

FOR LEASE OR SALE



**BROOKSVILLE**  
EXCHANGE

Build-to-Suit Opportunity



RENDERING

SR 50 & Kettering Rd | Brooksville, FL

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Accelerating success.



# BTS Opportunity Overview

SR 50 & KETTERING RD | BROOKSVILLE, FL



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EXCHANGE

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## FOR LEASE OR SALE

Call For Pricing

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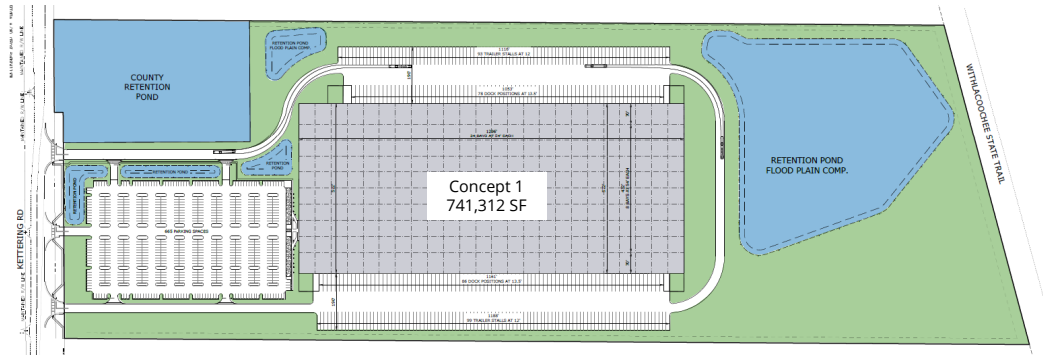
- 76.6 AC Industrial Site Opportunity in Brooksville, FL
- ±200,000 - 1,000,000 SF Available For Lease BTS, For Sale BTS, or For Sale
- Located directly adjacent to a Walmart distribution center
- Offering easy access to I-75 & State Route 50, with efficient travel routes throughout Florida
- Zoned Industrial



