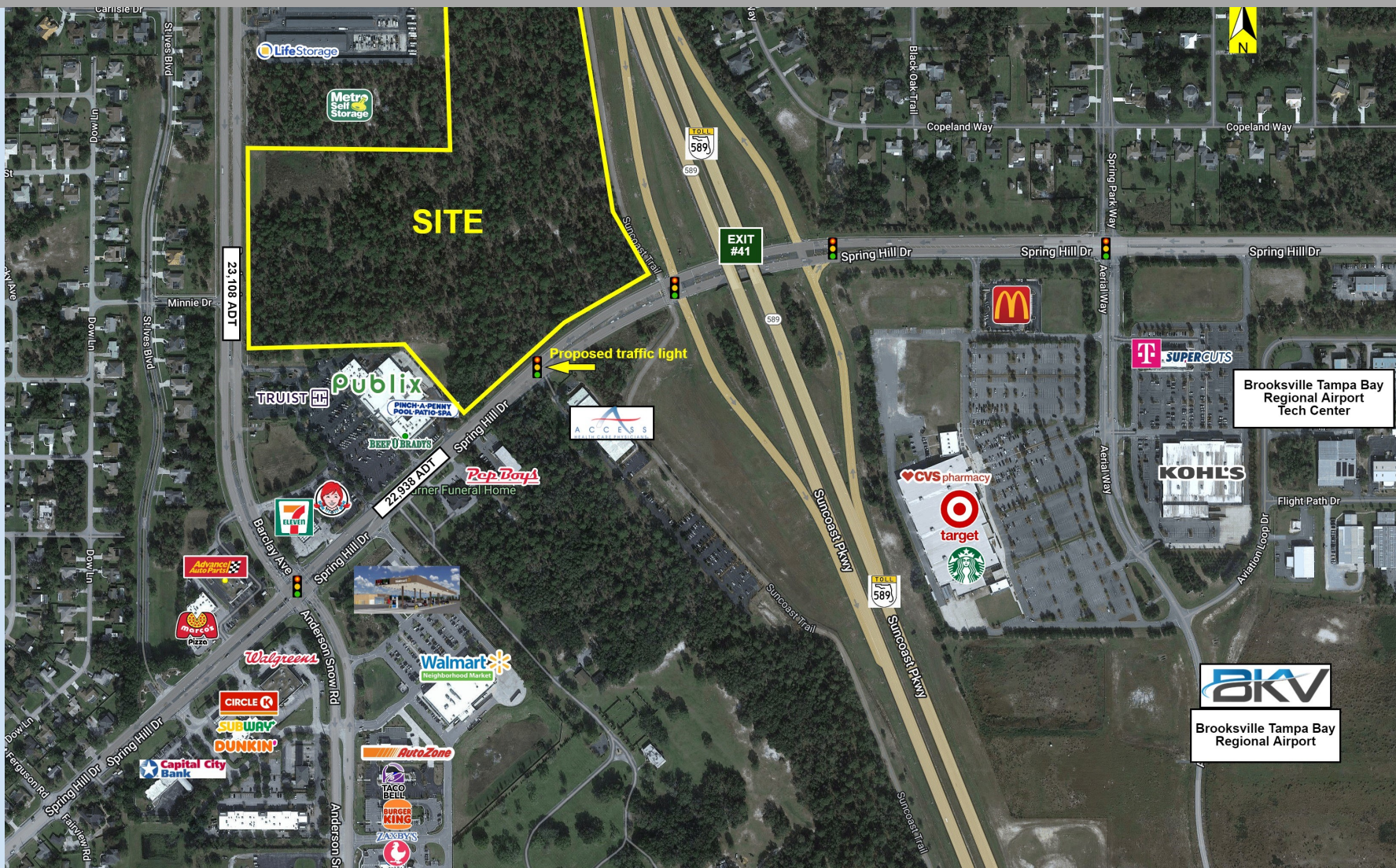


NWQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

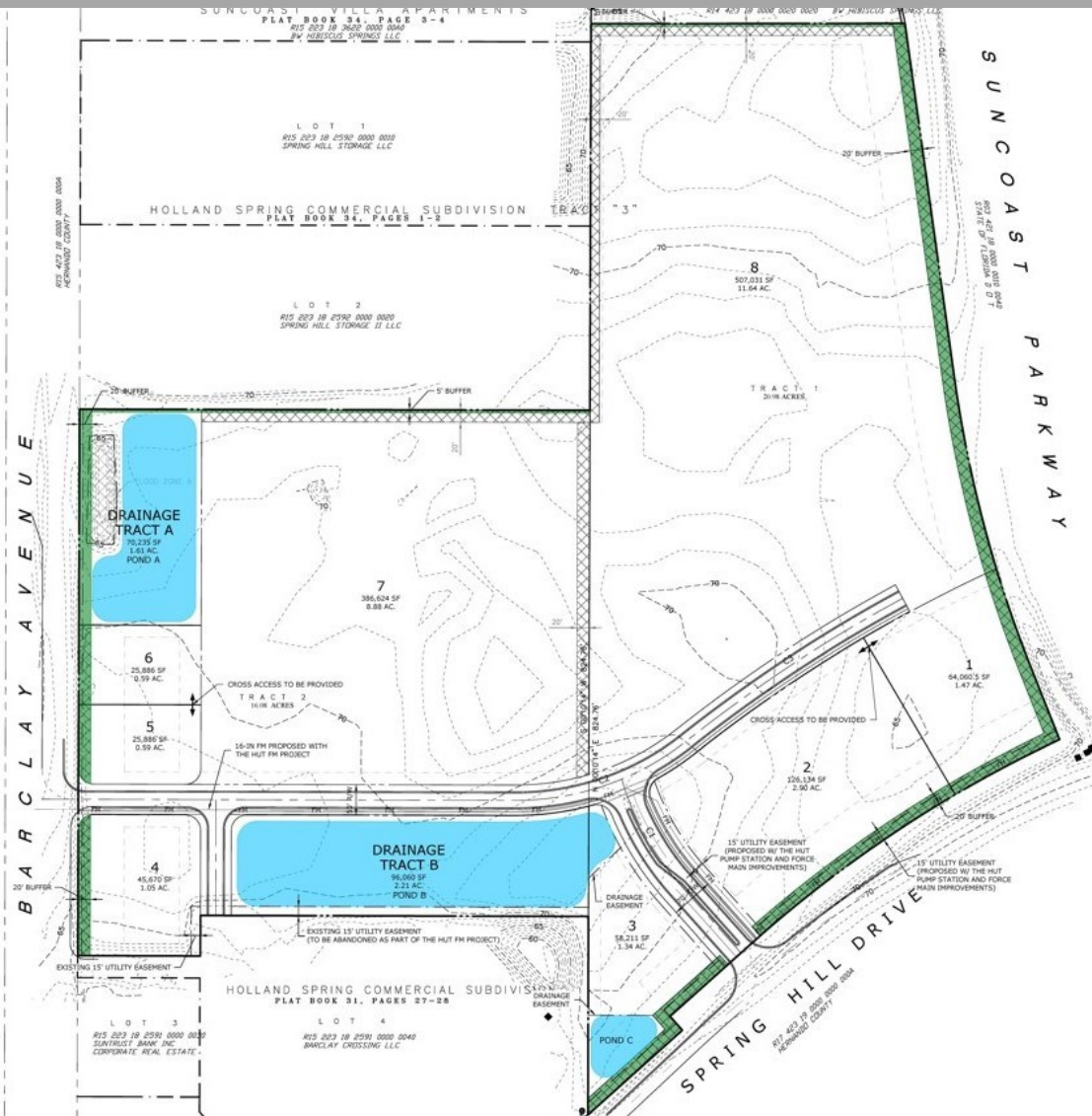
Restaurant, Retail Pads Available



Southeast Commercial—FL
 1341 Bedford Ave, Suite A
 Melbourne FL 32940
 cbauman@southeastcommercial.net
 www.SoutheastCommercial-FL.com

Carol Bauman
 Licensed Real Estate Broker
 813.992.9696 Mobile
 321.600.4200 Office

