

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

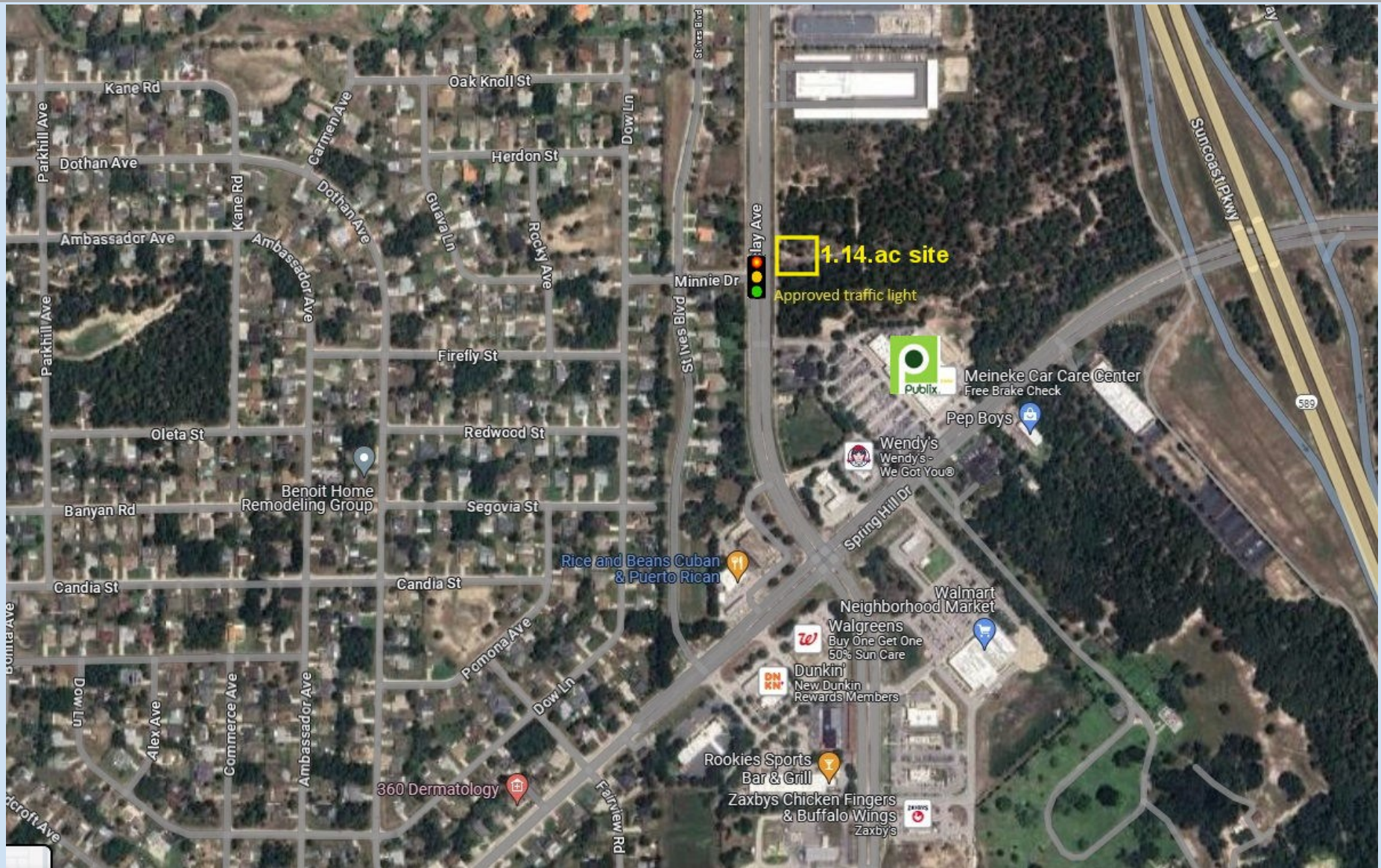
One Remaining Restaurant, Retail Pad Available



