

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

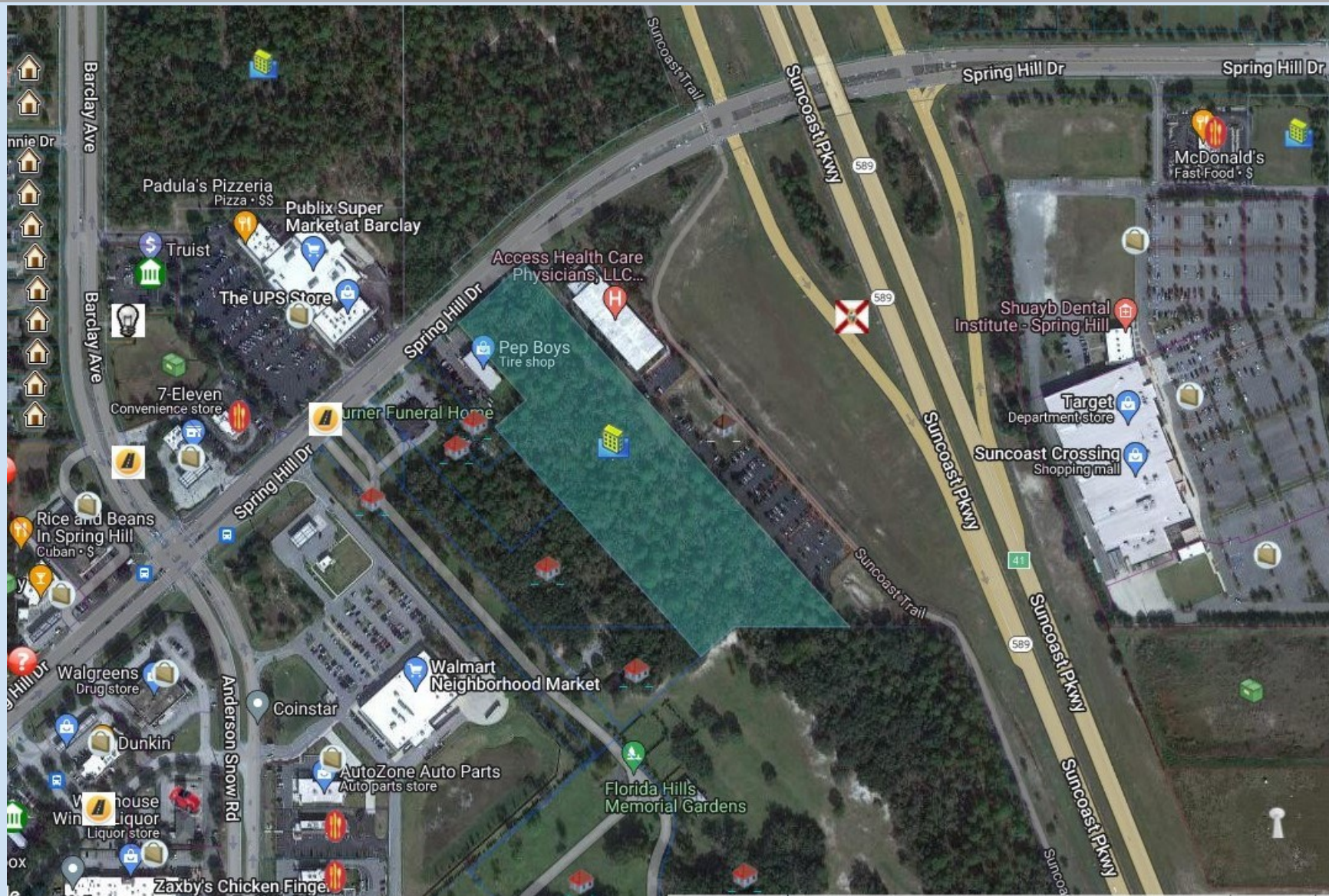
Restaurant | Retail | Self-Storage Pads Available



