

Retail | Restaurant Pad | Multi-Tenant Space Available

SEC County Line Rd and Holden Dr Spring Hill | FL 32771



Southeast Commercial—Tampa Bay
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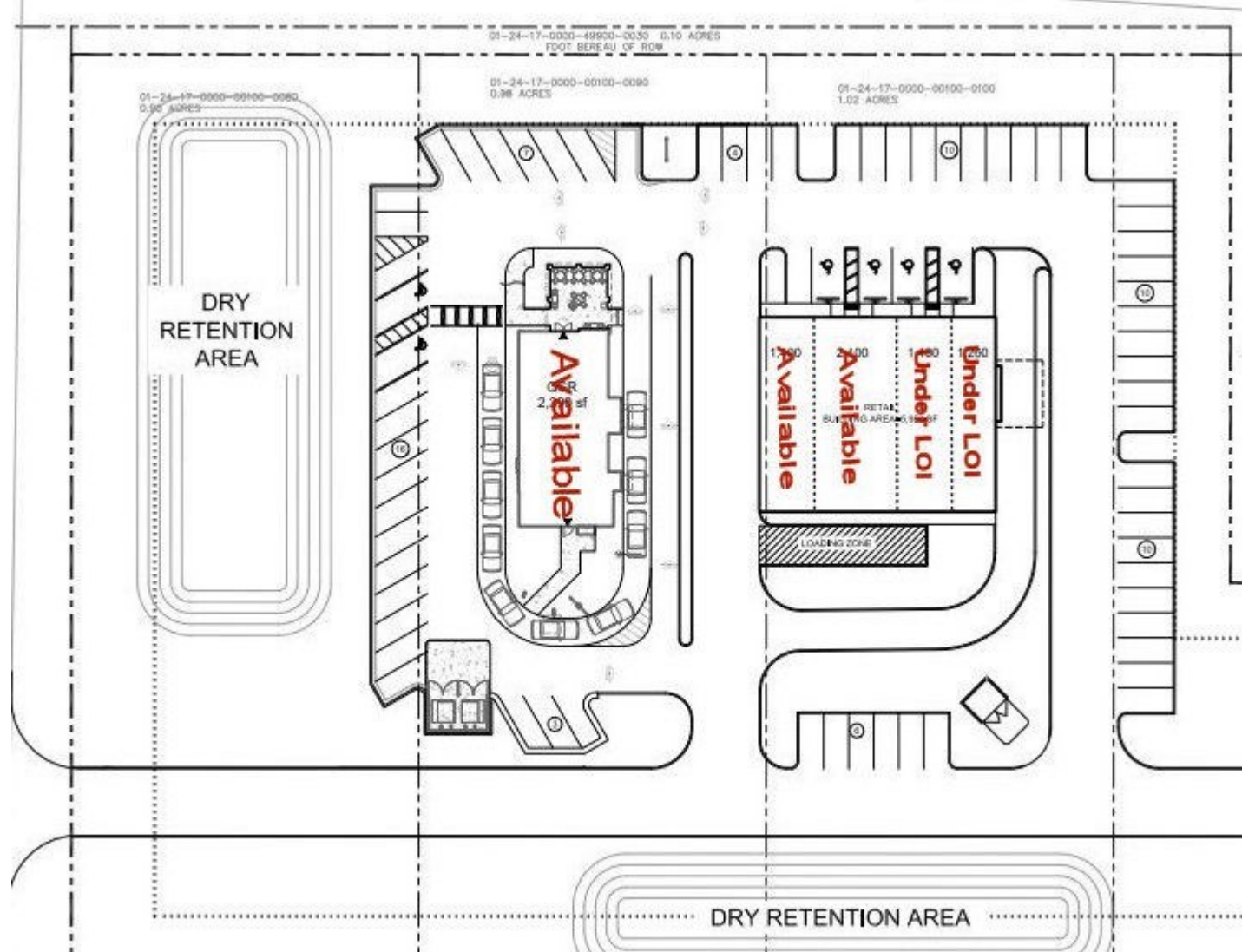
OVERVIEW

Property Highlights

- .98 ac Pad, suitable for retail, restaurant, QSR
- Direct frontage on County Line Rd, less than 1/2 a mile from Mariner Blvd
- Corner Lot with 3 access points
- Offsite retention
- Multi-Tenant building has 1,400 SF endcap and 2,100 SF inline available
- Join area retailers Walgreens, McDonalds, Taco Bell, Publix and Starbucks (under construction)

