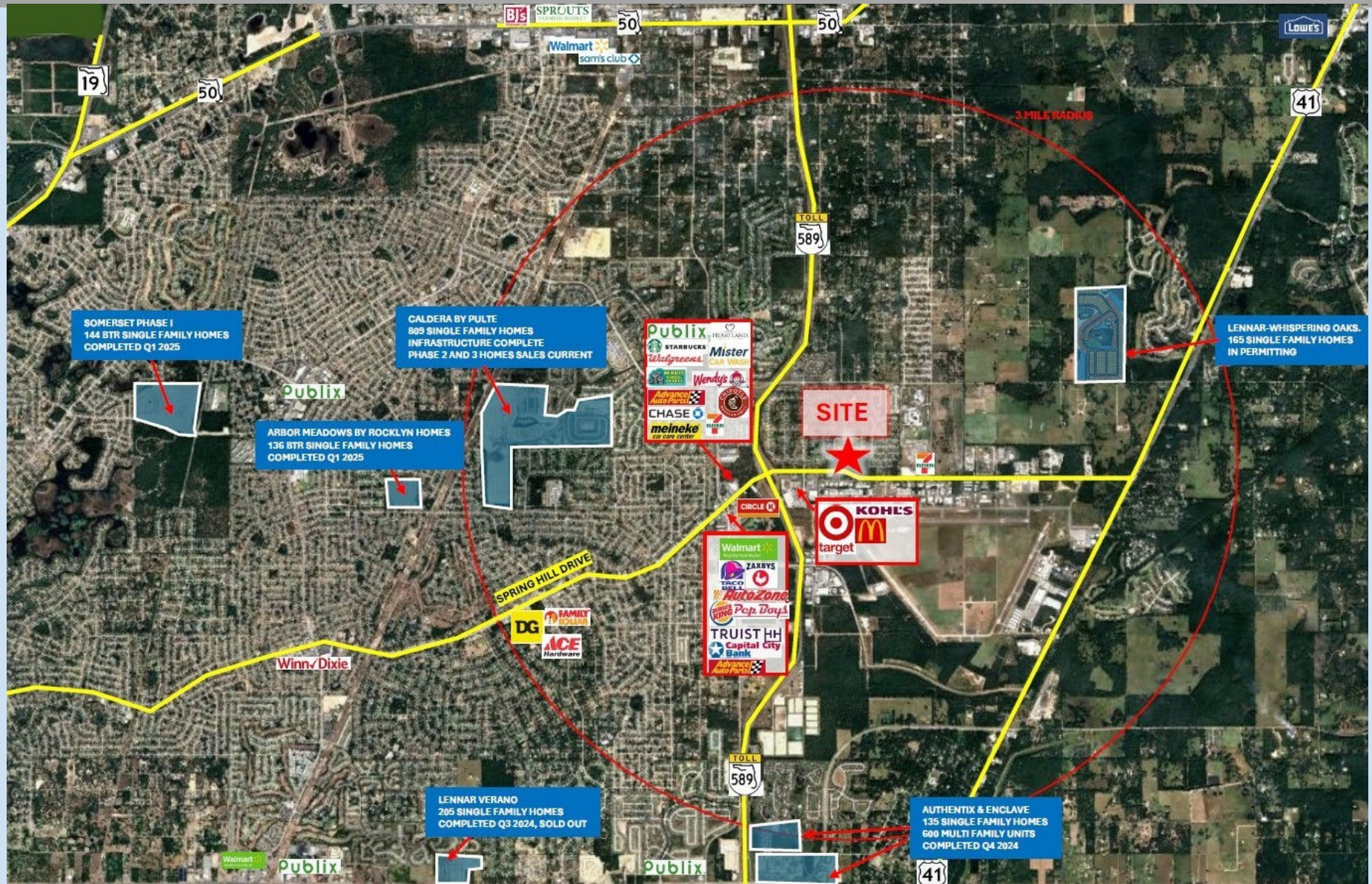


NEQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

21.35 acre Site Available



Southeast Commercial—FL

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