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

Site Overview

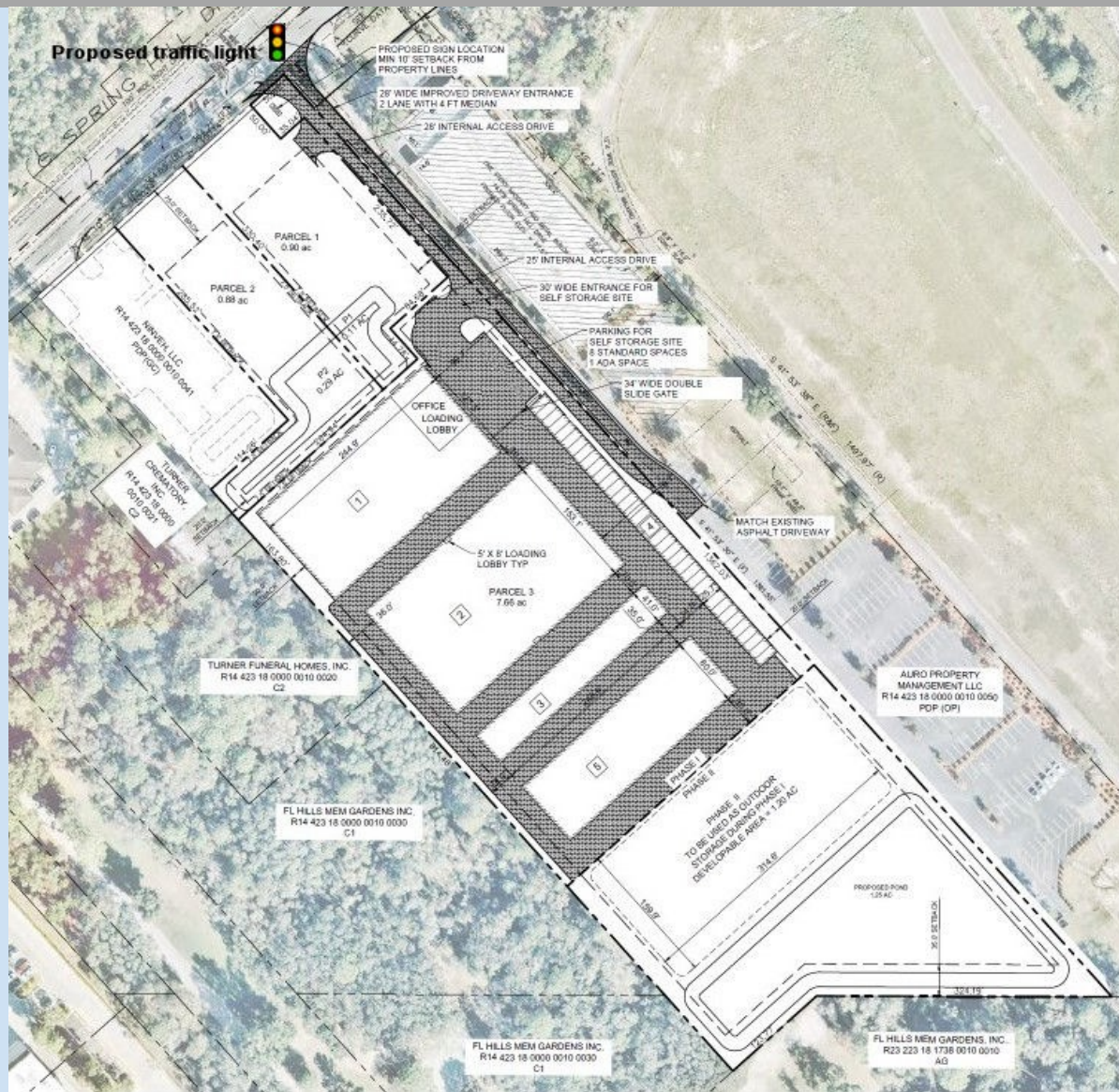


Southeast Commercial—FL

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



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

Property Highlights

- 9.4 ac commercial land, fronting Spring Hill Dr at the prime location of SWQ Spring Hill Dr and Suncoast Pkwy (SR 589)
- Zoned commercial, retail, restaurant with drive-thru, self-storage
- Across Spring Hill Dr from a master development project that 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
- Flood zone X, no wetlands
- Proposed traffic light with full access

