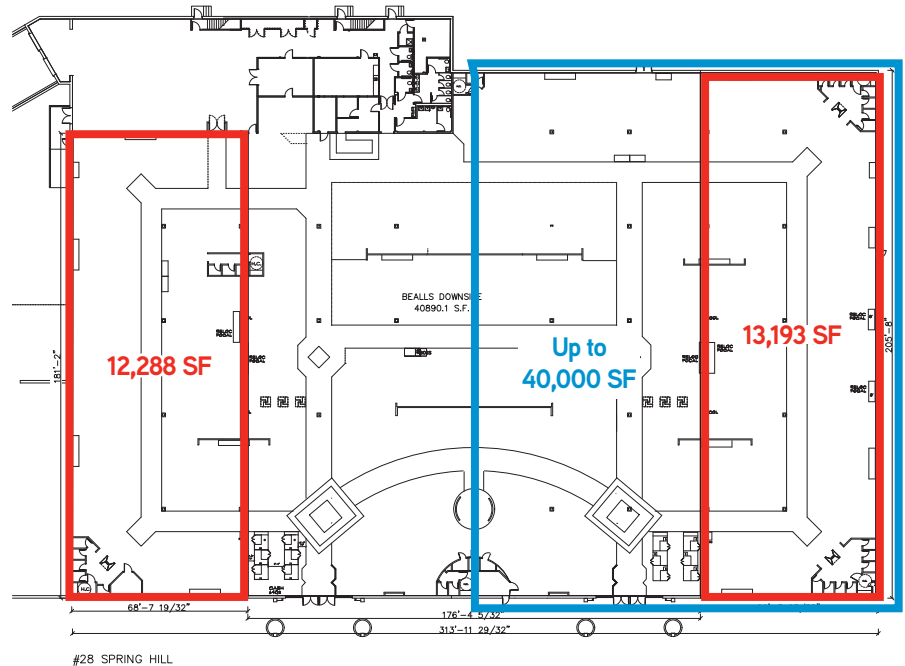
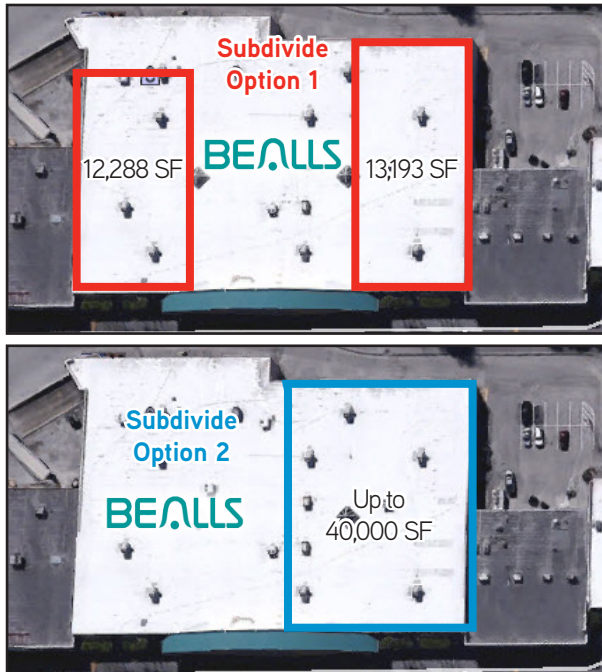


FOR SUBLEASE OR LEASE > RETAIL

# Box & Jr Box Space Available

13050 Cortez Blvd., Spring Hill, FL 34613

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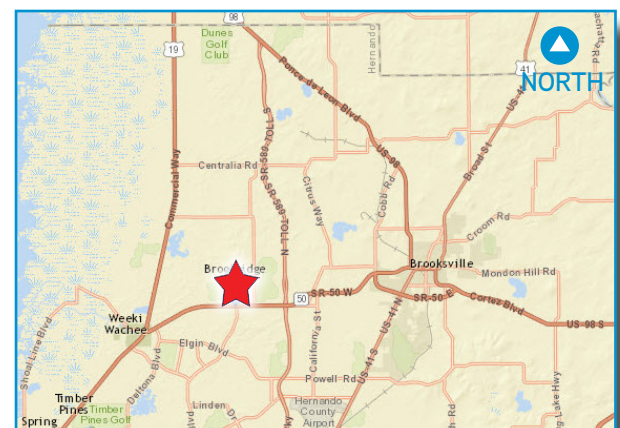
## Property Features