Summary

- Quote Price Multi-Tenant Space:
Endcap \$39/SF
Inline \$30/SF
- Quote Price Pad:
\$1,100,000
Pad: .98 ac, rough grade, master retention and utilities at the site



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COMMUNITY OVERVIEW

County Line Rd - A Main East/West Corridor of Spring Hill

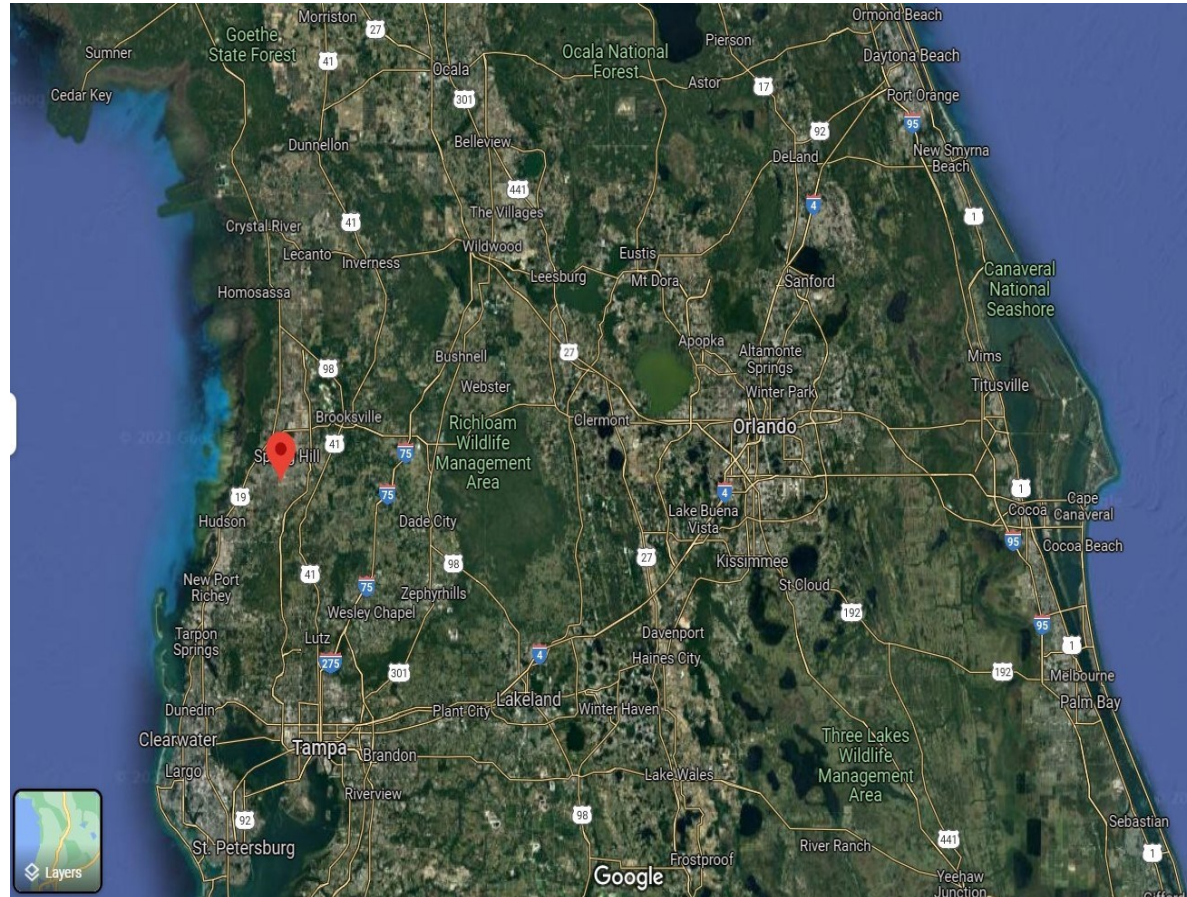
- Expanding suburban trade area of the Tampa-St. Petersburg-Clearwater MSA
- 5 mile trade area of 103,761 residents
- Several new housing developments under construction
- Less than a 3/4 mile from Bayfront Health Spring Hill 124 bed acute care Hospital and Suncoast Elementary School with student enrollment of 930 Students.

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	38,417	103,761
MEDIAN HH INCOME	\$56,596	\$55,545
MEDIAN AGE	48.4	46.5
HOUSEHOLDS	15,698	42,734

TRAFFIC COUNTS

County Line Rd ADT 20,706



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