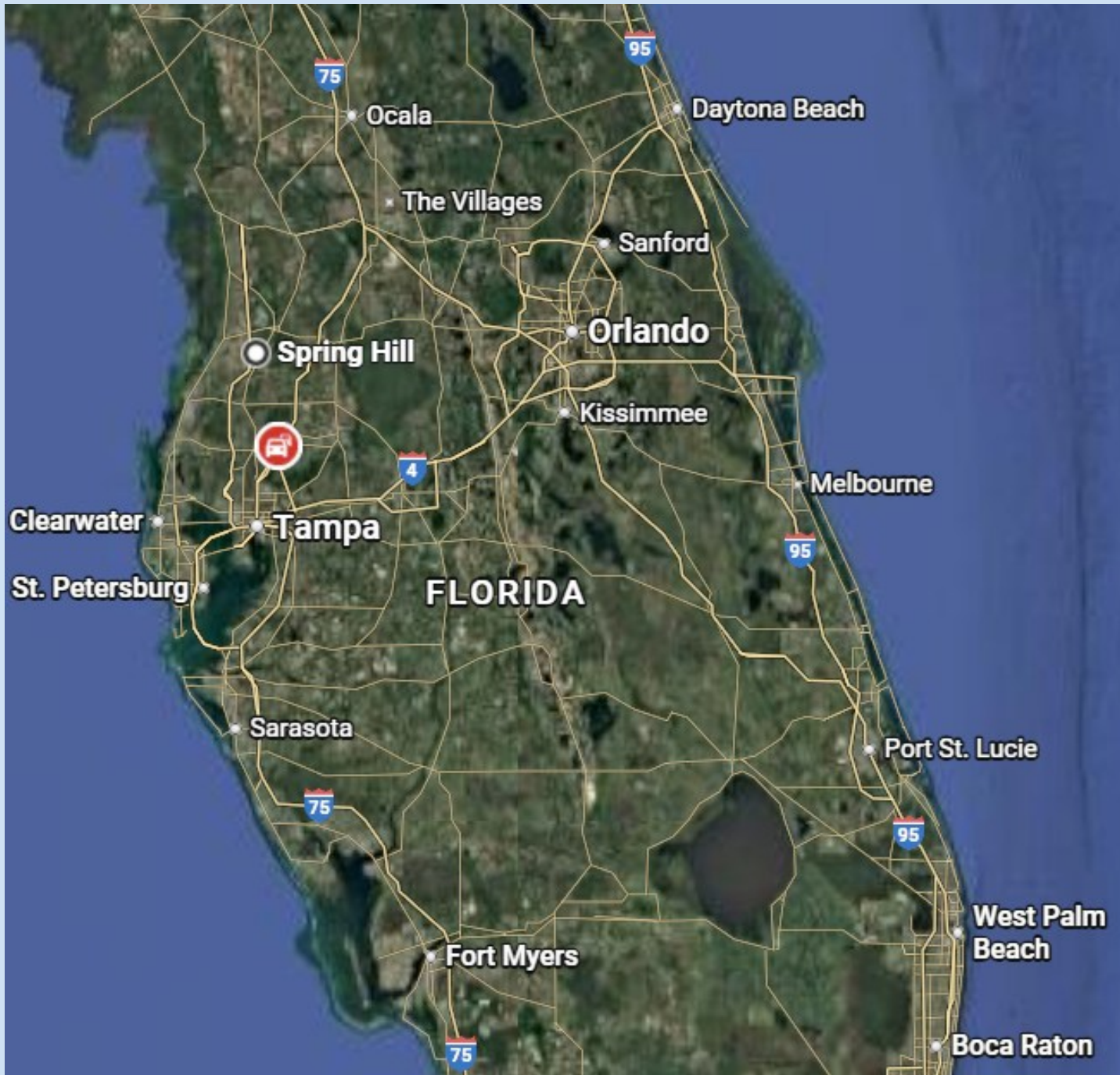
Carol Bauman

Licensed Real Estate Broker
813.992.9696 Mobile
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Spring Hill, Florida Thriving Retail Corridor



