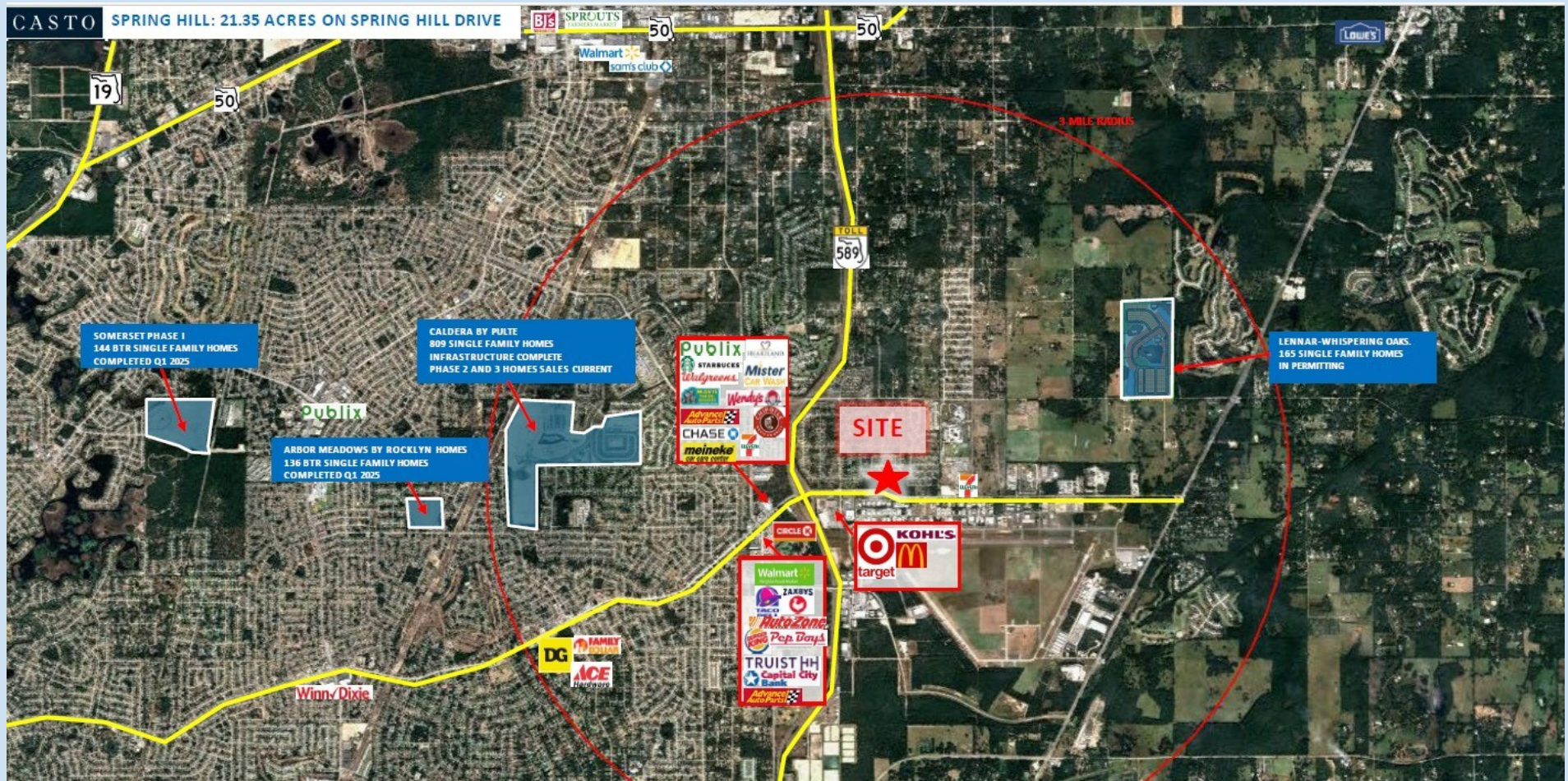


NEQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

Commercial, Restaurant, Retail Pads Available

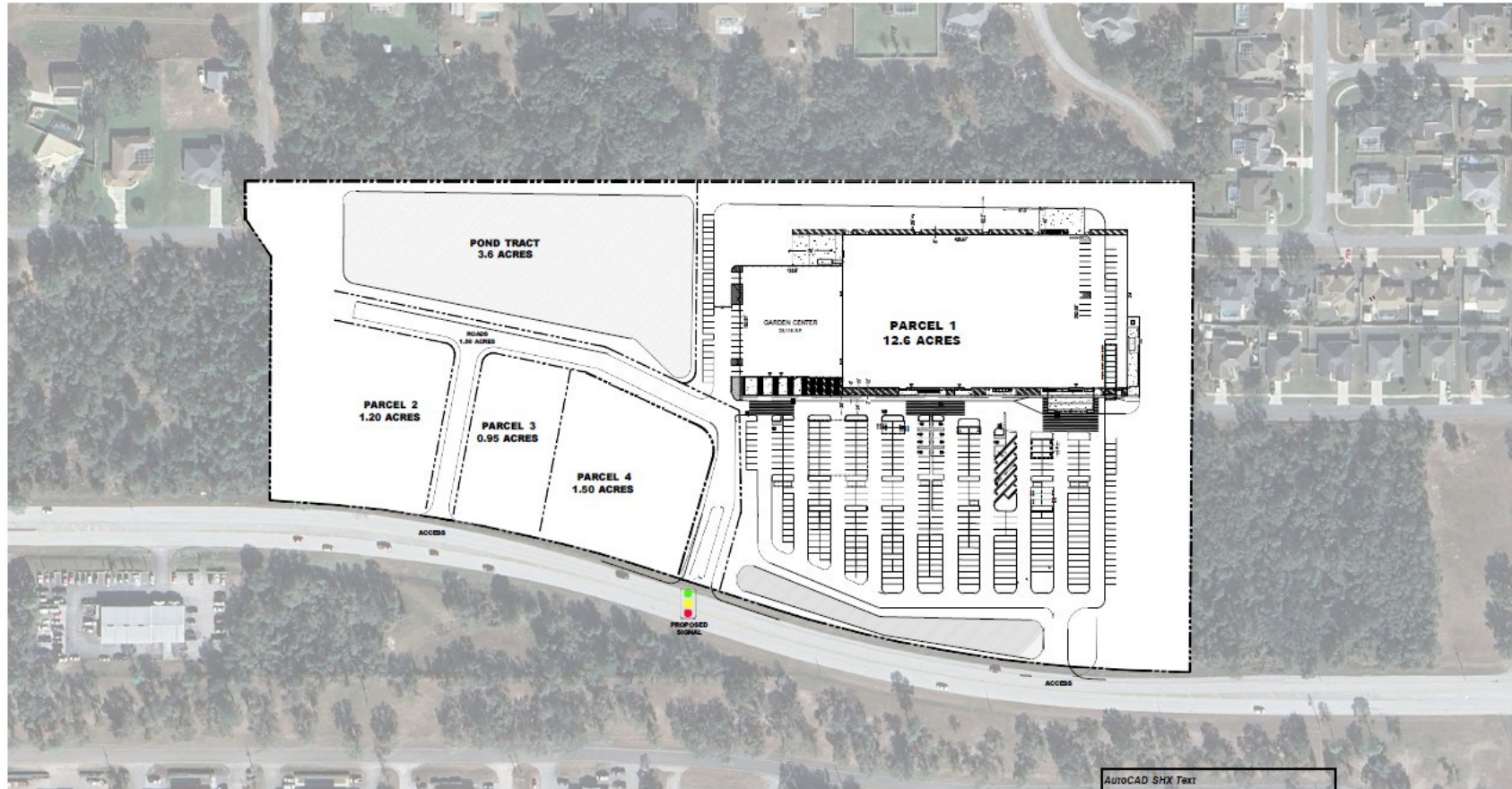


