



WEEKI WACHEE VILLAGE

Brooksville, Florida

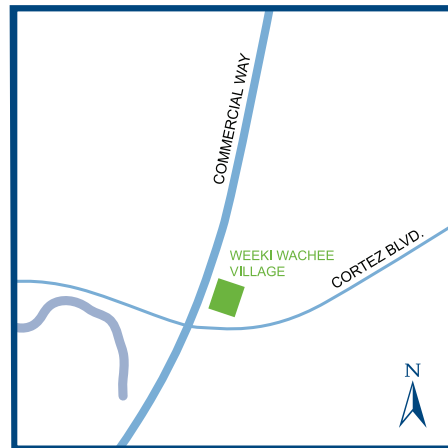
Weeki Wachee Village is located at the busy signalized intersection of US Hwy 19 and Cortez Blvd. It is situated across the street from the world famous Weeki Wachee Springs State Park and it is just 6 miles to Bayport Park and Pine Island Beach.



87,815

POPULATION

Total Trade Area



WEEKI WACHEE VILLAGE
6288 Commercial Way
Brooksville, FL 34613

WEEKI WACHEE VILLAGE

TENANT LIST

WIRELESS & CELLULAR SERVICES

Cricket Wireless A6

RESTAURANT/FOOD

Little Caesars Pizza A8
Masa Asian Bistro and Bar B7
Wah On Chinese Takeout D1

LIQUOR

Liquor Depot A9/A10/A11

SERVICES

Affordable Dentures D5
H&R Block A5
Headlines Beauty Salon B2
Luxury Nail Spa B6
Optical Outlet B4/B5
Rehab Therapy Works A1/A2/A3
Salon Centric D6
Tone U DG
Traveling Art Parties B3
Weeki Wachee Shipping B1

FITNESS

Snap Fitness C1/C2/C3

SPECIALTY SHOPS

Wassabi Smoke Shop D3
Your CBD Store A4

MAJOR TENANTS

Winn Dixie WD

CENTER PROFILE

Total Square Feet 82,349
Number of Stores/Services 20
Number of Levels 1
Number of Parking Spaces 619

MAJOR TENANTS

Winn Dixie 35,922 SF
Tone U 8,640 SF

MARKET DEMOGRAPHICS

3 Mile
Population 35,657
Number of Households 15,042
Average Household Income \$62,169

5 Mile
Population 87,815
Number of Households 37,203
Average Household Income \$62,157

10 Mile
Population 174,519
Number of Households 72,228
Average Household Income \$63,216

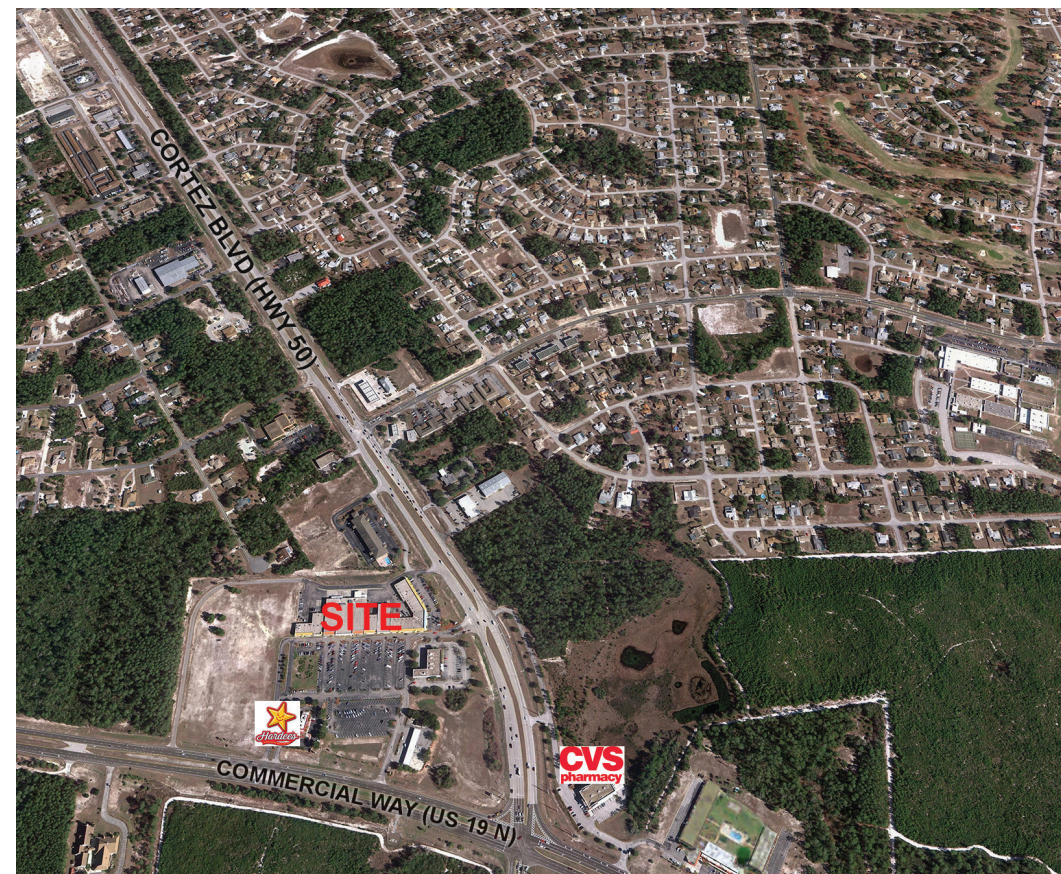
Daily Vehicle Count
Commercial Way (US 19 N) 23,000
Cortez Blvd (HWY 50) 28,000

