

# NWQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

## Residential, Restaurant, Retail Pads Available



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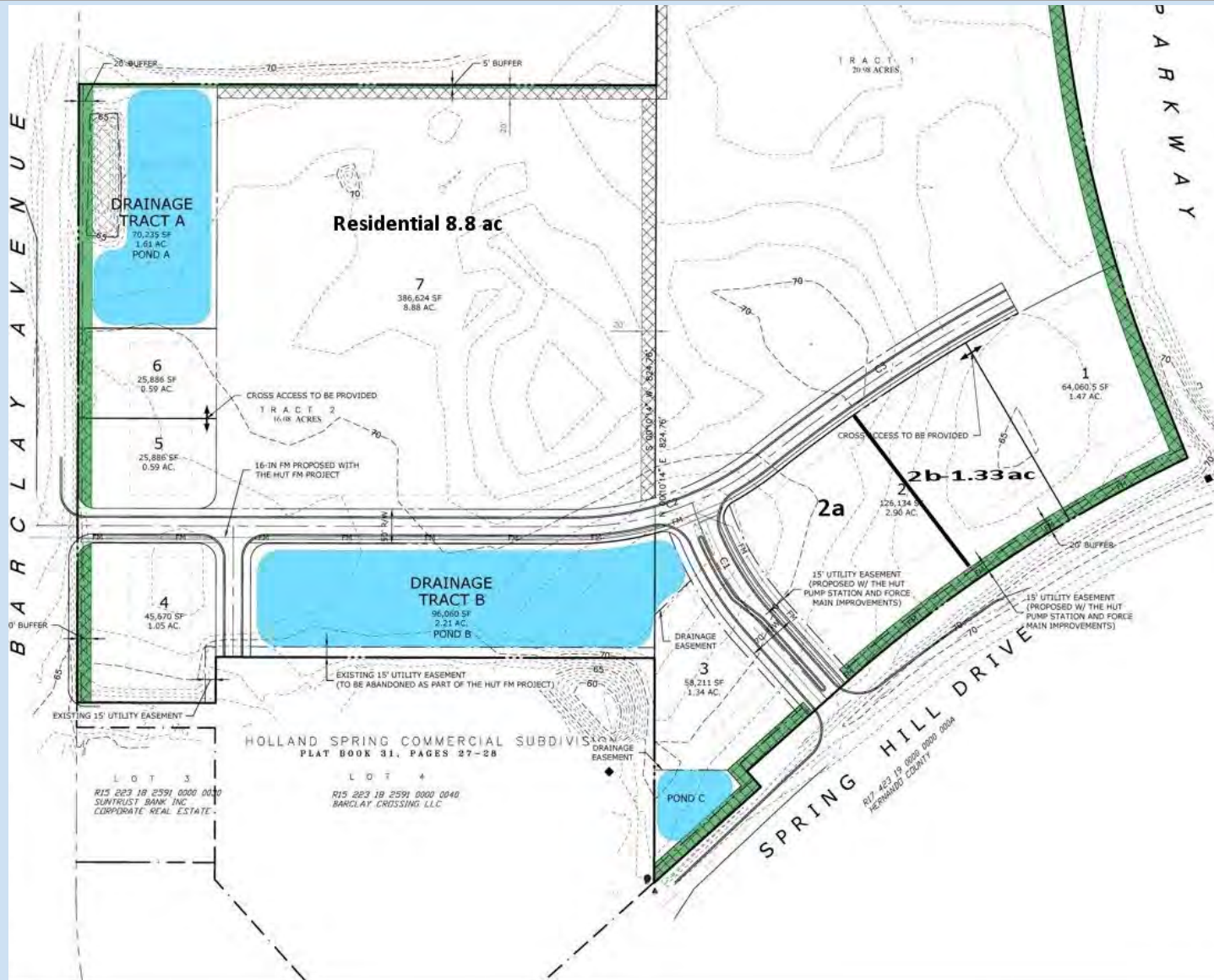
# Project Overview Conceptual