RENDERING

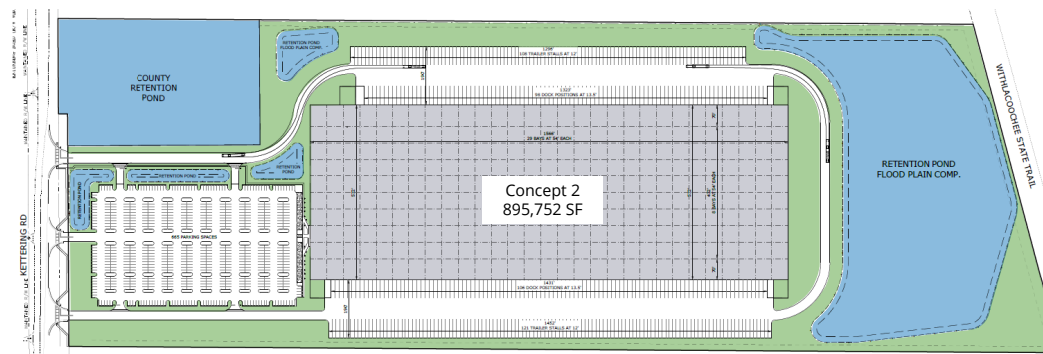
# Build-to-Suit

## CONCEPTUAL SITE PLANS



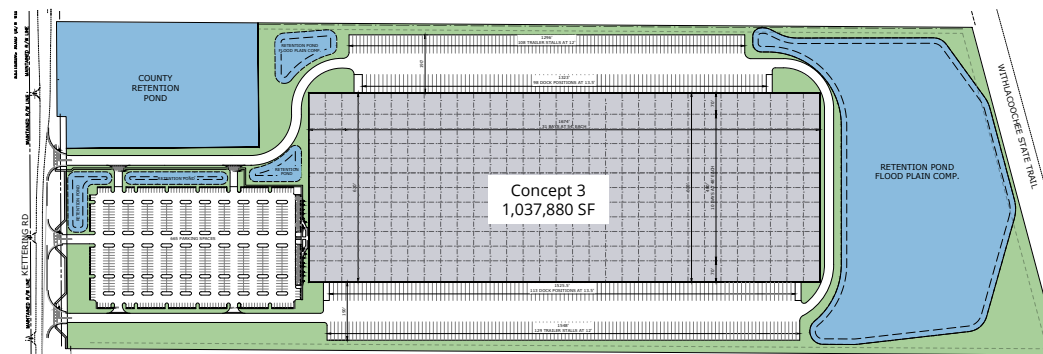
### Concept 1

- **Total SF:** ±741,312 SF
- **Clear Height:** To Suit
- **Building Dimensions:** 522' D x 1,206' W
- **Column Spacing:** 54'
- **Dock High Doors:** 164
- **Drive-In Doors:** ##
- **Power:** ##
- **Parking Spaces:** 665 Car Spaces and 192 Trailer Stalls



### Concept 2

- **Total SF:** ±895,752 SF
- **Clear Height:** To Suit
- **Building Dimensions:** 522' D x 1,566' W
- **Column Spacing:** 54'
- **Dock High Doors:** 204
- **Drive-In Doors:** ##
- **Power:** ##
- **Parking Spaces:** 665 Car Spaces and 229 Trailer Stalls



