

# SUNRISE P.L.A.Z.A

Brooksville (Tampa), Florida

Downtown Orlando ← 52 Miles  
Downtown Tampa → 40 Miles

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

**Walmart**  
DISTRIBUTION CENTER  
1.48 MILLION SF  
1,300 WAREHOUSE EMPLOYEES

**SUNRISE  
P.L.A.Z.A**  
**Winn-Dixie**

**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

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

**DOLLAR GENERAL**

**RIDGE MANOR WEST**  
330+ HOME COMMUNITY

**WYNDHAM**  
115 Rooms

**Waffle House**

**DUNKIN' DONUTS**

**Holiday Inn Express**  
78 Rooms

**FARM CREDIT  
OF FLORIDA**

**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

**RaceTrac**

**Cracker Barrel**

**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.



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Brooksville (Tampa), Florida



## Investment Highlights

### PROPERTY OVERVIEW

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

### DEMOGRAPHIC OVERVIEW

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