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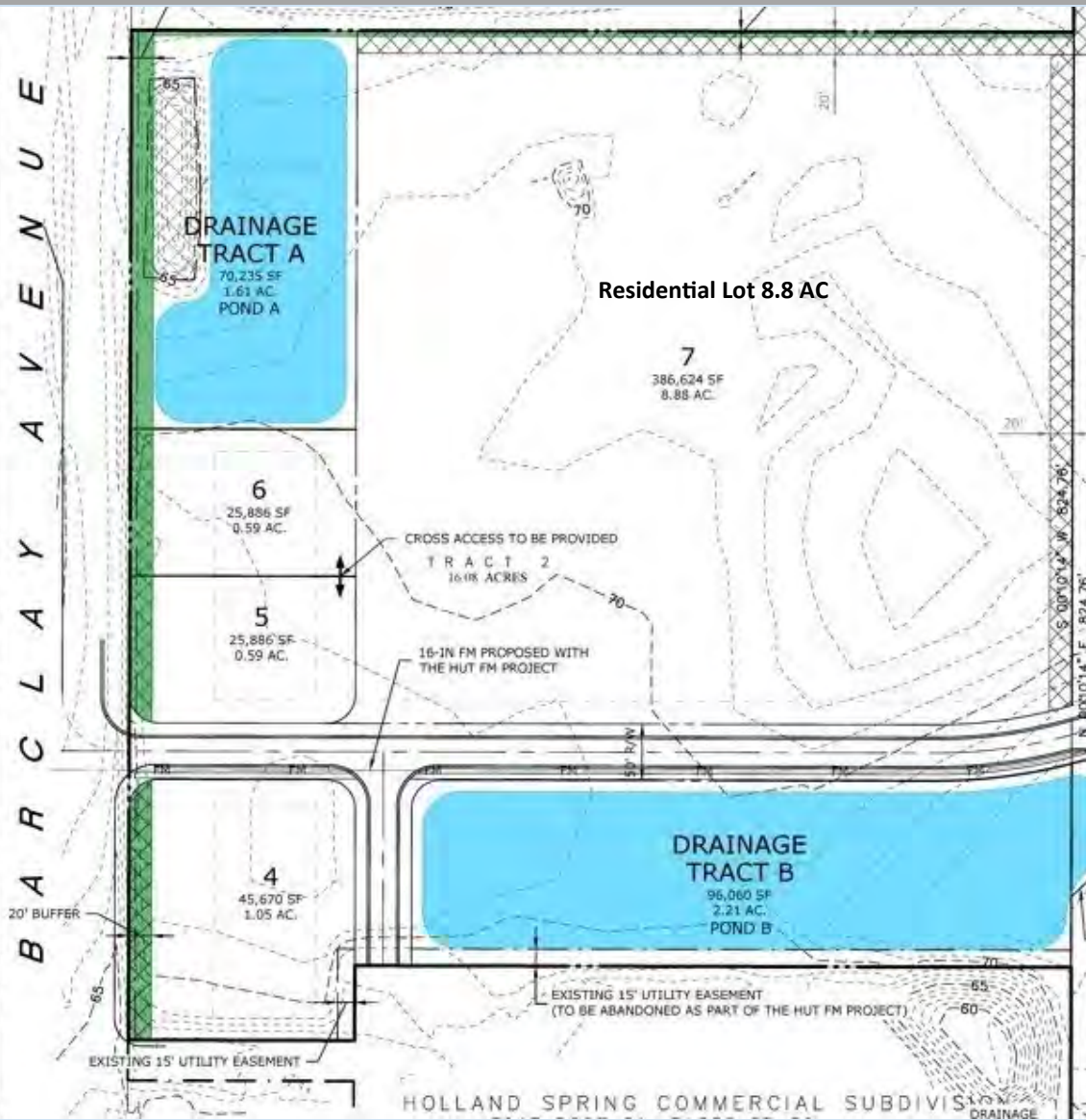
# Conceptual—Spring Hill Dr Commercial Pads



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# Conceptual—Barclay Ave Commercial and Townhome Pads



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# Property Highlights

- 5.3 ac commercial land, fronting Spring Hill Dr at the prime location of NWQ Spring Hill Dr and Suncoast Pkwy (SR 589) and 1.76 ac fronting Barclay Ave
- Zoned PD, retail, restaurant with drive-thru, office, medical and dental, financial institutions
- Master development project includes 300 multi-family units and 106 proposed 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.
- Offsite storm water, rough grade, utilities and master infrastructure will be in place
- Approved traffic lights with full access on both Spring Hill Dr and Barclay Avenue to the west.

