

SWQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

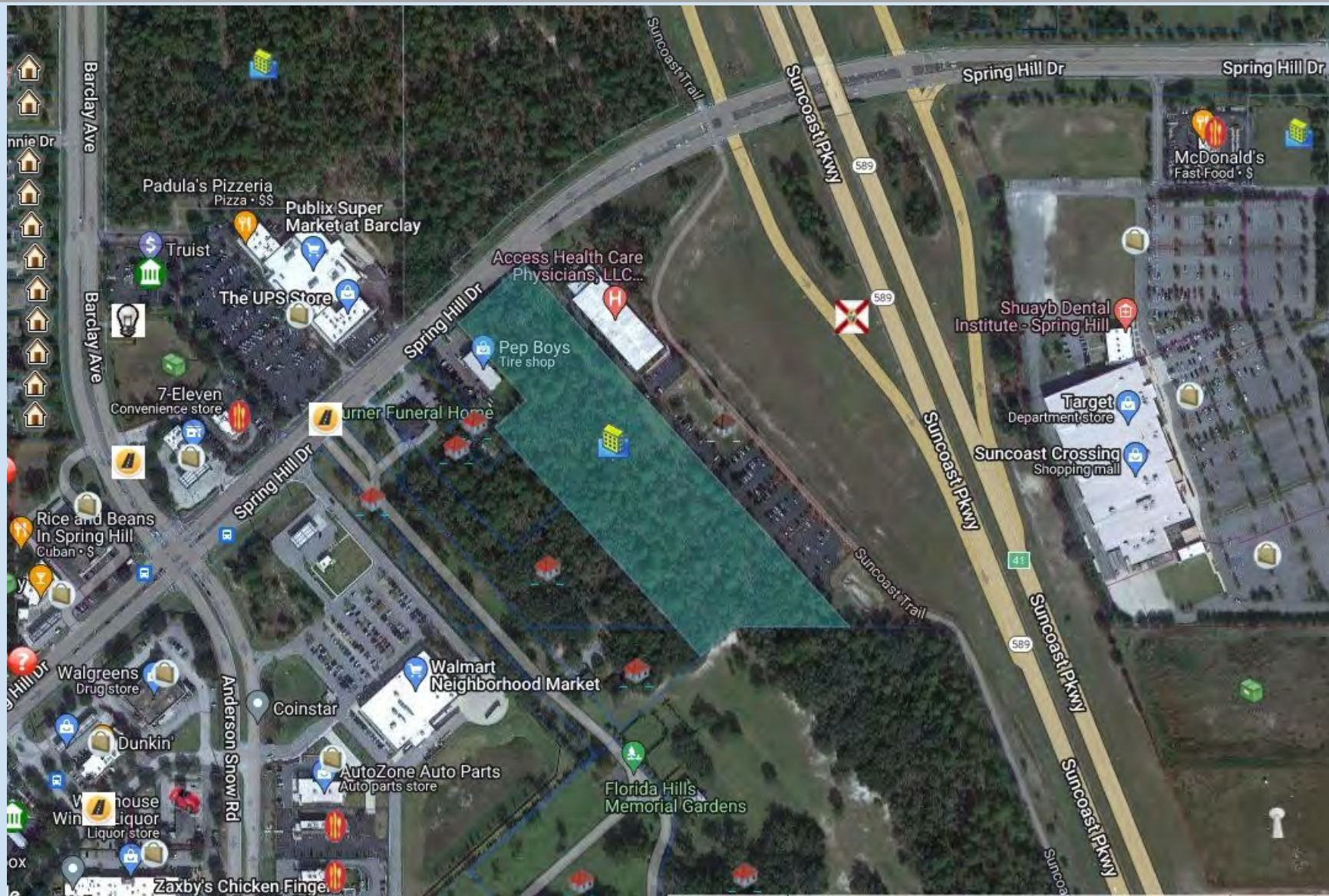
Restaurant | Retail | Self-Storage Pads Available



Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbaum@seasouthcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Site Overview



Southeast Commercial—FL

1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
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Property Highlights

- 9.4 ac commercial land, fronting Spring Hill Dr at the prime location of SWQ Spring Hill Dr and Suncoast Pkwy (SR 589)
- Zoned commercial, retail, restaurant with drive-thru, self-storage
- Across Spring Hill Dr from a master development project that includes 300 multi-family units and 100 townhomes
- Site is bordered on the east by the Suncoast Trail, a 42 mile paved trail that stretches from Hillsborough County through Pasco and ending in Hernando County
- Flood zone X, no wetlands
- Proposed traffic light with full access

Lot #1	.90 ac	Available for sale, ground lease or build to suit
Lot #2	.88 ac	Pricing: contact broker
Lot #3	7.66 ac	