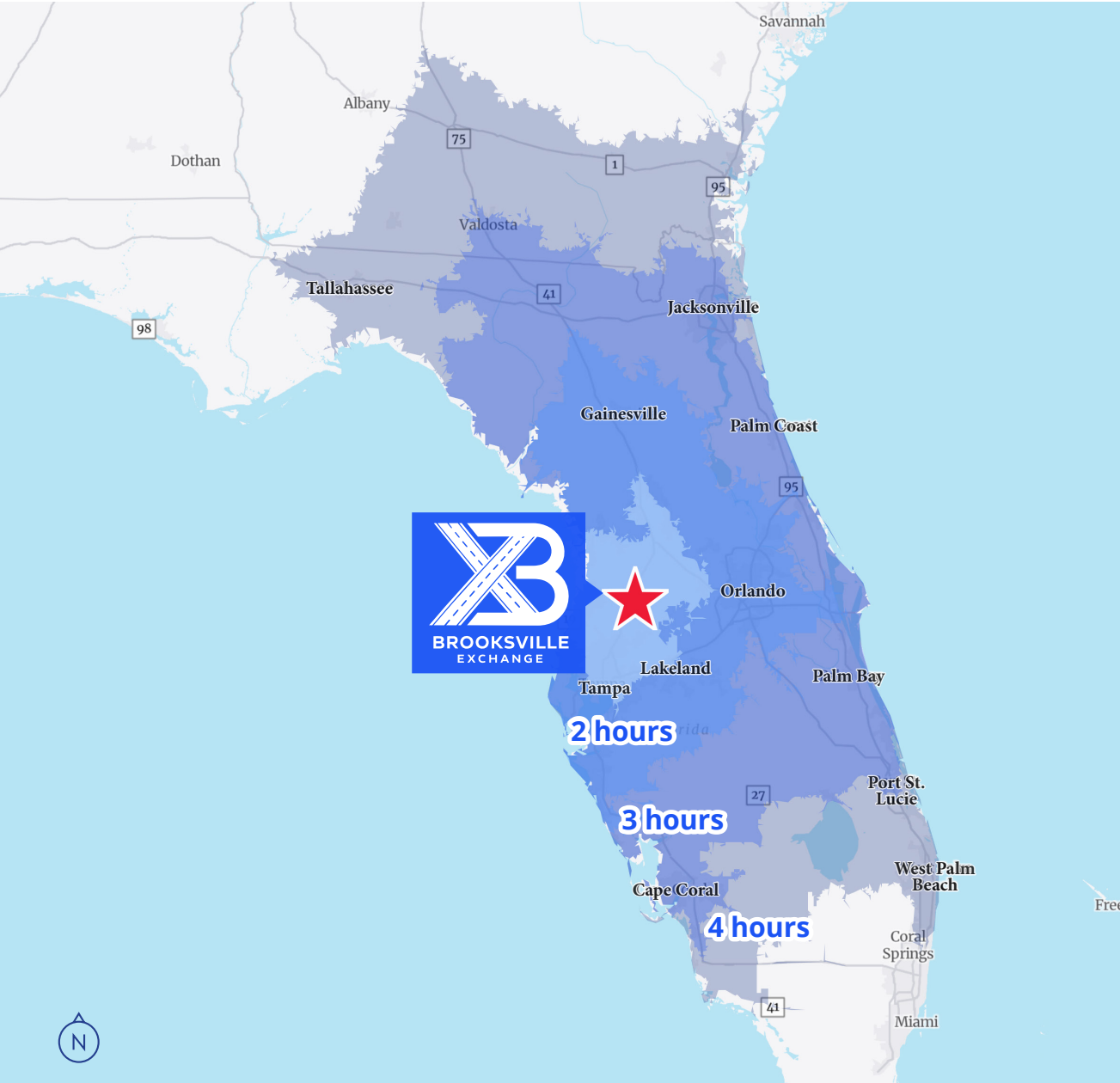
### Concept 3

- **Total SF:** ±1,037,880 SF
- **Clear Height:** To Suit
- **Building Dimensions:** 620' D x 1,674' W
- **Column Spacing:** 54'
- **Dock High Doors:** 211
- **Drive-In Doors:** ##
- **Power:** ##
- **Parking Spaces:** 665 Car Spaces and 237 Trailer Stalls

