



7251 Grove Rd. | Brooksville, FL 34613



 Mid Florida
Commercial Realty, LLC

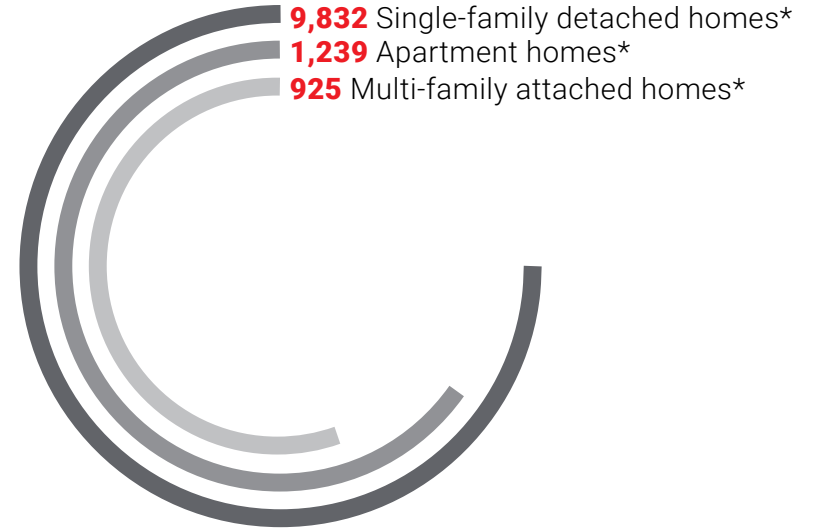
George Tsunis, Owner/Broker
407.877.1005 | gtsunis@tsunis.com

Less than a half-mile from Suncoast Parkway

Catch all site for all Hernando & Citrus Counties with Suncoast Expressway Extension underway