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Area Highlights

- Expanding suburban trade area of the Tampa-St Petersburg-Clearwater MSA
- The adjacent Suncoast Parkway and US 41 connects to nearby I-75, and SR 50 for streamlined travel to Tampa, Orlando and other statewide destinations
- Join Publix, Walmart, Target, Kohls and many other area retailers
- Bravera Health Spring Hospital: just 5 miles from site with 124 beds
- Brooksville-Tampa Bay Regional Airport & Technology Center (BKV): under 1 mile from site, a General Aviation Airport and 2,400 ac technology campus with aircraft services, and manufacturing

Demographics

	1 mile	3 miles	5 miles
Median HH Income	\$61,235	\$66,132	\$60,723
Median Age	46.2	44	46.8
Population	6,749	44,680	94,852

Traffic Count

Springhill Dr ADT 22,938



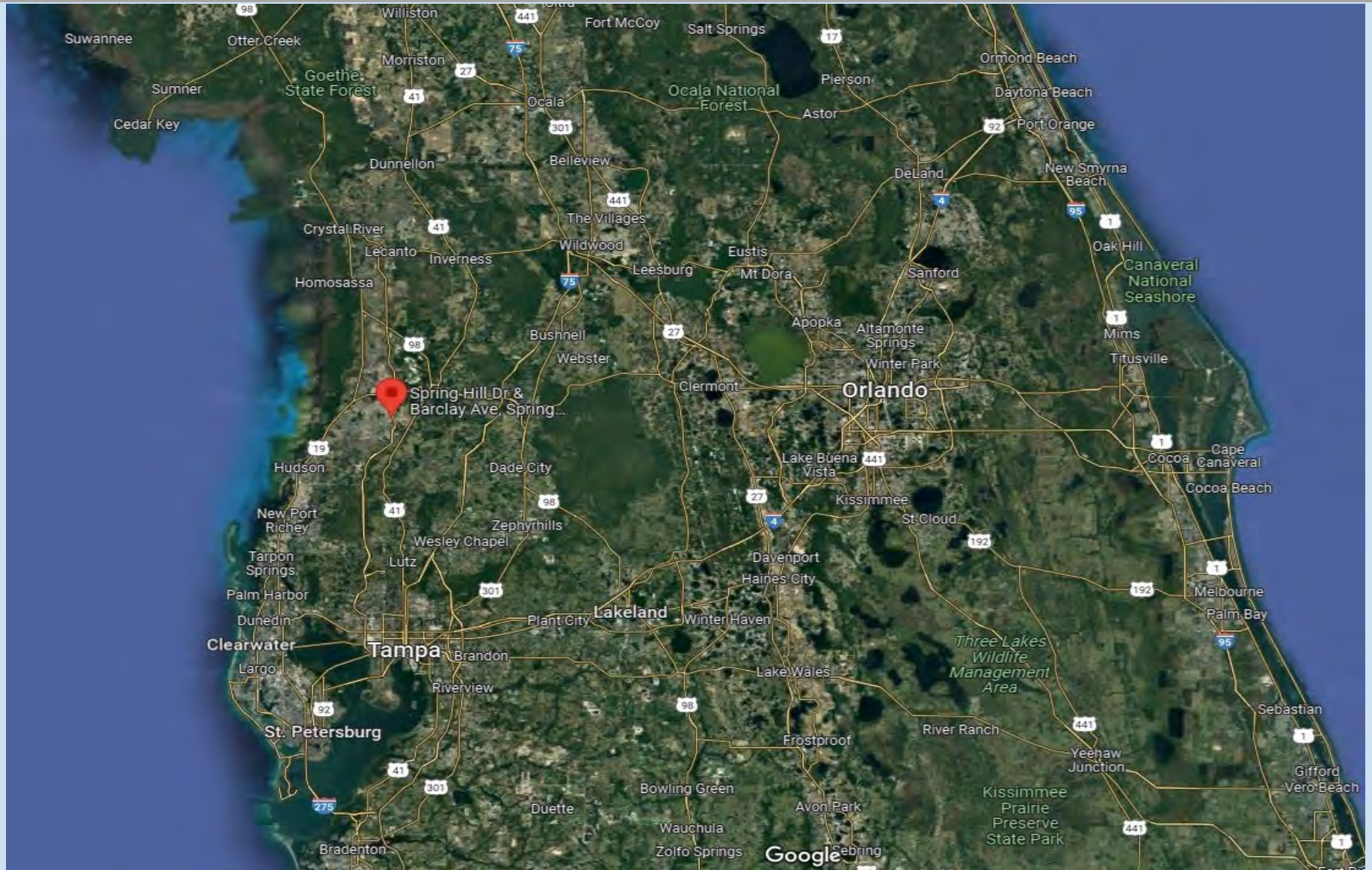
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Florida Location Overview



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