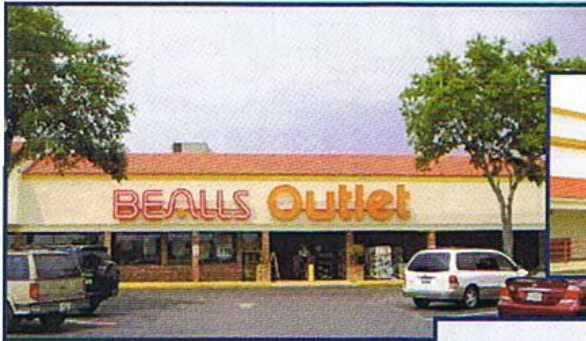


Western Way Shopping Center

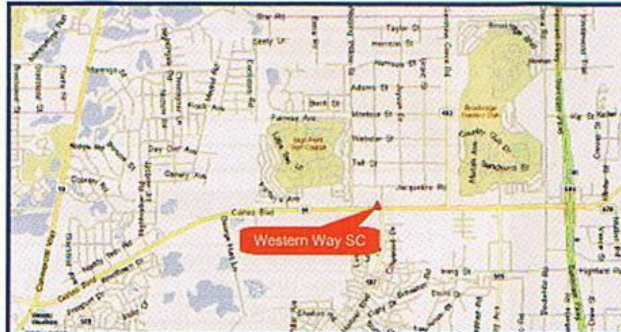
12961 – 13071 Cortez Blvd (SR-50), Brooksville, FL

10,000 SF Available



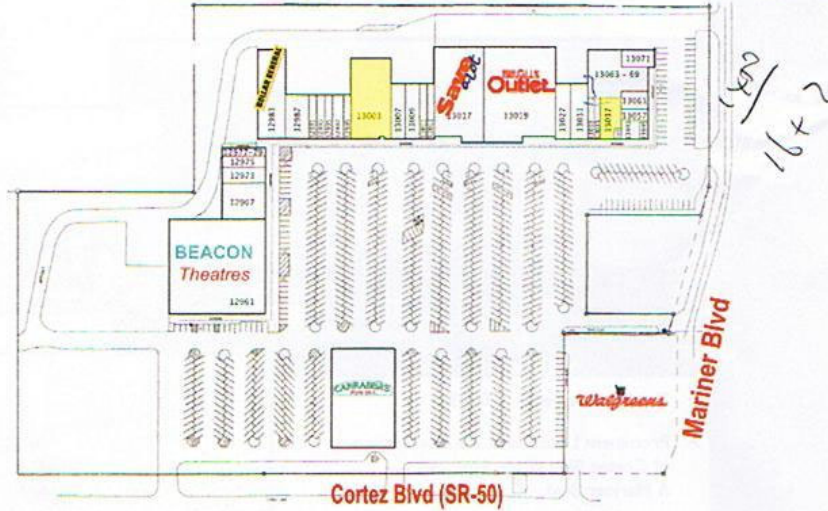
FOR LEASE

- Total Square Feet: 137,053
- Prominent Location at the Intersection of Cortez Blvd (State Road 50) & Mariner Blvd
- Anchored by Beacon Theatre, Beall's Outlet, Save-A-Lot, and Dollar General
- Jr. Anchor Available
- Adjacent to regional Coastal Way Shopping Center with Sears, Belk, Office Depot, Circuit City, Marshalls, Linen N Things and Petco
- Easy Access from both US Highway 19 & Suncoast Parkway
- Excellent Mix of Tenants Results in Steady Customer Traffic



Western Way Shopping Center

12961 – 13071 Cortez Blvd (SR-50), Brooksville, FL



FOR LEASE

SUITE	TENANT	SF	SUITE	TENANT	SF
12961	Beacon Theatres	30,625	13011	Wright Sewing Center/Pending	1,400
12967	Discount City Furniture	5,200	13013	Hertz	1,400
12973	Cards 'R' Less	2,400	13017	Save-A-Lot	15,405
12975	El Ranchito Restaurant	1,600	13019	Beall's Outlet	21,626
12977-79	Sugar Cone Café	1,200	13027	Family Chiropractor Health	2,600
12983	Dollar General	8,000	13031-33	King House Chinese Rest.	4,450
12987	Bon Worth	3,200	13035	Merle Norman Cosmetics	1,050
12991	Clear Vision Optical	1,200	13037	AVAILABLE	1,456
12993	The Jersey Café	1,200	13039	Western Way Barber Shop	450
12995	Christian Life Resource Center	1,200	13043 - 13057	Golf, Etc.	3,486
13003	AVAILABLE	10,080	13061	Citi Financial Services	1,250
13007	Party Central	2,500	13063-69	Advanced Imaging Concepts	6,885
13009	Black Bear Bike	2,500	13071	Bright House Networks	1,830

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	26,767	61,900	151,864
Business Establishments	886	1,968	5,062
Average HH Income	\$41,389	\$44,441	\$46,548
Pop Growth %, 05 – 10	18.8%	18.8%	15.9%