Numerous access points on both Highway 50 "Cortez Boulevard", Grove Road and Brookridge Central Boulevard

600+ hospital beds within 3 miles







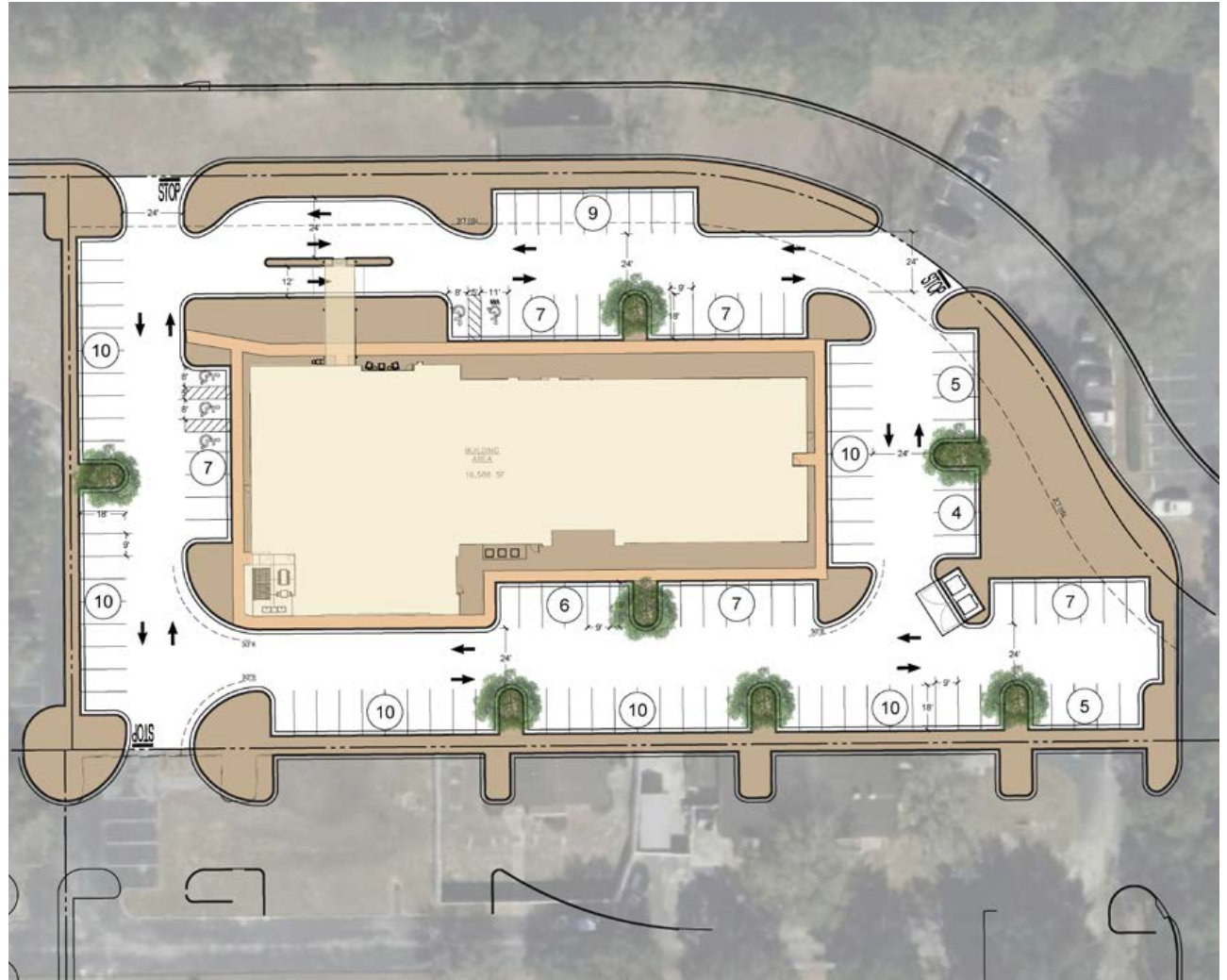
* New home developments expected in the next 10 years in Hernando County



