

NWC Spring Hill Dr and Candy Dr, Spring Hill FL 34604

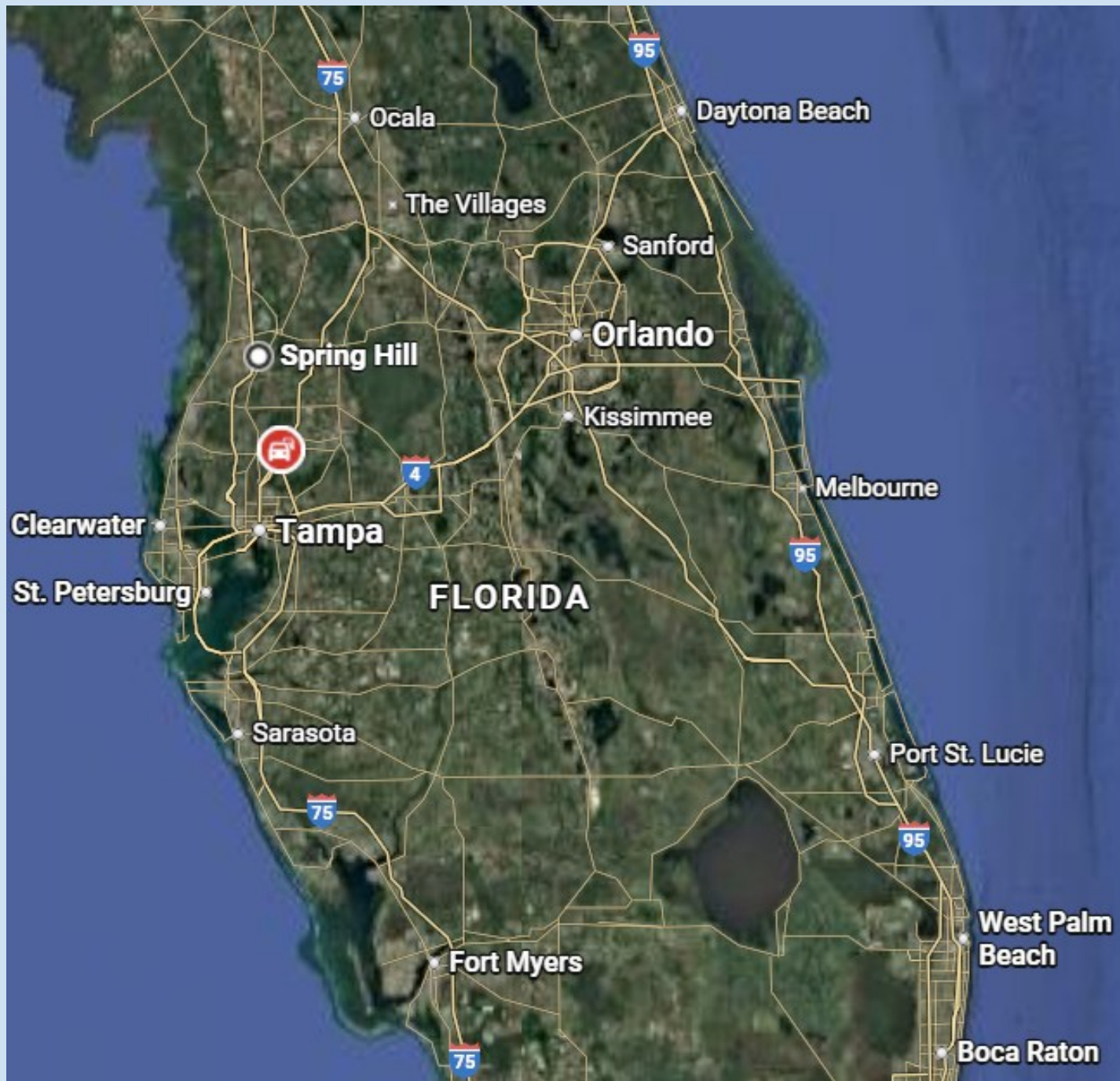
2.7 acre Site Available



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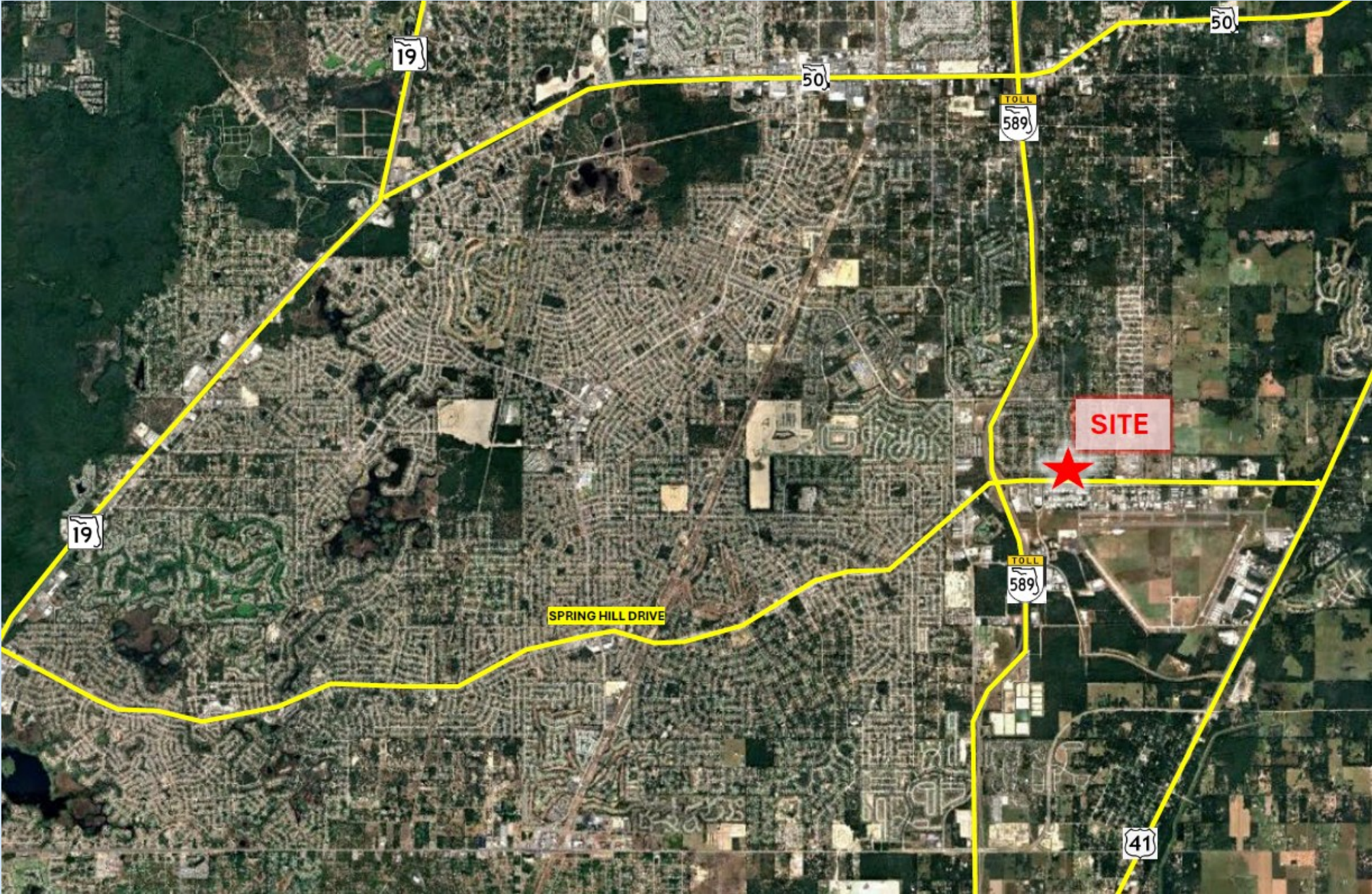
Spring Hill, Florida Location Overview



Spring Hill Dr, 2.7 acre site



Site Location Overview



Property Highlights

- 2.7 ac commercial site (three parcels) fronting Spring Hill Dr at the prime location of NWC Spring Hill Dr and Candy Dr. Her- nando County R13 223 18 3235 0001 0100, R13 223 18 3235 0001 0110, R13 223 18 3235 0001 0120.
- Zoned General Commercial with C2 uses: commercial restaurant with drive-thru, office, c-store among others.
- Raw land. Utilities are in the road, water and sewer available.
- Full access onto Spring Hill Dr from Candy Dr.
- Site is surrounded by new and existing residential developments.
- Adjacent to two schools; Nature Coast Technical High School with 1,348 students and Chocachatti Elementary School with 783 students.
- 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.
- Nearby retailers Publix, Walmart, Target, Kohls and many other area retailers .
- Brooksville-Tampa Bay Regional Airport & Technology Center (BKV): across from site, General Aviation Airport and 2,400 ac technology campus with aircraft services, and manufacturing.

Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$349,107 | \$337,010 | \$314,996 |
| Median HH Income | \$107,770 | \$91,127 | \$80,442 |
| Median Age | 41.9 | 42 | 43.5 |
| Population | 3,084 | 30,702 | 81,180 |

Traffic Counts

Springhill Dr ADT 19,800
Suncoast Pkwy ADT 33,376

Available for Sale

Contact Broker for pricing



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