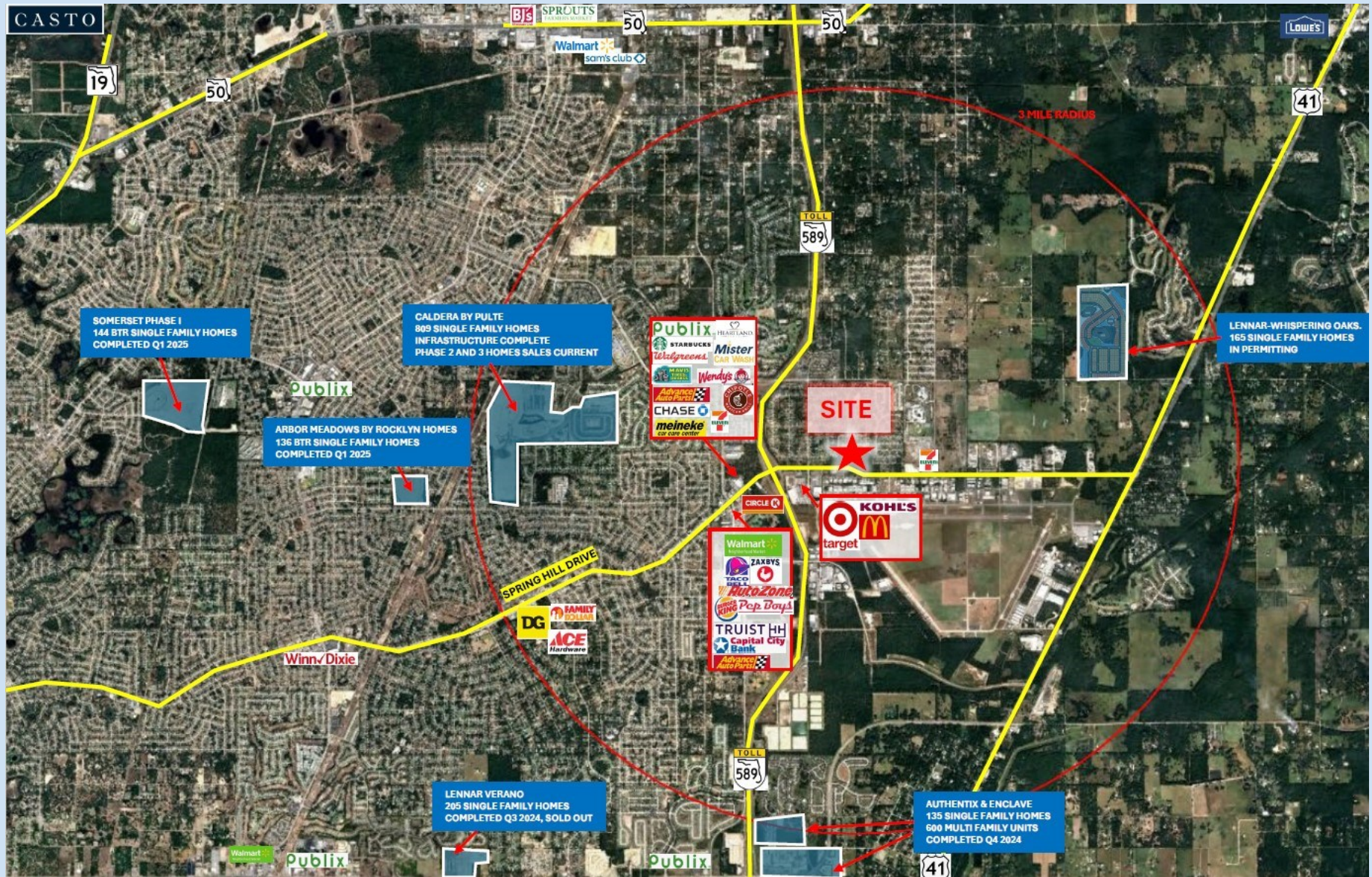


# NEQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

## Commercial, Restaurant, Retail