	Lot Size	2.05 Acres
	Net Rentable SF	16,586 SF
	Hotel Rooms	107
	Parking Spaces	124

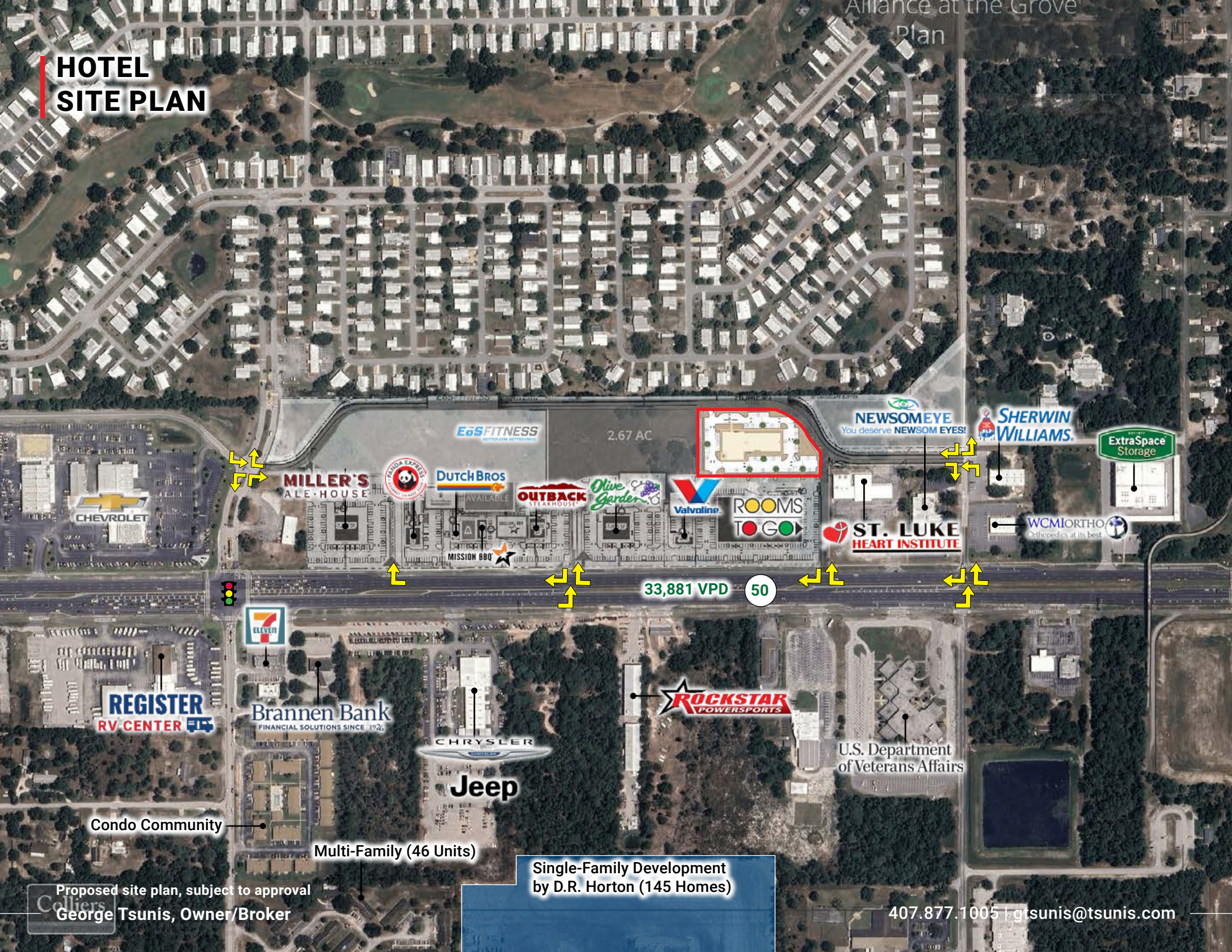
HOTEL SITE PLAN

	Lot Size	2.05 Acres
	Net Rentable SF	16,586 SF
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	Parking Spaces	124