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

1.14 ac Pad Remaining for Lease



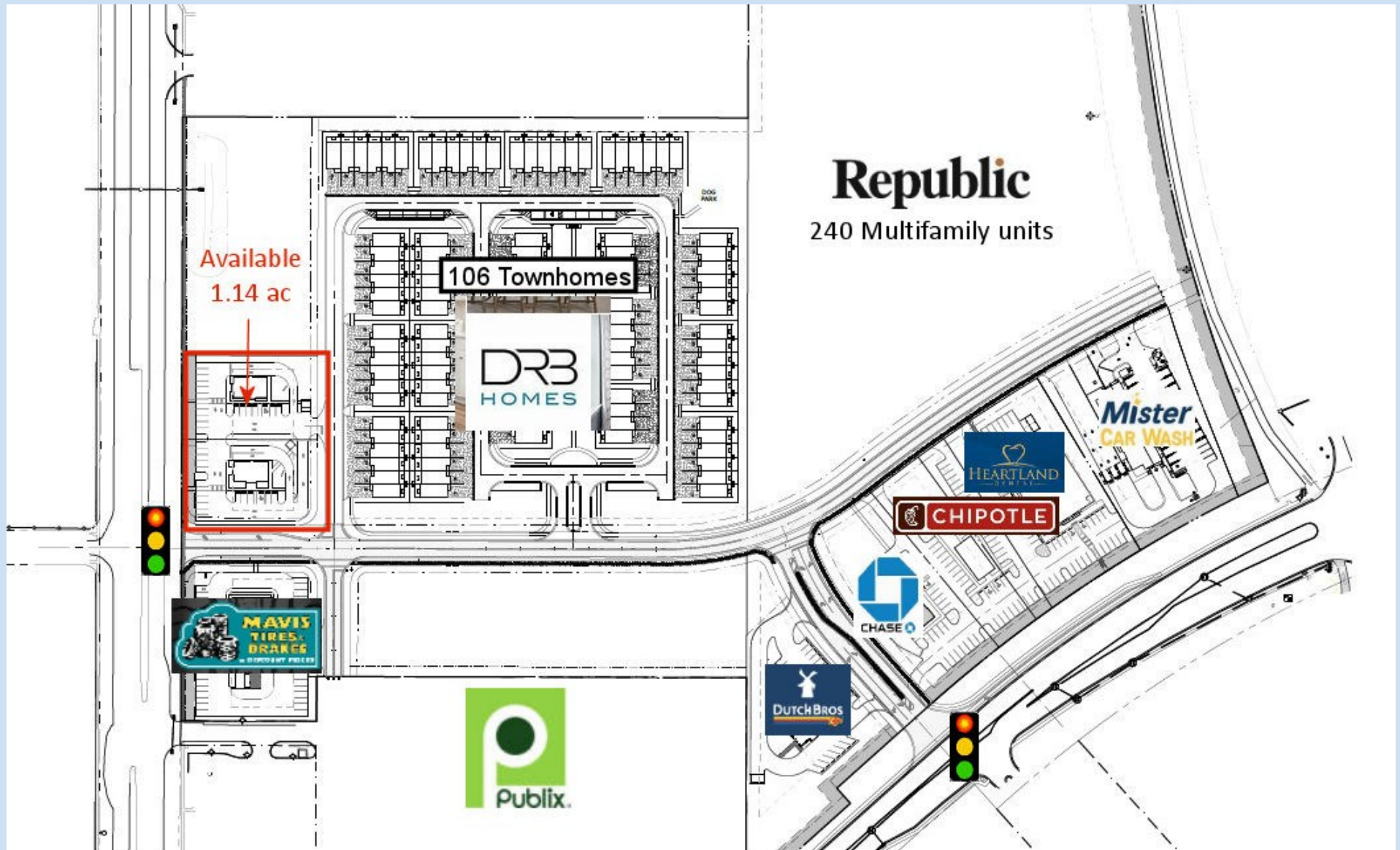