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Project Overview Conceptual

CASTO SPRING HILL: 21.35 ACRES ON SPRING HILL DRIVE



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Access to Site



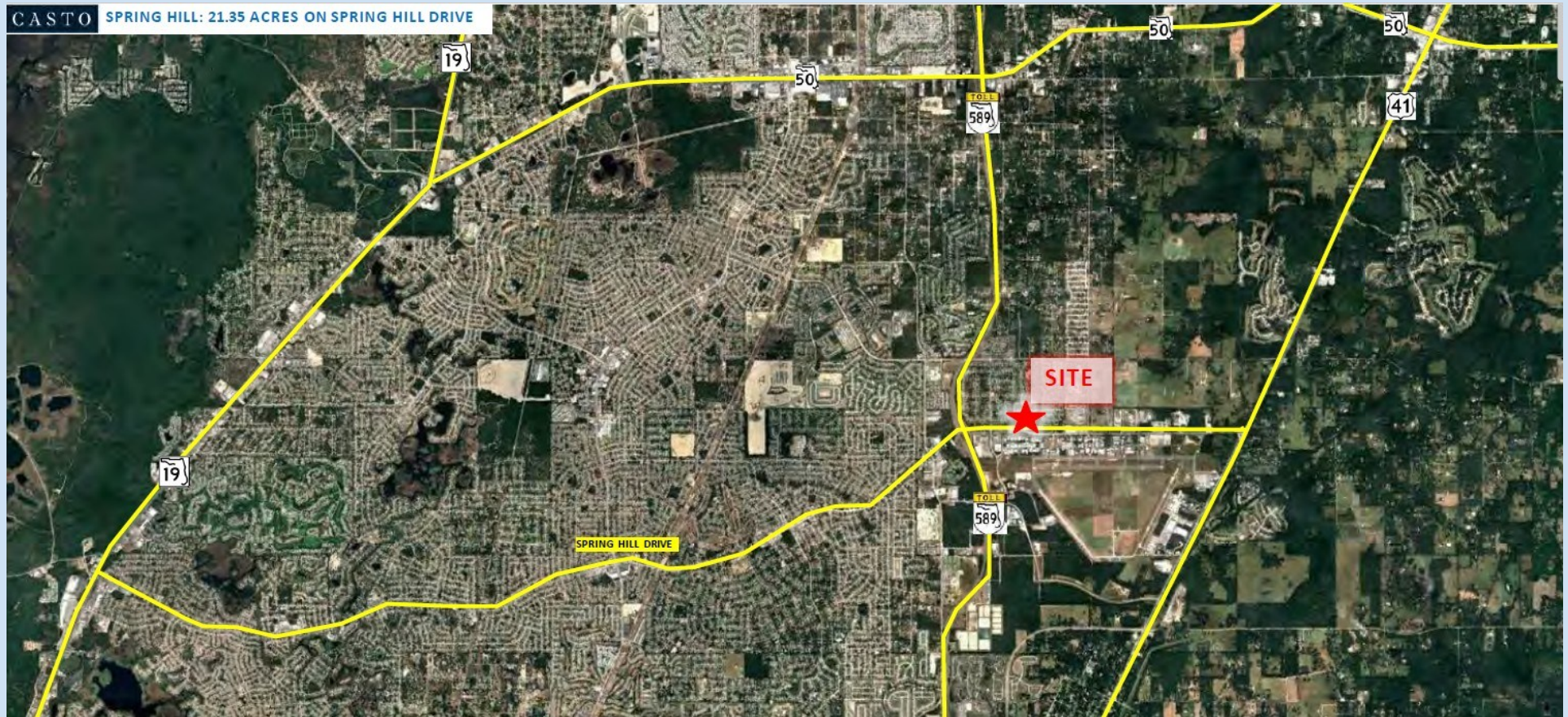
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Site Location Overview