HOTEL SITE PLAN

Alliance at the Grove
Plan



2.67 AC

33,881 VPD

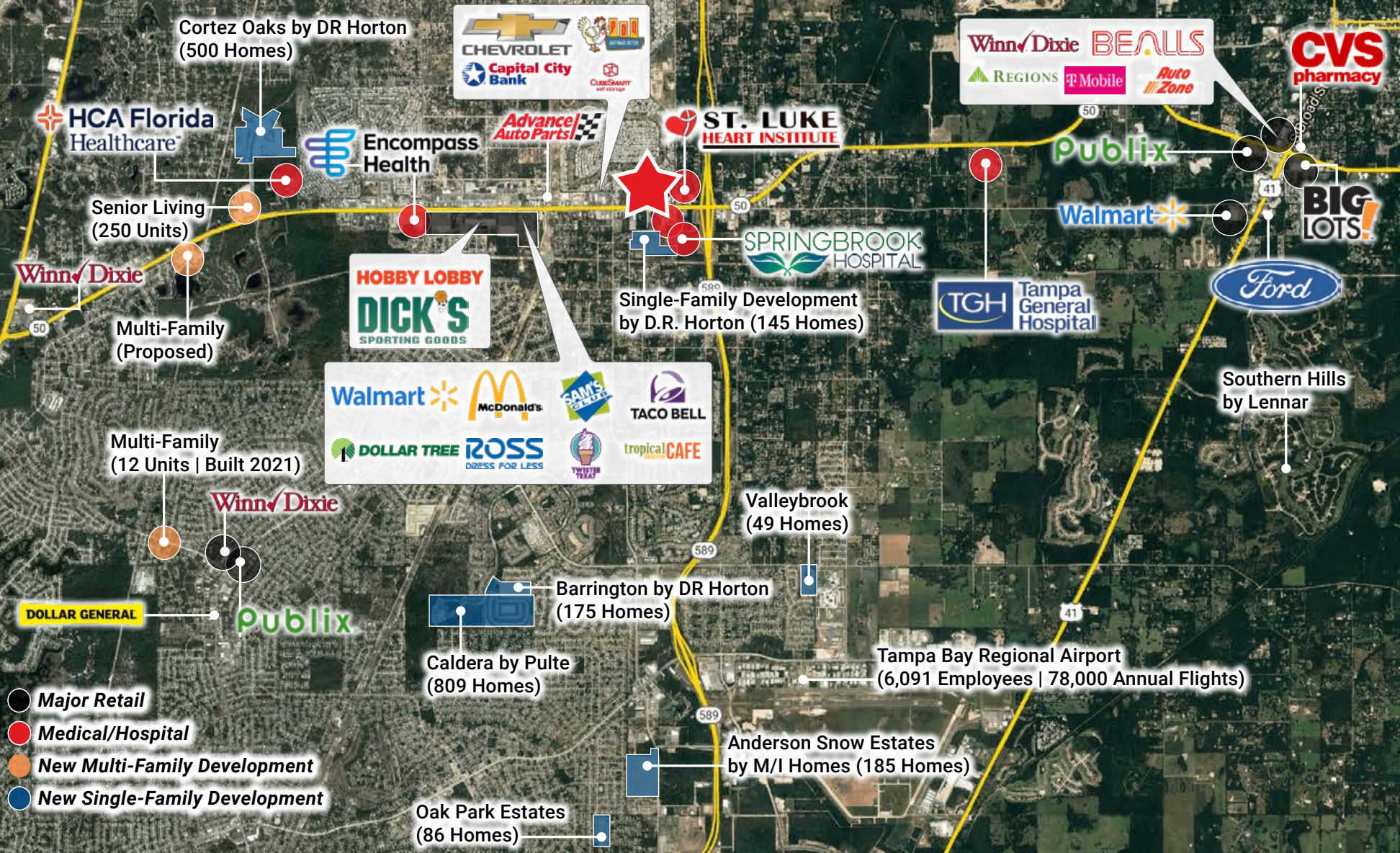
50

Single-Family Development
by D.R. Horton (145 Homes)

Proposed site plan, subject to approval
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THE IMMEDIATE TRADE AREA