Pads Available



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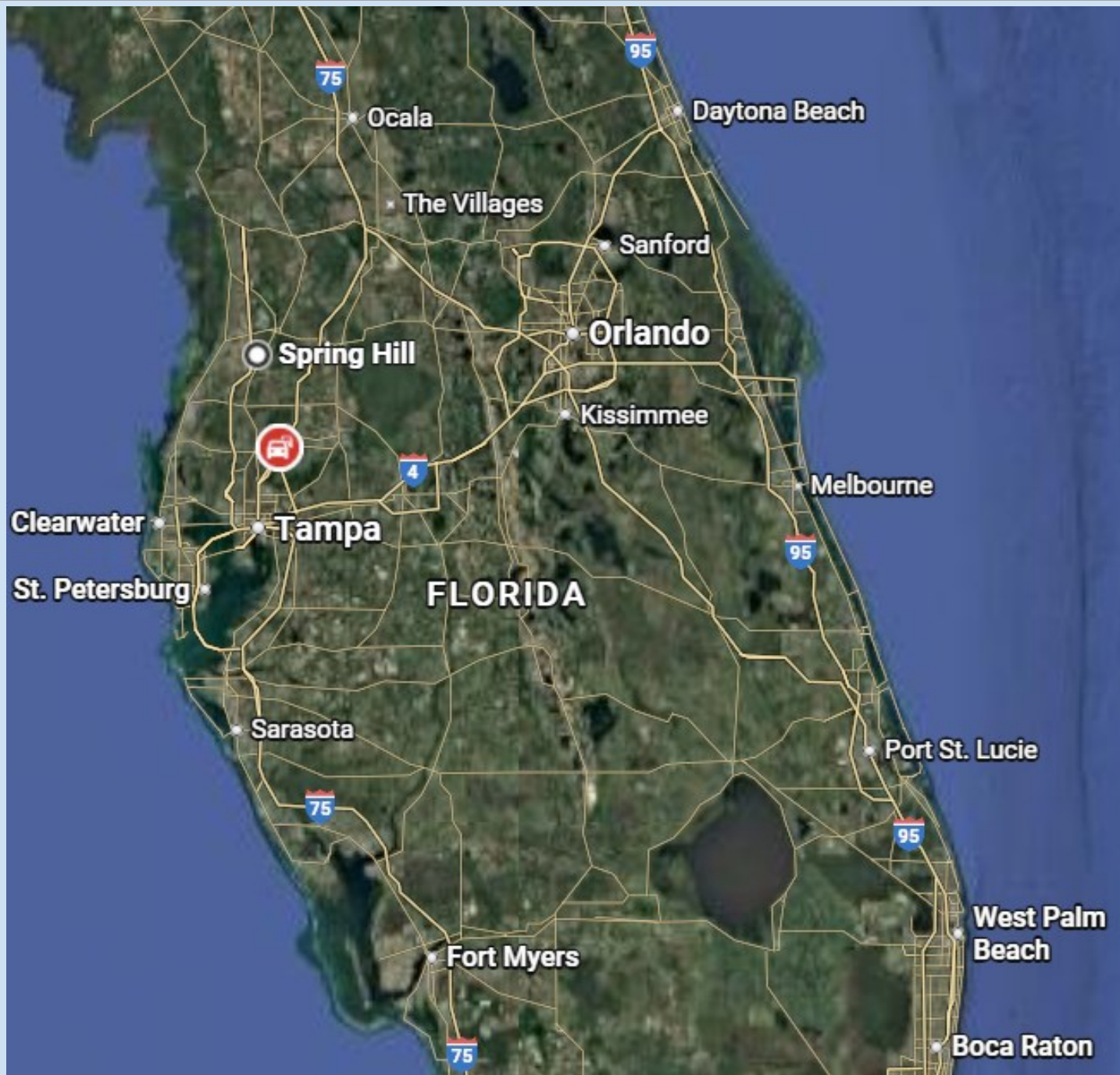