Lot #1 Under Contract

Lot #2a Under Contract

Lot #2b 1.33 ac Available Available for sale, ground lease or build to suit

Lot #3 Under Contract Pricing: contact broker

Lot #4 Under Contract

Lot #5 .59 ac Available

Lot #6 .59 ac Available

Lot #7 8.8 ac Residential Available

Lot #8 Under Contract



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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	\$70,809	\$71,992	\$65,115
Median Age	43.8	41.6	44.3
Population	6,749	44,680	94,852

## Traffic Count

Barclay Ave ADT 23,108

Springhill Dr ADT 22,938



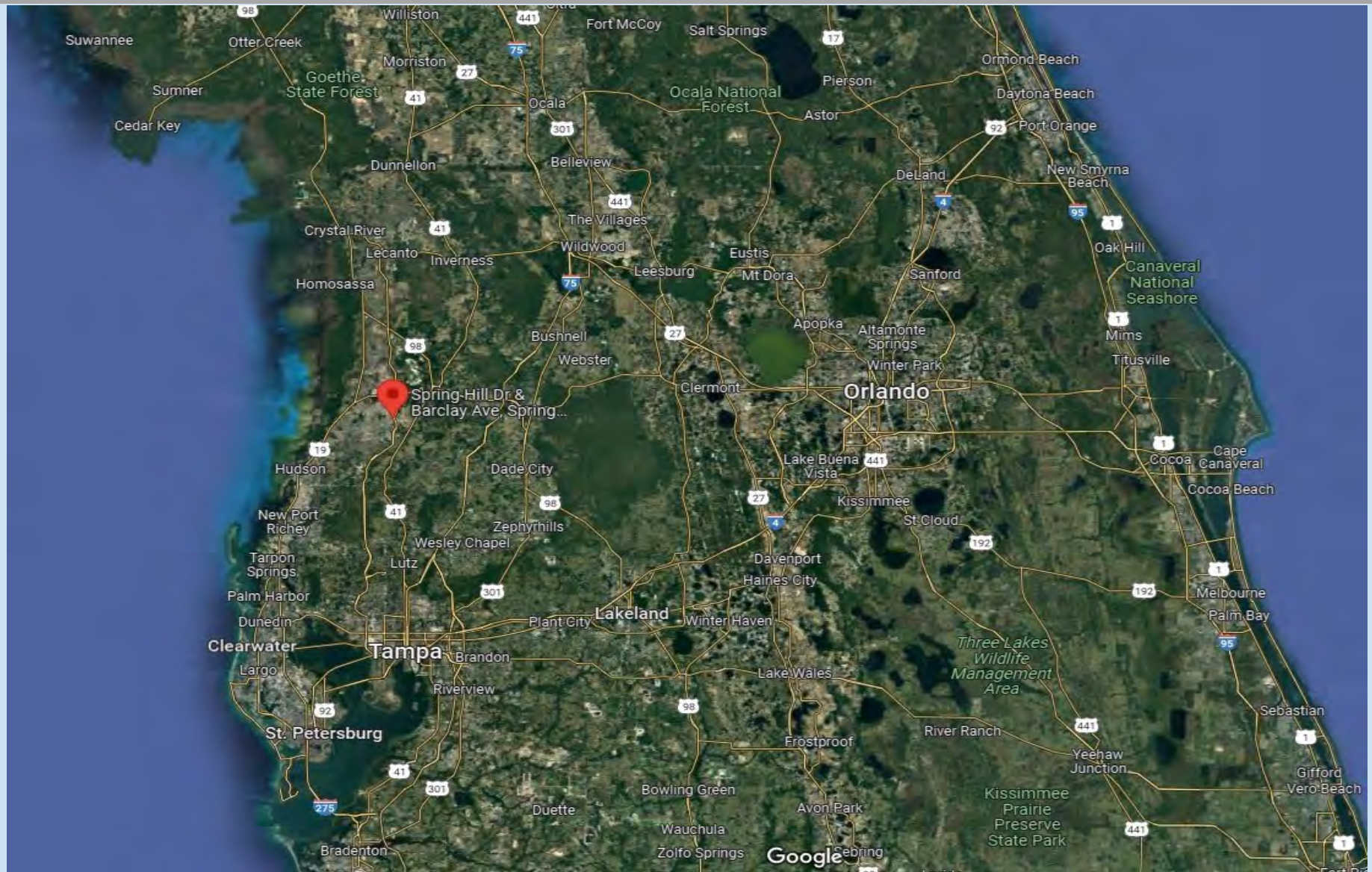
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# Florida Location Overview



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