



FOR LEASE
Lease Rate: \$16-20/SF



**7128 SAGHEER STREET
 BROOKSVILLE, FL 34613**

**SAGHEER'S
 PLAZA**

For More Information:
Bobby Bridges
 407 616 1025
 bobby@v3capgroup.com



PROPERTY HIGHLIGHTS

- Great location for medical or office space in the heart of Brooksville on Cortez Boulevard
- Brand new construction
- Anchor tenant is a successful gastroenterology & pulmonary doctor
- 1 mile from Oak Hill Hospital
- Ample parking with 4.6/1,000 SF parking ratio
- Signing incentives available
- Monument signage space available

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	36,497	82,018	132,281
Households	14,589	32,786	53,951
Avg HH Income	\$56,163	\$59,208	\$59,635

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



AERIAL MAP



AVAILABILITY

Suite	Size	Lease Rate
SUITE 2	1,416 SF	\$16-20/SF
SUITE 4	4,071 SF	\$16-20/SF

- Both suites are new construction, allowing for easy custom build-outs
- Large monument signage available for both



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