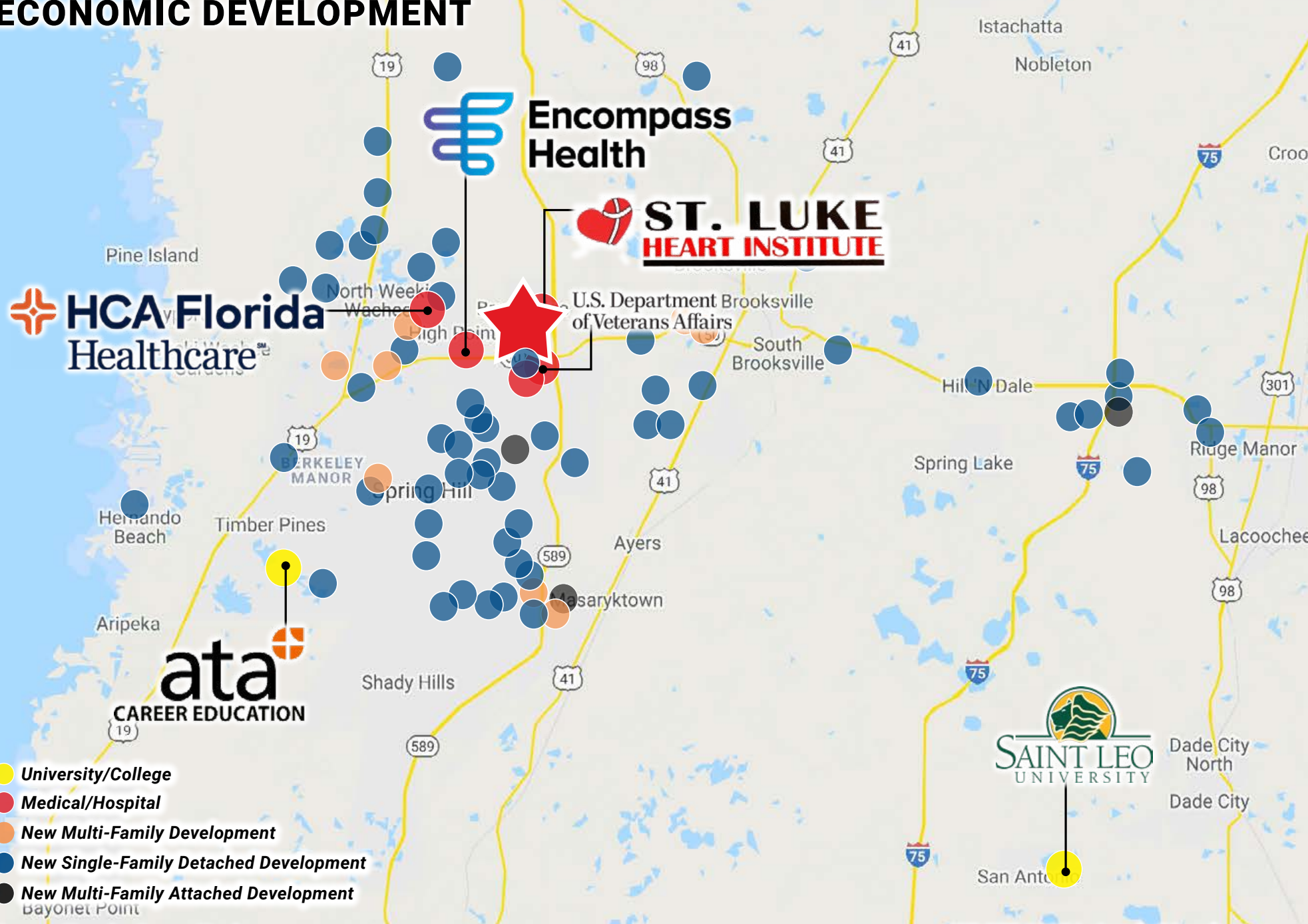


- Major Retail
- Medical/Hospital
- New Multi-Family Development
- New Single-Family Development

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HERNANDO COUNTY ECONOMIC DEVELOPMENT