- > Mariner Square Shopping Center anchor space.
- > 12,288 - 13,193 SF or up to 50,000 SF available for sublease/lease.
- > Located on Florida SR 50 and Mariner Blvd. in Hernando County with approx. 37,000 vehicles per day.
- > Shopping Center is shadow anchored by Wal-Mart Supercenter and Sam's Club at the hub of the Spring Hill retail corridor.
- > Suncoast Parkway is nearby, a major north-south toll road.
- > Large parking field with great exposure and visibility.
- > Surrounding retailers include: Wal-mart, Sam's Club, Ross, Shoe Carnival McDonald's, Bank of America, Verizon, Game Stop & Taco Bell
- > Traffic Counts: 37,000 AADT on SR 50  
21,000 AADT on Mariner Blvd.

The Tampa - St. Petersburg - Clearwater MSA is the 2nd largest in Florida.

This retail-focused center is located less than an hour north from Tampa in rural Hernando County.

## Location Map



**BELOW MARKET RATES**  
*Call for sublease details!*

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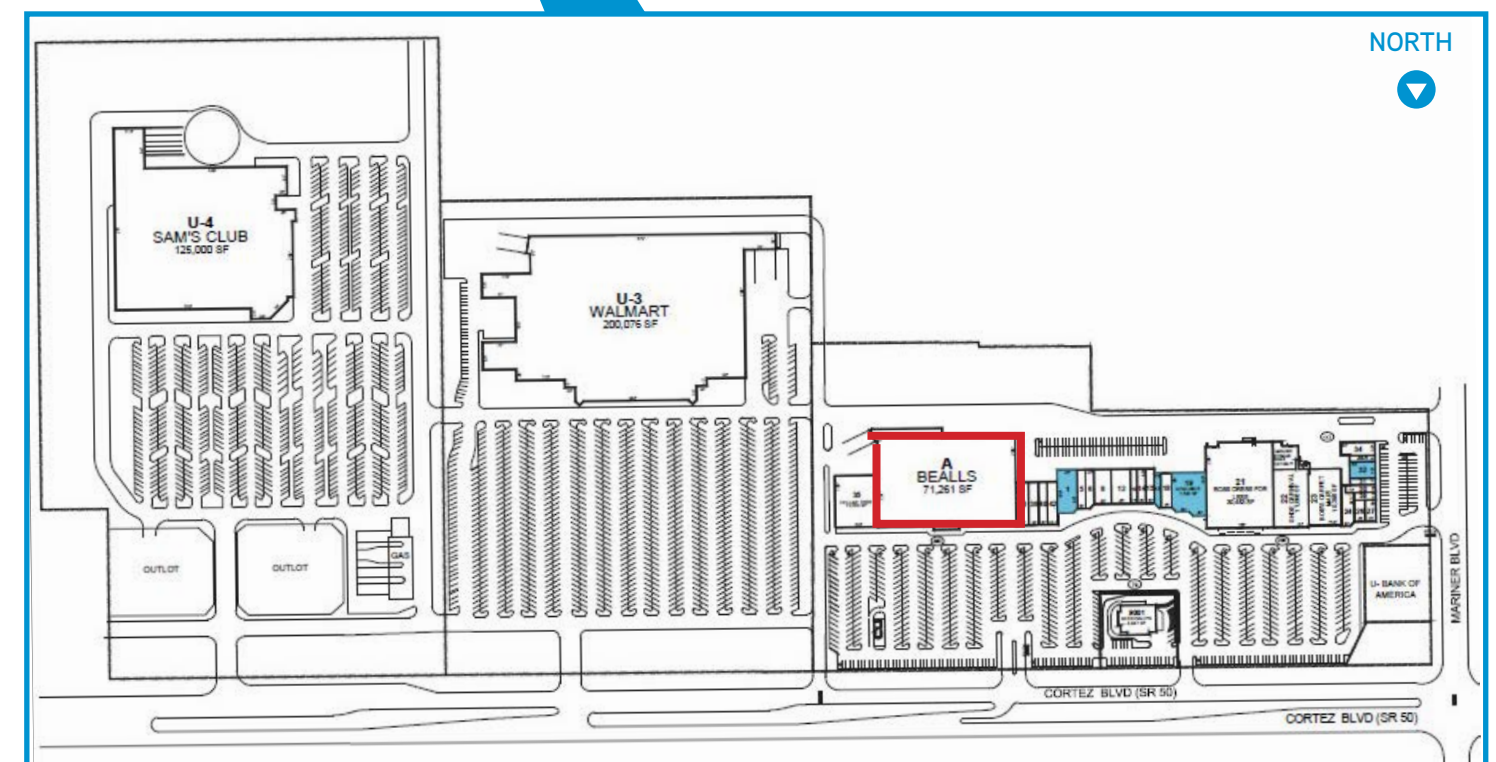
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## Area Plans & Highlights