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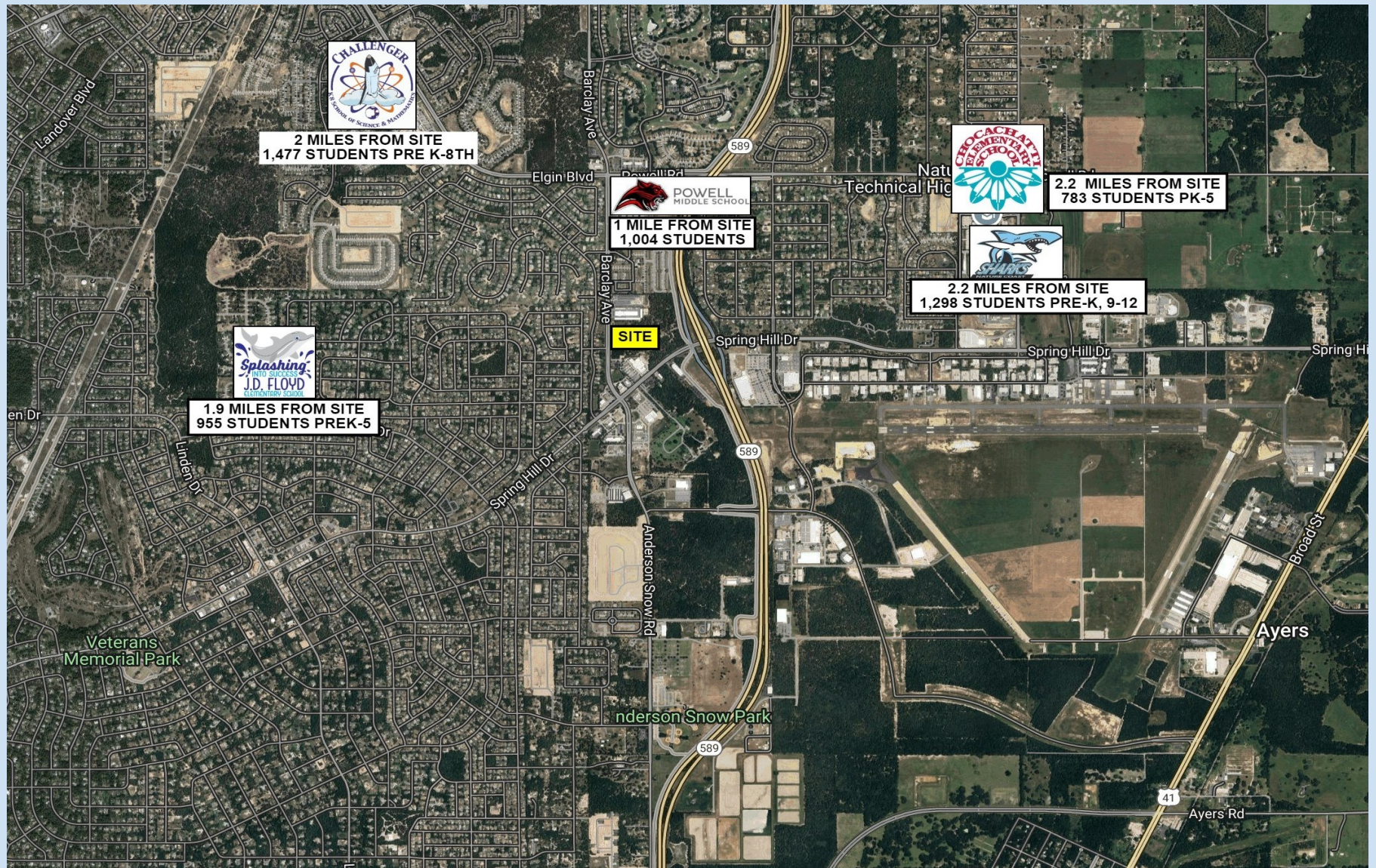
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Site Plan



