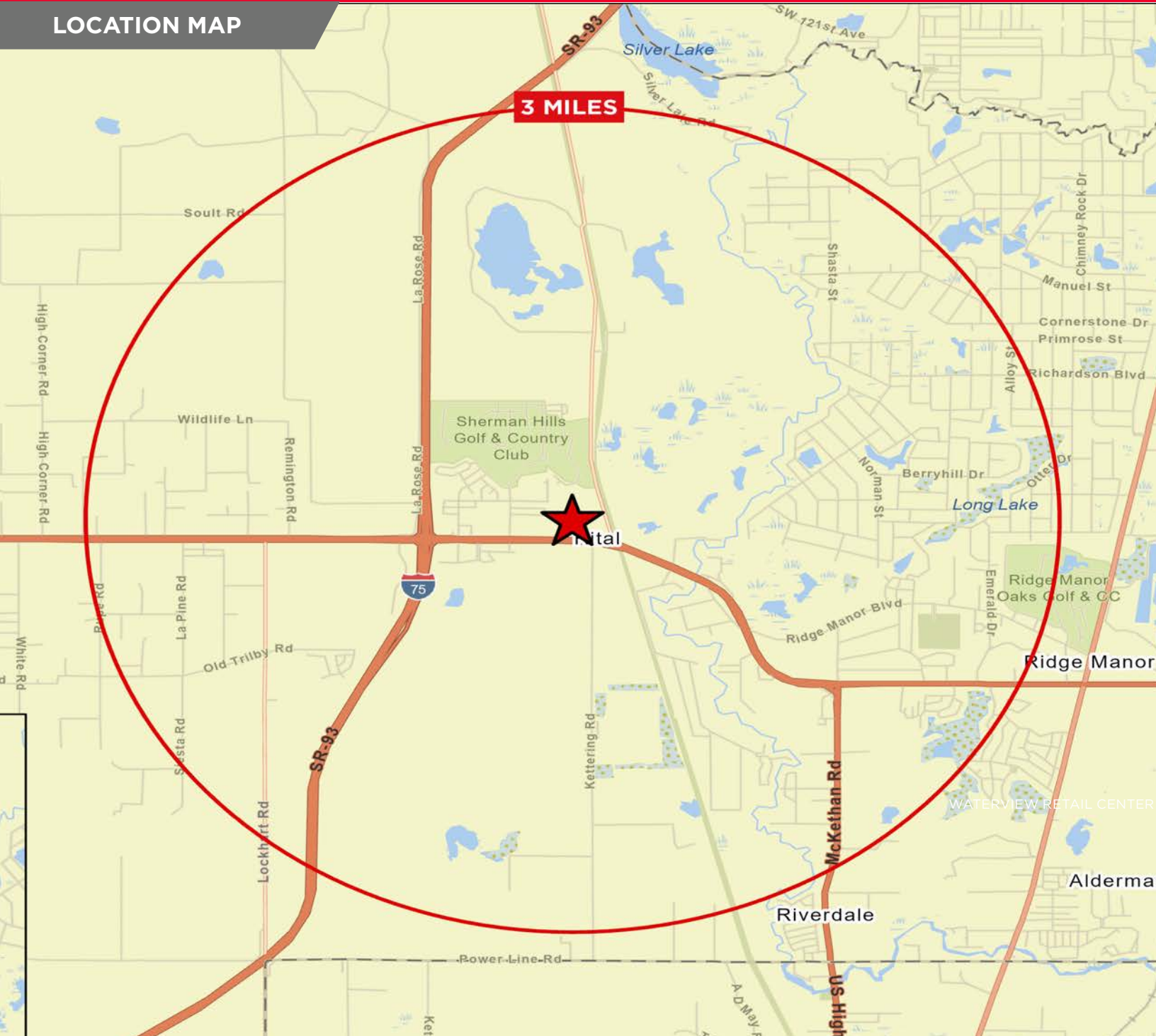
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**LOCATION MAP**



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