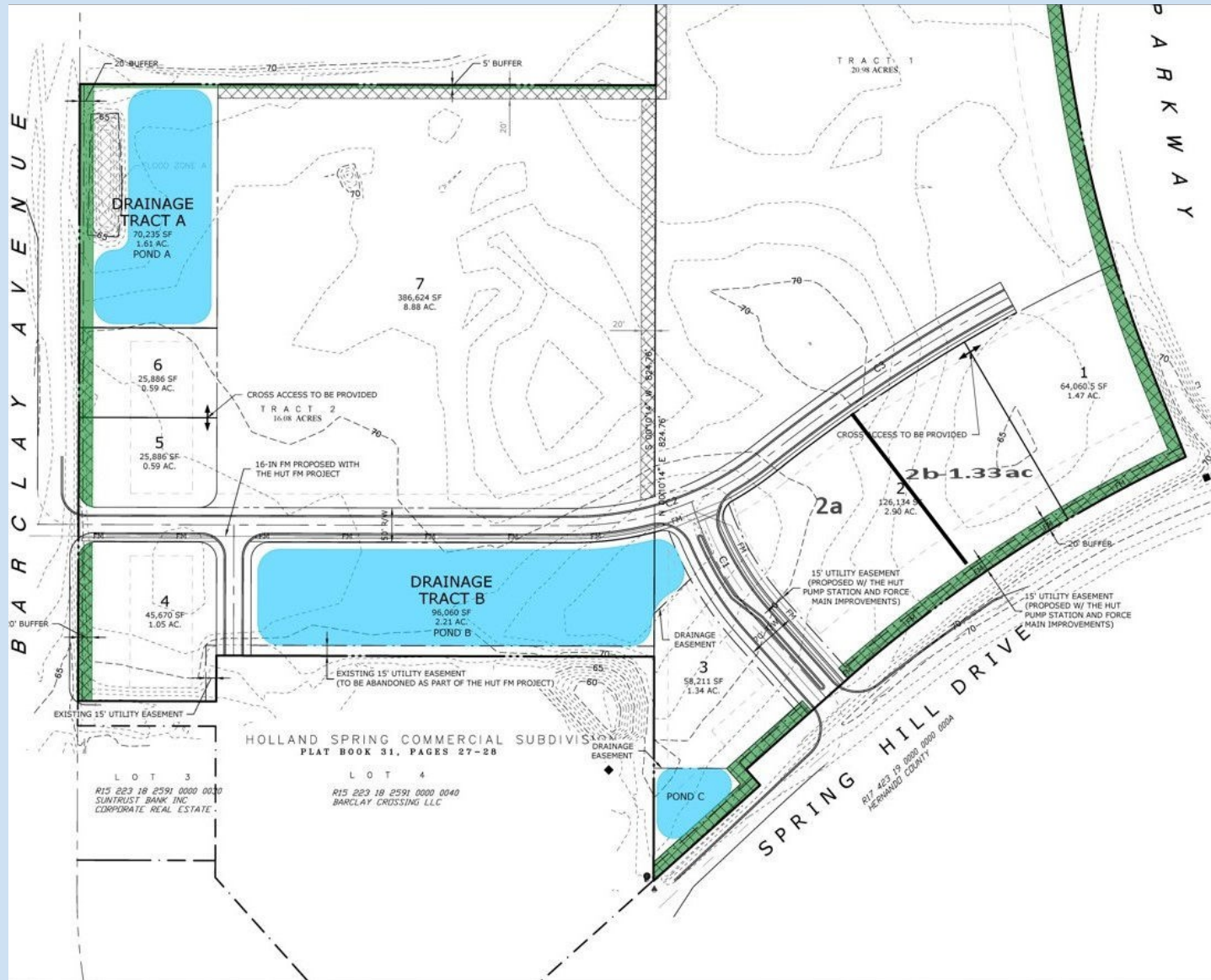
Project Overview Conceptual



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 Melbourne FL 32940
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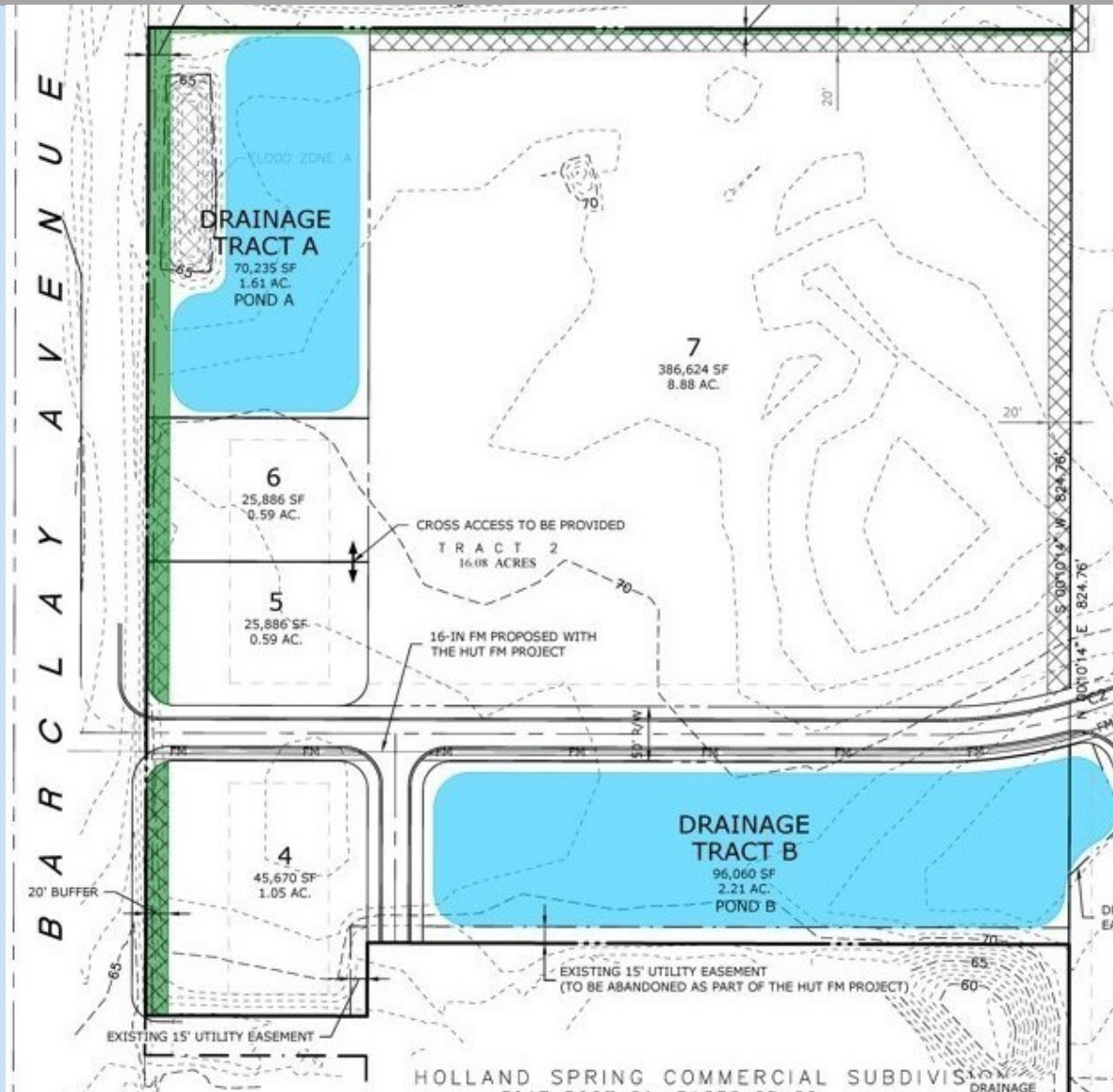
Conceptual—Spring Hill Dr Commercial Pads



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Conceptual—Barclay Ave Commercial Pads



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Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
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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 100 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
- Proposed traffic light with full access as well as an additional proposed right in, right out and access from Barclay Avenue to the west.