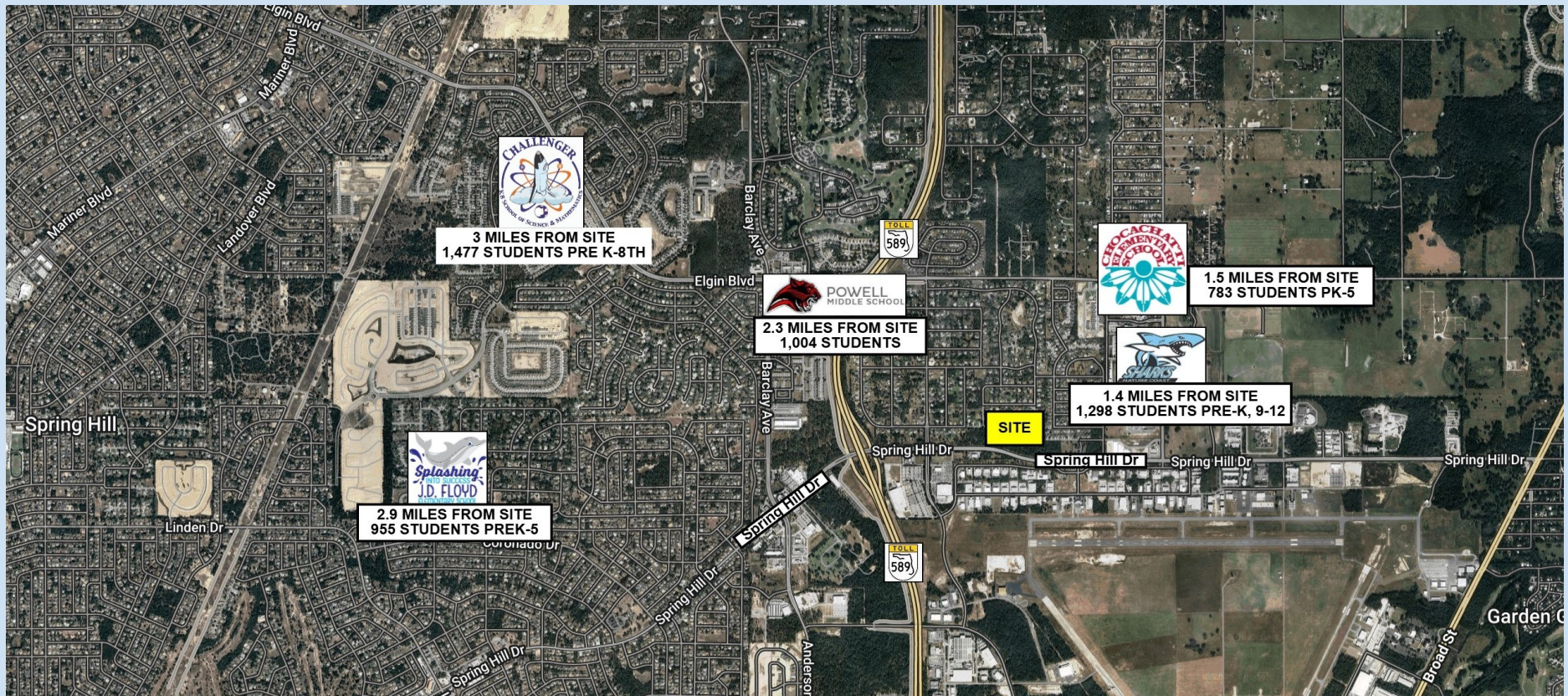
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Local Schools with Distance to Site



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Property Highlights

- 21.35 ac commercial land, fronting Spring Hill Dr at the prime location of NEQ Spring Hill Dr and Suncoast Pkwy (SR 589)
- Zoned PDP(GC) Planned Development General Commercial with C2 uses: commercial restaurant with drive-thru, office, c-store among others.
- Offsite storm water, utilities and master infrastructure will be in place
- Approved traffic light at main entrance with full access. Other points of access to site will be available
- Site is surrounded by new and existing residential developments.
- Across from Target and Kohls

Parcel #1	12.9 ac available
Parcel #2	1.20 ac available
Parcel #3	.95 ac available
Parcel #4	1.50 ac available

Available for sale, or ground lease

Pricing: contact broker



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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): adjacent to site, General Aviation Airport and 2,400 ac technology campus with aircraft services, and manufacturing.