Local Schools



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New Housing under Development



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Property Highlights

- 37 ac mixed use project, includes 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, residential, retail, restaurant with drive-thru, office, medical and dental, financial institutions
- Master development project includes entitlements for 336 multi-family units (available) 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
- Approved traffic light with full access as well as an additional approved traffic light at Barclay Avenue to the west
- Cross access with Publix, in Barclay Crossing Shopping Center

Outlot #1 Under Contract

Outlot #2 Under contract

Outlot #3 Under Contract

Outlot #4 Under Contract

Outlot #5 .57ac available

Outlot #6 .57ac available

Outlot #7 Under Contract

Outlot #8 Under Contract

Available for sale, or ground lease

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	\$89,771	\$80,404	\$70,729
Median Age	44.4	41.6	44.5
Population	6,749	44,680	96,290

Traffic Count

Barclay Ave ADT 24,000

Springhill Dr ADT 24,500



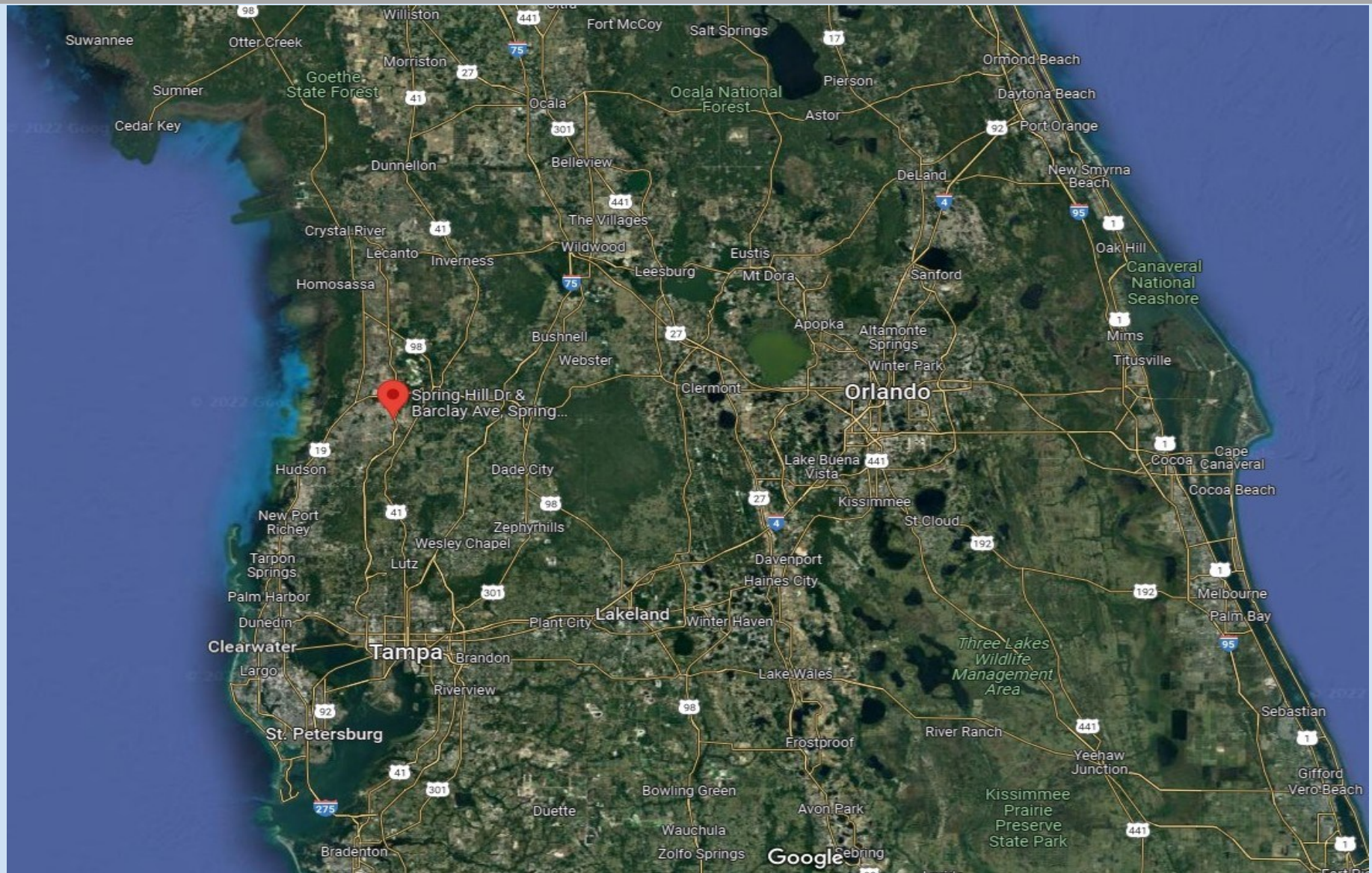
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Florida Location Overview



SOUTHEAST
COMMERCIAL

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