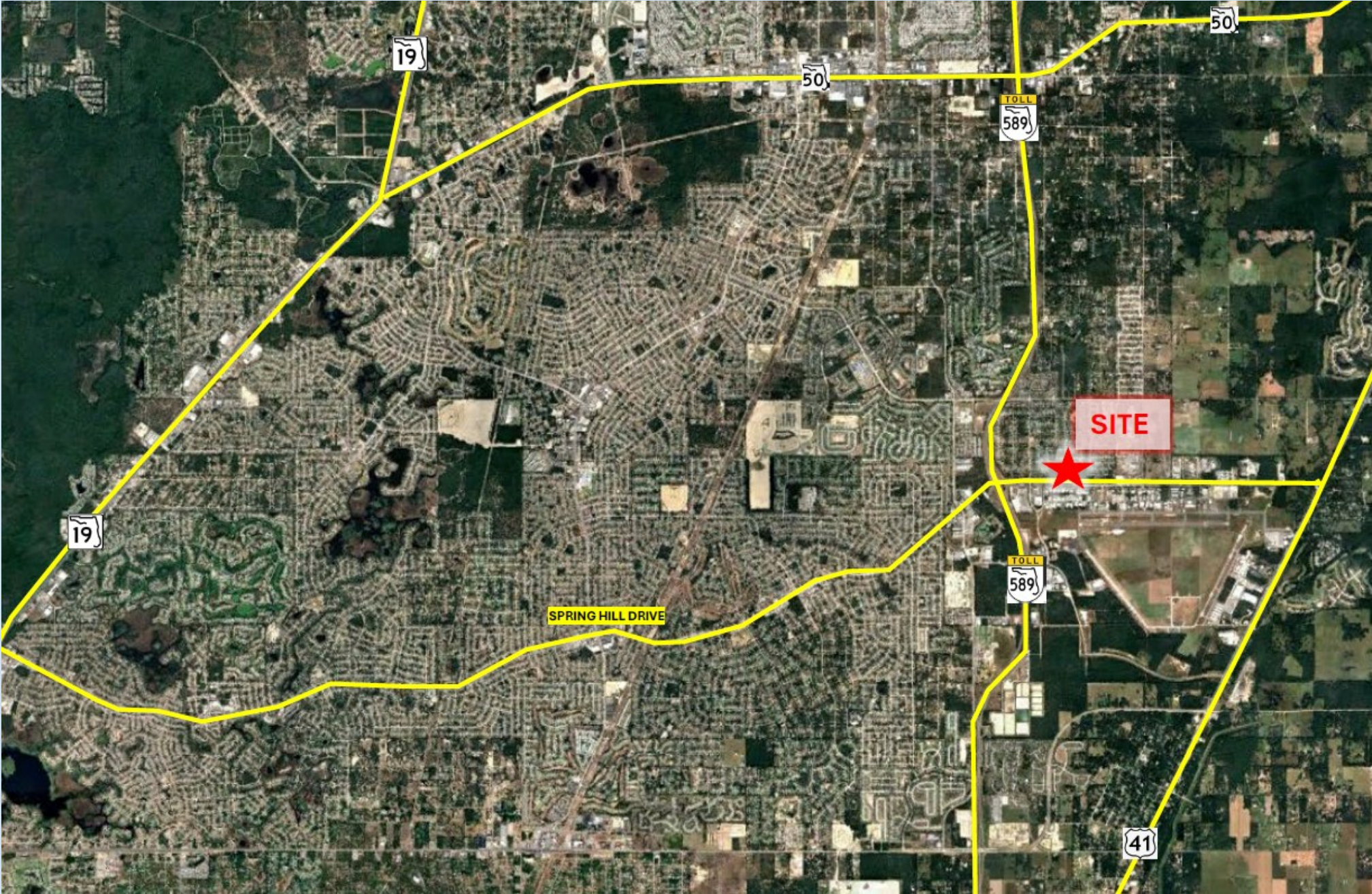
Spring Hill, Florida Location Overview



Proposed Project Conceptual



Site Location Overview



Property Highlights

- 21.35 ac commercial mixed use project, 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.
- Approved traffic light at main entrance with full access. Approved right in/right out points of access at both the east and west ends of the site.
- Site is surrounded by new and existing residential developments.
- Across from big box shopping, Target and Kohls.
- 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
- 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 HH Income	\$116,005	\$90,911	\$80,224
Median Age	42.6	42	43.5
Population	2,787	32,279	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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