Site Plan



## Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Total Population	2,854	29,674	42,521	167,122
Total Households	1,280	11,930	17,085	69,074
Average HH Income	\$45,330	\$53,192	\$56,678	\$53,697

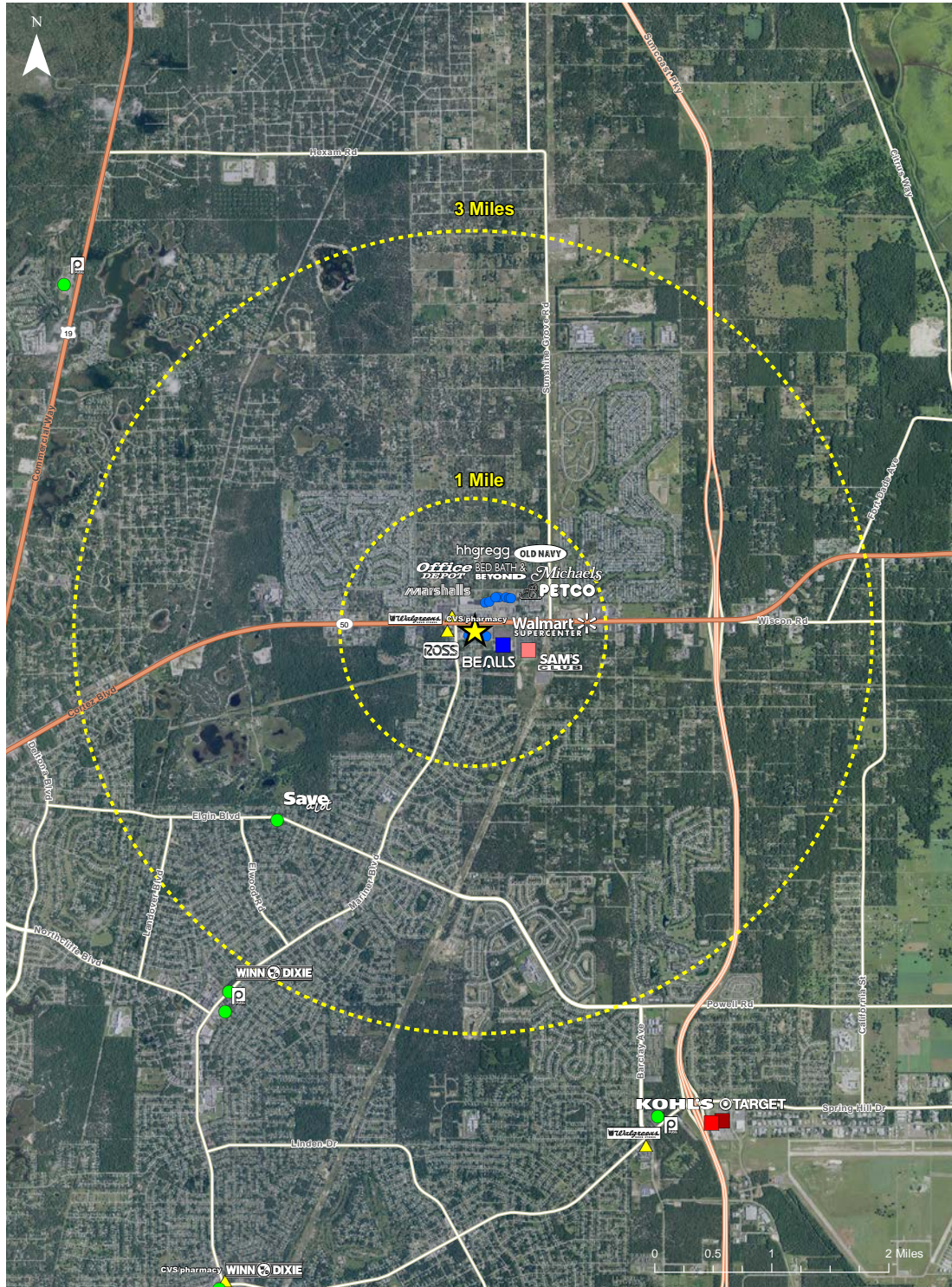


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