LEASING INQUIRIES

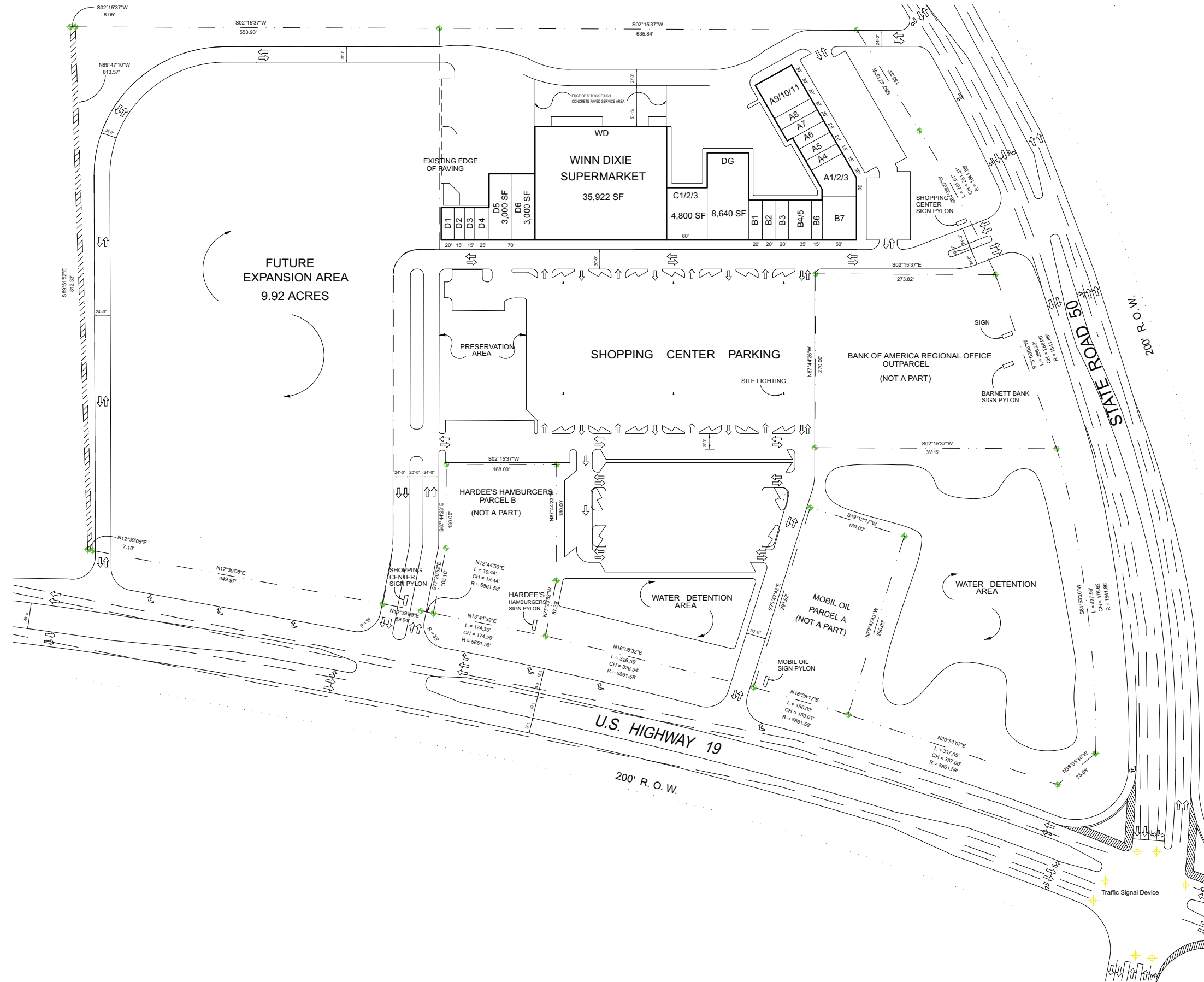
Morguard Management Company Inc.
6305 Airline Drive, Metairie, LA 70003
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Amanda Punch APunch@morguard.com
morguard.com



Real Estate Potential. Realized.



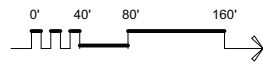
WEEKI WACHEE VILLAGE



SITE PLAN



SCALE: N.T.S.
All dimensions subject to field verification



This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.

NOTE:
The area of possible overlap, shown along the northerly line, contains 0.14 acres, more or less, is not to define a line of possession. All information based on the survey, certified by POST, BUCKLEY, SCHUH & JERNIGAN, INC., dated JULY 5, 1988 and the survey, dated APRIL 9, 1986.