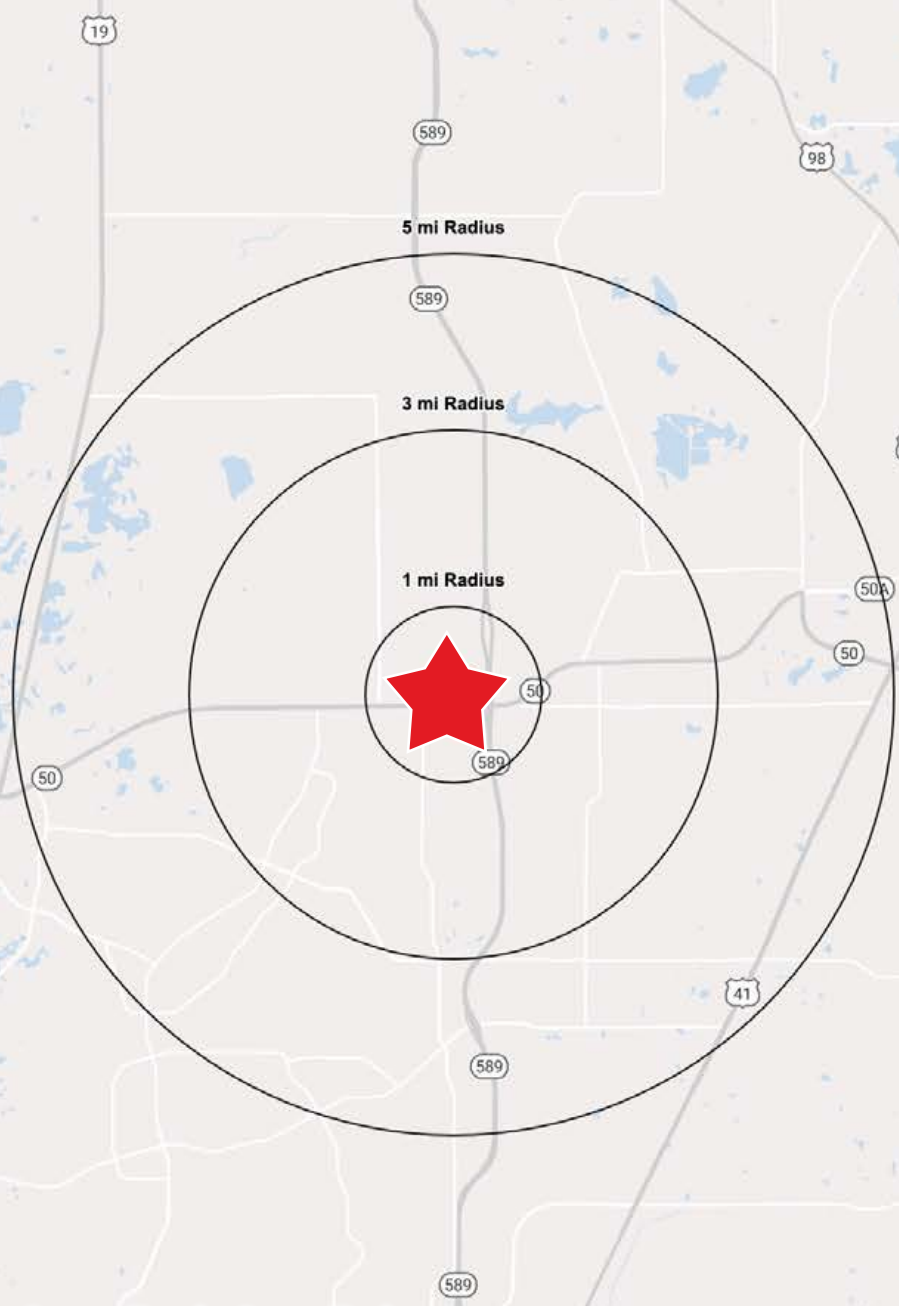


- **University/College**
- **Medical/Hospital**
- **New Multi-Family Development**
- **New Single-Family Detached Development**
- **New Multi-Family Attached Development**

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TRADE AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 Estimated Population	3,213	28,842	74,778
2028 Projected Population	3,899	34,146	88,622
Projected Annual Growth 2023 to 2028	4.3%	3.7%	3.7%
2023 Est. Median Age	62.2	49.2	45.4

	Population		
2023 Estimated Households	1,532	11,680	28,773
2028 Projected Households	1,852	13,779	33,954
Projected Annual Growth 2023 to 2028	4.2%	3.6%	3.6%

	Households/Housing		
2023 Est. Average Household Income	\$77,164	\$79,228	\$86,122
2023 Est. Median Household Income	\$50,865	\$61,205	\$64,286
2023 Est. Total Businesses	156	1,104	3,062
2023 Est. Total Employees	989	7,999	20,546

	Businesses/Employees		
2023 Est. Total Household Expenditure	\$90.52 M	\$698.95 M	\$1.82 B
2023 Est. Apparel	\$3.08 M	\$24.14 M	\$63.24 M
2023 Est. Entertainment	\$5.03 M	\$39.17 M	\$102.5 M
2023 Est. Food, Beverages, Tobacco	\$13.97 M	\$108.01 M	\$281.64 M
2023 Est. Furnishings, Equipment	\$3.15 M	\$24.44 M	\$63.92 M
2023 Est. Health Care, Insurance	\$8.78 M	\$66.32 M	\$171.82 M
2023 Est. Household Operations, Sh	\$29.46 M	\$226.58 M	\$590.5 M

Consumer Expenditures