Lot #1 .90 ac

Lot #2 .88 ac

Lot #3 7.66 ac

Available for sale, ground lease or build to suit

Pricing: contact broker



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

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

Springhill Dr ADT 22,938



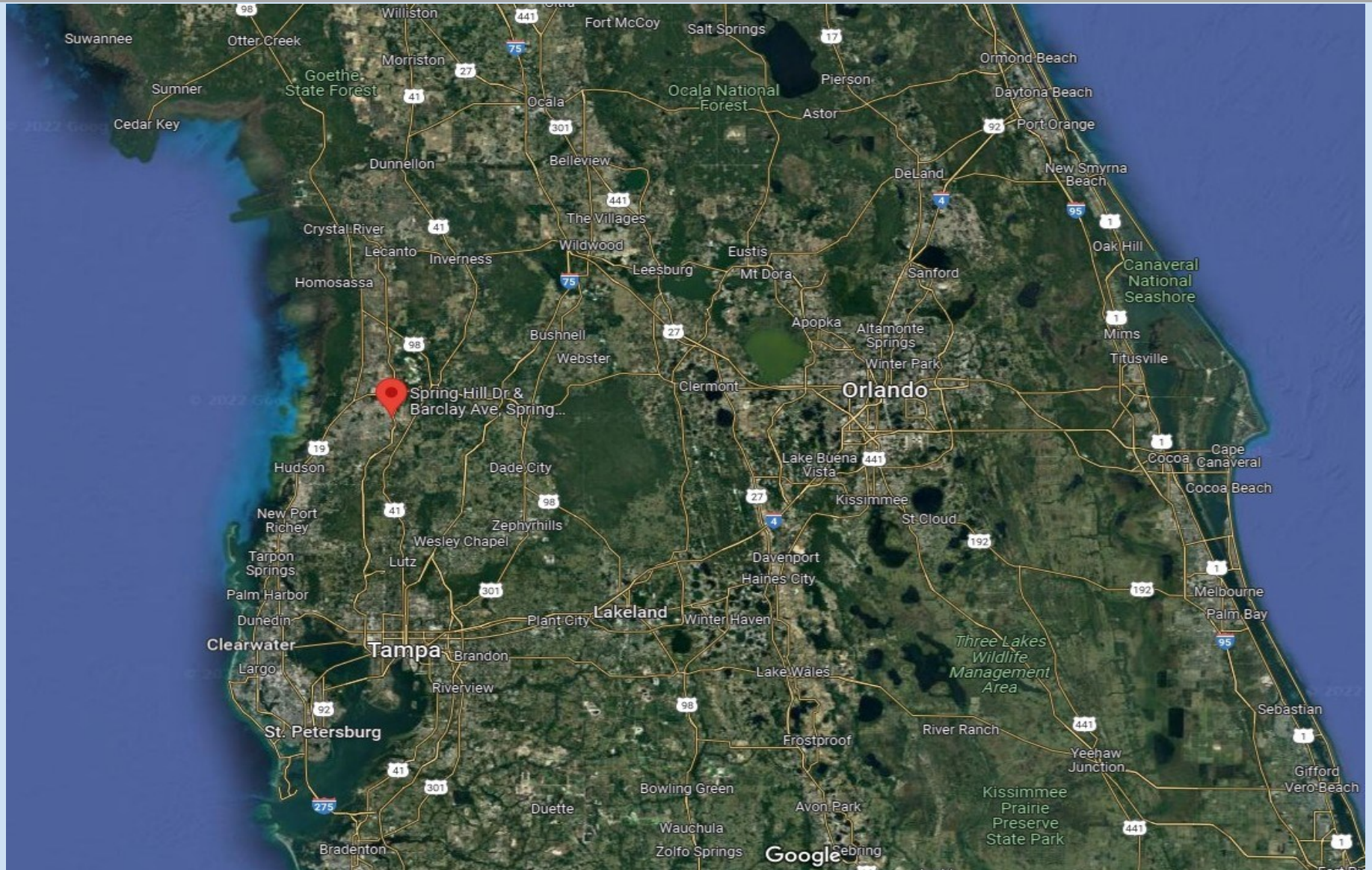
Southeast Commercial—FL

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

Florida Location Overview



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