Demographics

	3 mile	5 mile	7 miles
Median HH Income	\$90,622	\$78,517	\$73,153
Median Age	41.5	43.9	45
Population	38,267	90,618	139,741

Traffic Count

Springhill Dr ADT 19,800



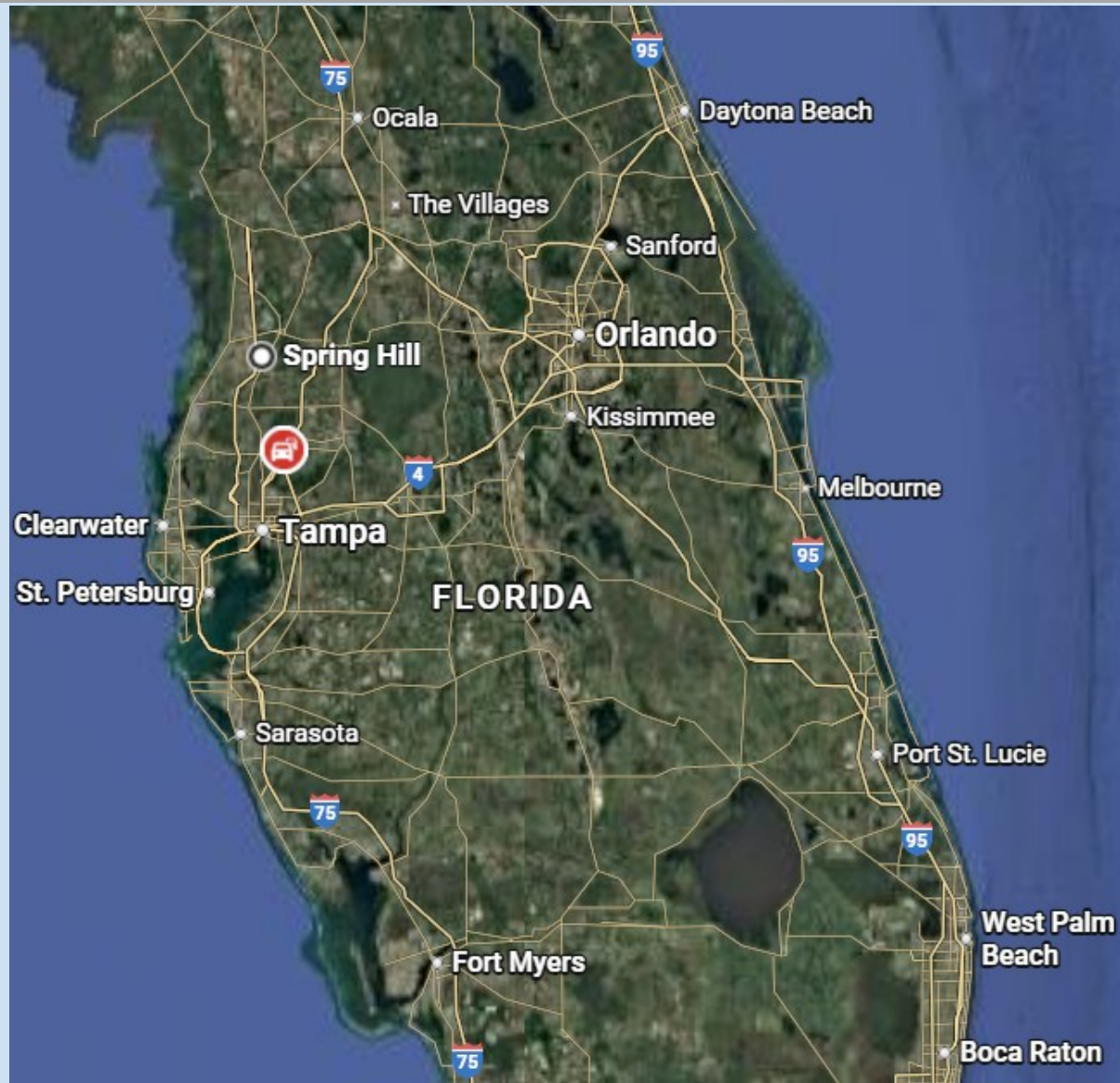
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Florida Location Overview



SOUTHEAST
COMMERCIAL

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