Outlot #1 Under Contract

Outlot #2a Under Contract

Outlot #2b 1.33ac

Outlot #3 Under Contract

Outlot #4 Under Contract

Outlot #5 .59ac

Outlot #6 .59ac

Available for sale, ground lease or build to suit

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): 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	\$61,235	\$66,132	\$60,723
Median Age	46.2	44	46.8
Population	6,749	44,680	94,852

Traffic Count

Barclay Ave ADT 23,108

Springhill Dr ADT 22,938



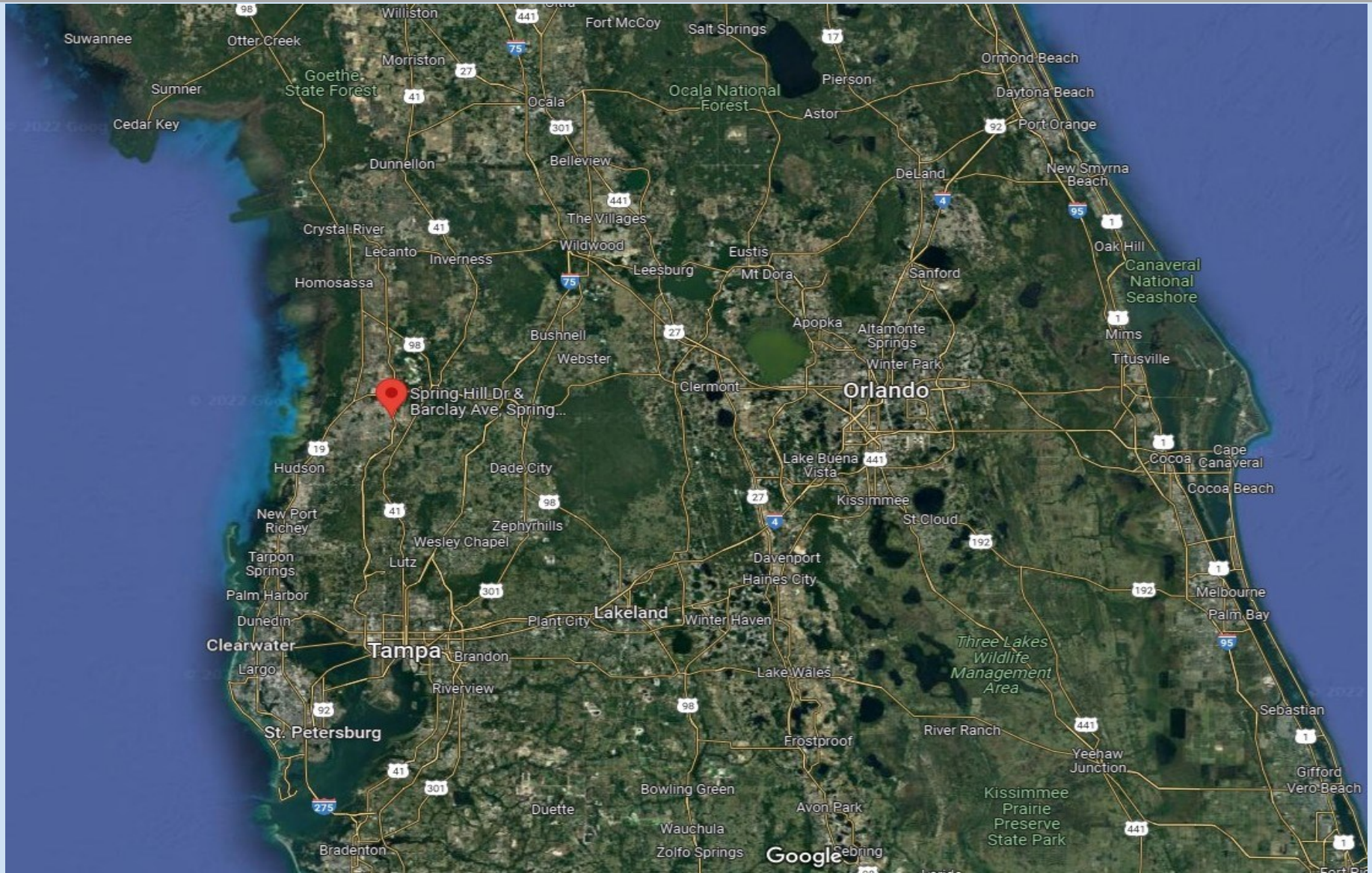
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Florida Location Overview



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