

# Western Way Plaza

12961 - 13071 Cortez Blvd | Brooksville, FL



## PROPERTY HIGHLIGHTS

Located on Cortez Blvd in Brooksville, FL, Western Way Plaza is in the heart of the retail corridor that serves the residents of Spring Hill and Brooksville. The plaza is anchored by a recently expanded 12 screen movie theater, Bealls Outlet, Sav-A-Lot, and Dollar General with outparcels occupied by Carraba's Italian Restaurant, Texas Roadhouse and Burger King. Western Way's linear configuration gives it great site lines from the road coupled with ample parking provides consumers with a convenient shopping experience.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,232	33,248	81,457
Employees	2,131	9,101	19,837
Avg. Household Income	\$52,616	\$61,056	\$64,323

## TRAFFIC COUNTS

Cortez Blvd 41,000 VPD

## CONTACT INFORMATION

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## SITE PLAN



Bay	Tenant	SF	Bay	Tenant	SF
12961	Beacon Theater	45,625	13031	Pueblo Viejo Mexican Restaurant	3,400
12983	Dollar General	8,000	13033	Pharmacy	1,050
12987	Cosmoprof	3,200	13035	Talk Time Cellular	1,050
12991	Available	1,200	13037	PJ's Brick Oven Pizza	1,455
12993-13007	Planet Fitness	6,418	13039	Best Little Hair House	450
13009	Available	2,500	13043-61	Print Shack	4,736
13011	Diamond Nails	1,400	13063	Oak Dental Partners	4,115
13013	Audibel	1,400	13071	Trek Bikes	4,600
13017	Save-A-Lot	15,400	OP1	Carrabba's Grill	5,976
13019	Beall's Outlet	21,626	OP2	Burger King	
13027	Available	2,600			



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## CENTER PHOTOS





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## MARKET AERIAL