# Property Aerial



# Drive Time Map



## Drive Times

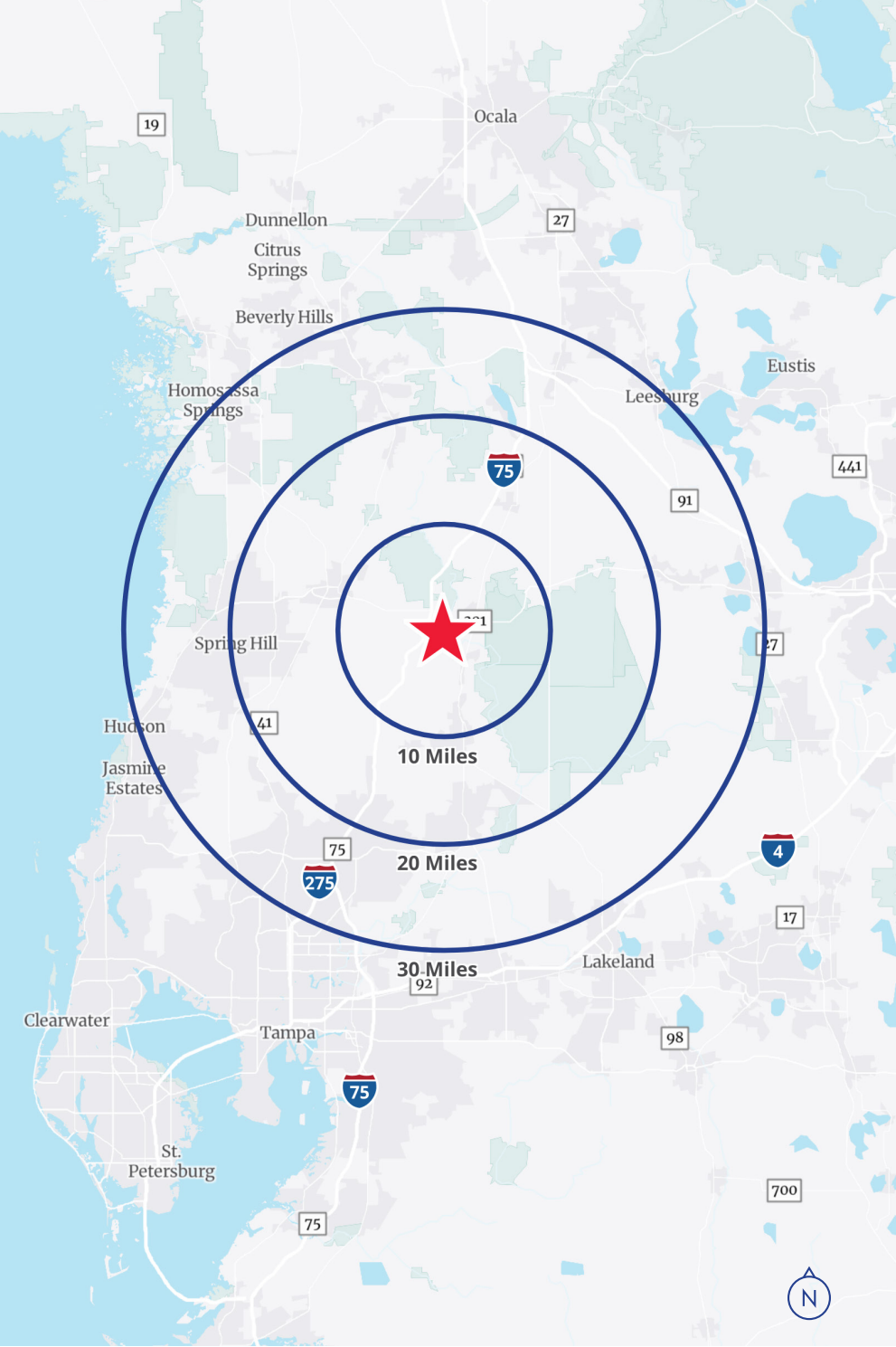
Tampa	45 mins
Tampa Intl. Airport	45 mins
Ocala	50 mins
Ocala Intl. Airport	55 mins
Lakeland	60 mins
Lakeland Linder Intl. Airport	62 mins
Orlando	75 mins
Orlando Intl. Airport	88 mins
St. Petersburg	75 mins
St. Pete-Clearwater Intl. Airport	68 mins

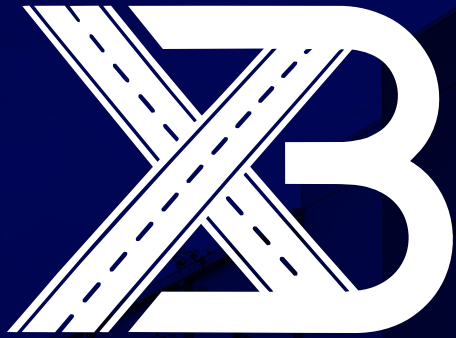
# Demographics

The industrial trade area surrounding SR 50 & Kettering Road in Brooksville is characterized by **steady population growth, a large regional labor pool, and strong household formation**, factors that support both workforce availability and long-term industrial demand. Within a 10-mile radius, the population reaches **45,886 in 2025 and grows to 50,421 by 2030**, with growth accelerating in the coming years. Expanding to 20 and 30 miles captures **322,404 and 1.08 million residents** respectively, reflecting Brooksville’s connection to a broader, fast-growing Central Florida labor shed. Daytime population is particularly significant at the 20- and 30-mile ranges, with **97,643 and 315,470 workers**, underscoring the depth of the regional employment base.

### Distance from property

	10 miles	20 miles	30 miles
Population	45,886	322,404	1,081,813
Housing Units	19,914	147,343	495,052
Median Age	45.6	46.5	48.1
Population Growth Rate CAGR (2025-2030)	1.9%	2.5%	2.4%
Average Household Income	\$92,191	\$94,661	\$104,756
Median Household Value	\$337,752	\$338,621	\$371,607
Employees	8,931	79,651	253,040





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