# Spring Hill, Florida Thriving Retail Corridor

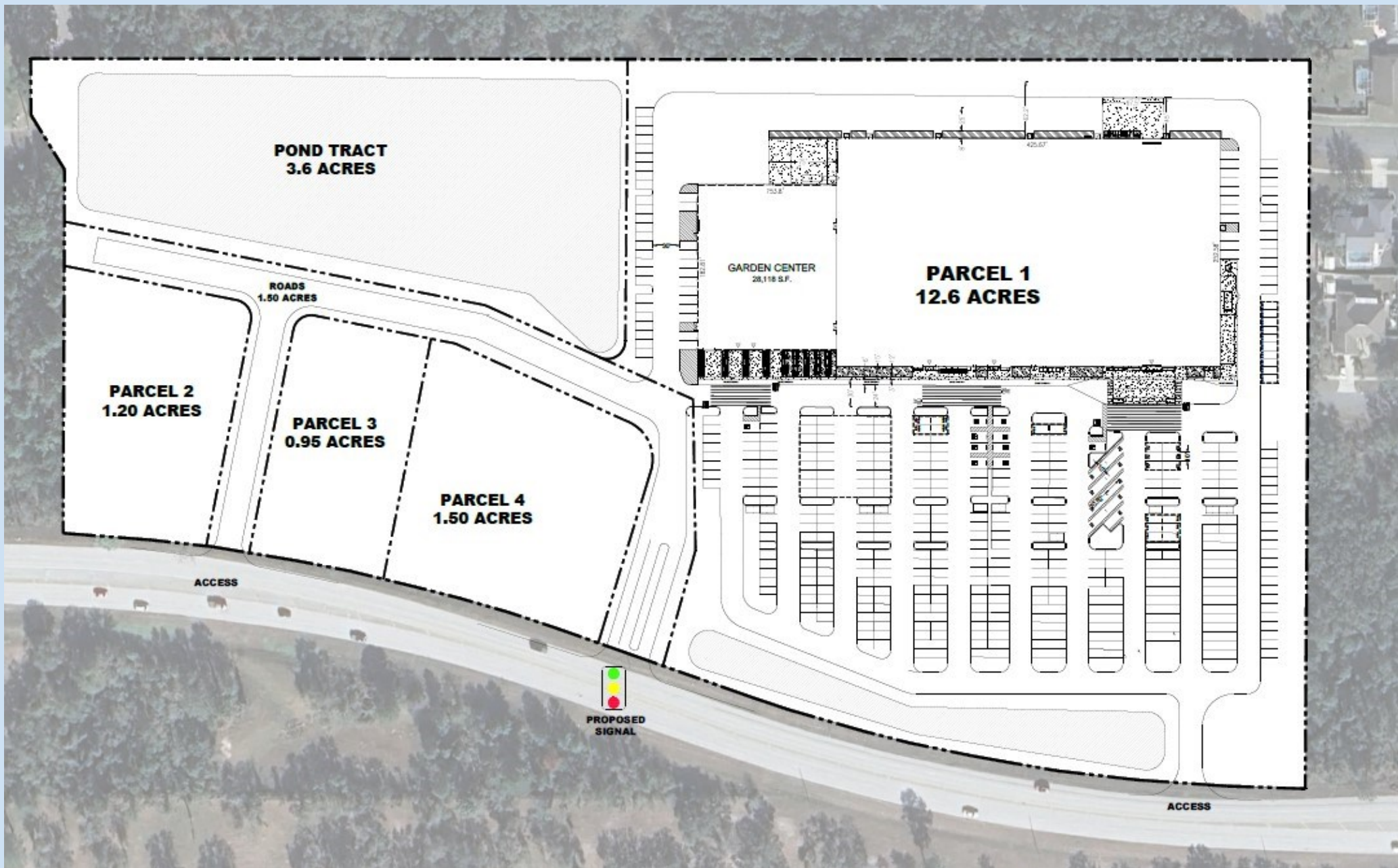




# Spring Hill, Florida Location Overview

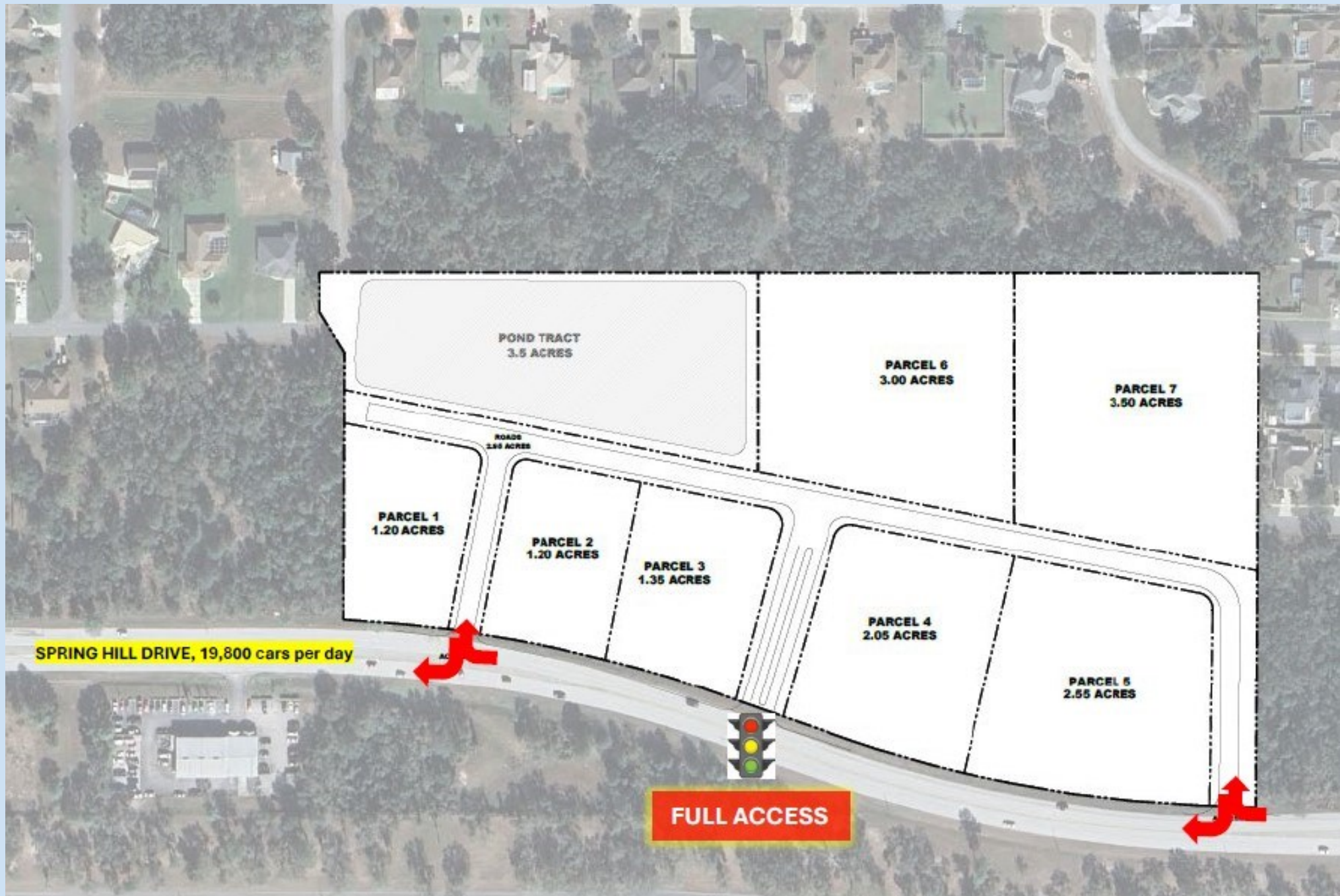


# Project Overview Conceptual #1



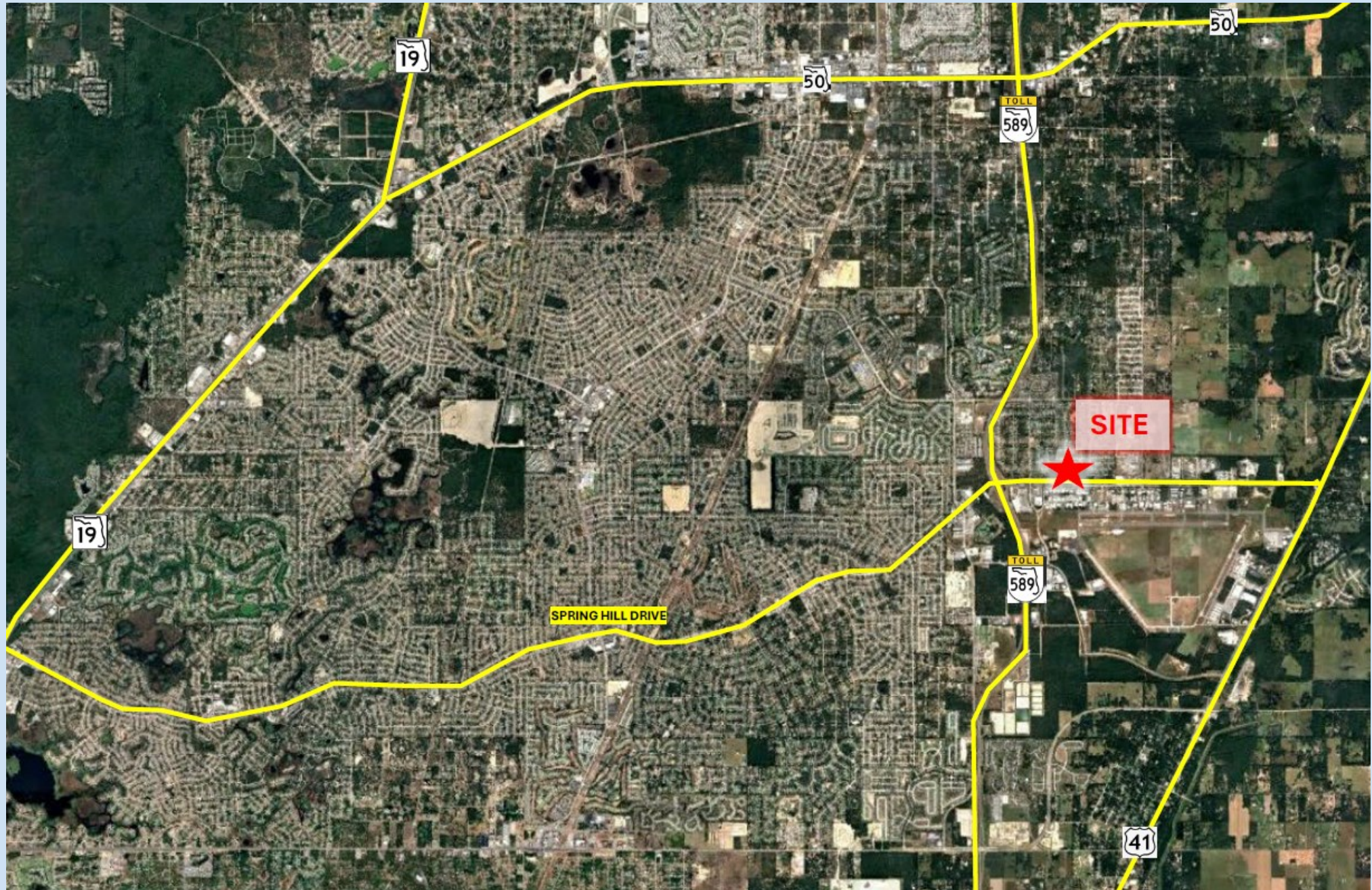


# Project Overview Conceptual #2 | Access to Site





# Site Location Overview





# Property Highlights

- Pads available within 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.
- Offsite storm water, utilities and master infrastructure will be in place
- Approved traffic light at main entrance with full access. Right in/right out points of access at both the east and west ends of the project.
- Site is surrounded by new and existing residential developments.
- Across from big box shopping, Target and Kohls.

Parcel #1	12.9 ac available	Available for sale, ground lease, or BTS Pricing: contact broker
Parcel #2	1.20 ac available	
Parcel #3	.95 ac available	
Parcel #4	1.50 ac available	

# Spring Hill - A Thriving Residential/Retail Destination

- 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): 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



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