

SUNRISE P·L·A·Z·A

Brooksville (Tampa), Florida

RECENT SR-50 ROAD WIDENING
MAJOR 4-TO-6 LANE EXPANSION

Walmart
DISTRIBUTION CENTER
1.48 MILLION SF
1,300 WAREHOUSE EMPLOYEES

Downtown Orlando
52 Miles
Downtown Tampa
40 Miles

SUNRISE DRI

A 1,385 ACRE DEVELOPMENT PLANNED
TO INCLUDE 4,200 SINGLE-FAMILY
HOMES, 350,000 SF OF RETAIL & OF
OFFICE SPACE, A GOLF CLUB, AND MORE

Cortez Blvd

SUNRISE BLVD
UNDER DEVELOPMENT TO CONNECT
SHERMAN HILLS BLVD TO THE SUNRISE DRI

DOLLAR GENERAL

50
(20,500 AADT)

RIDGE MANOR WEST
330+ HOME COMMUNITY

Advance
Auto Parts

SUBWAY

WYNDHAM
115 Rooms

ZAXBY'S
W



TACO
BELL
WAFFLE
HOUSE

DUNKIN'
DONUTS

Holiday Inn
Express
78 Rooms

McDonald's

Wendy's

3.5 ACRES FUTURE TRUCK STOP EXPANSION
OF RACETRAC TO INCLUDE:
8,100 SF CONVENIENCE STORE, 32 FUELING
STATIONS, AND A TRUCK PARKING AREA

Cracker Barrel

Interstate
75

(52,500 AADT)

RECENT I-75 INTERCHANGE EXPANSION PROJECT

- MAJOR 4-TO-6 LANE EXPANSION
- NEW ON/OFF RAMPS



JLL Capital Markets, as exclusive broker, is pleased to offer the exceptional opportunity to acquire Sunrise Plaza, a 86,815 square foot strong-performing Winn-Dixie anchored center located in Brooksville (Tampa), Florida.



Investment Highlights

PROPERTY OVERVIEW

Address:	31070-31188 Cortez Boulevard, Brooksville, FL 34602
Property Size:	GLA: 86,815SF Lot Size: ± 12.0 Acres
Year Built:	1991 / 2020
Occupancy:	89.9%
Parking Count:	426 Spaces (4.9 Spaces per 1,000 SF)
Traffic Counts:	Cortez Boulevard (SR 50) = 19,500 VPD Interstate 75 = 52,500 VPD
Year 1 NOI:	\$585,000

DEMOGRAPHIC OVERVIEW

POPULATION	5-Mile	7-Mile	10-Mile	TAMPA MSA
2025 Projection	14,212	25,490	46,184	3,433,960
2020 Estimate	13,530	24,396	44,179	3,219,587
% Growth 2020-2025	5.0%	4.5%	4.5%	6.7%
HOUSEHOLD INCOME				
Average	\$63,346	\$63,028	\$65,145	\$81,699
Median	\$47,378	\$47,175	\$48,368	\$56,876



Tenured strong-performing Winn-Dixie grocery anchor with history of expansion, renewals and addition of Winn-Dixie Liquor store



Significant (\$150M+) recent immediate area I-75 & Cortez Road (SR- 50) interchange expansion, and major Cortez Road 4-to-6 lane widening



Extended trade area that has emerged as a Industrial hub with significant growth potential with Sunrise DRI directly behind the Property



Limited competition with excellent tenant renewal history and leasing momentum to build on, with upside in lease-up of vacant space and rent growth



Significantly below replacement cost, due to low rent structure across the Property

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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