

2.7 acre Site Available



Southeast Commercial—FL

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Melbourne FL 32940

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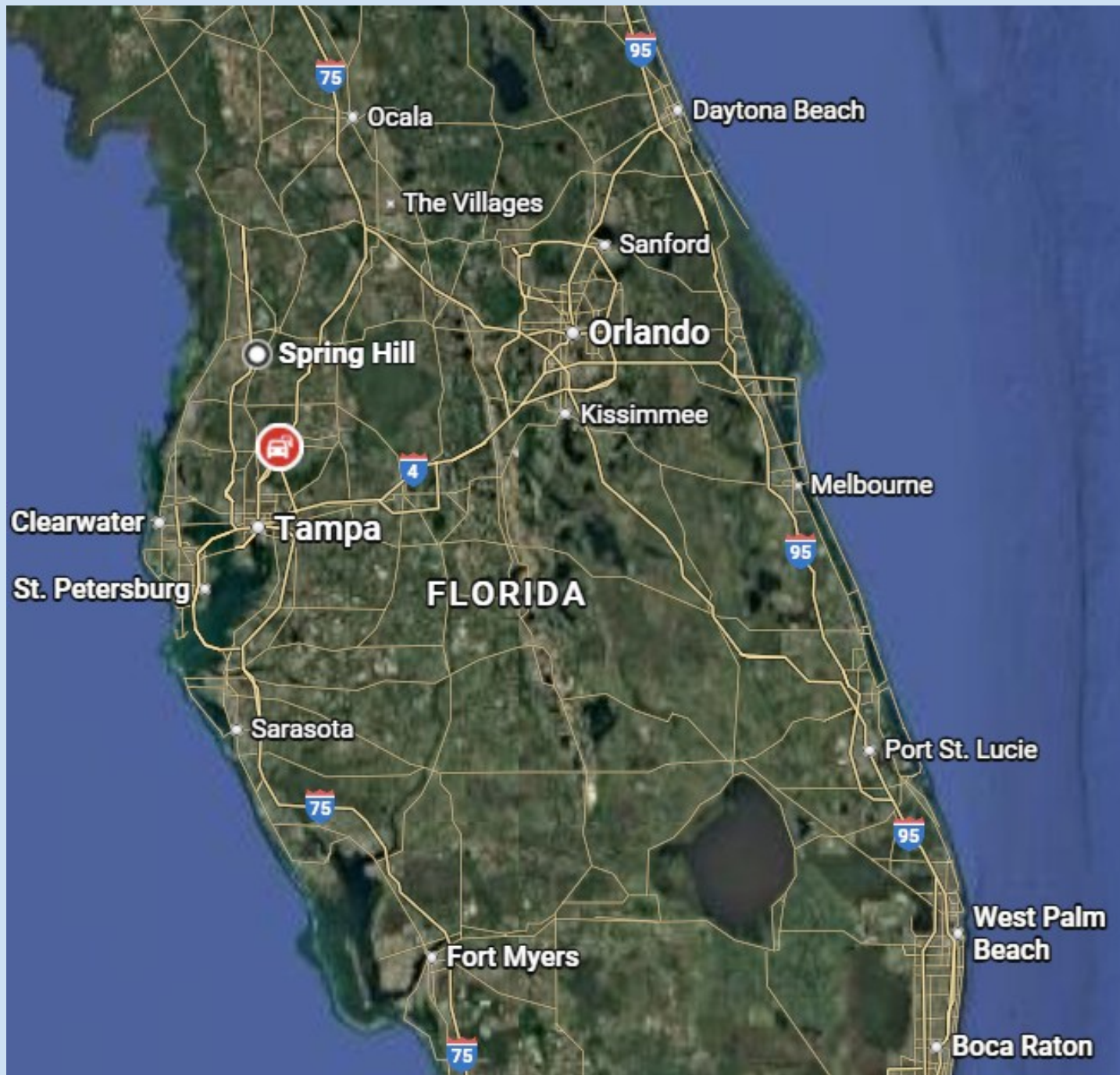
Carol Bauman

Licensed Real Estate Broker

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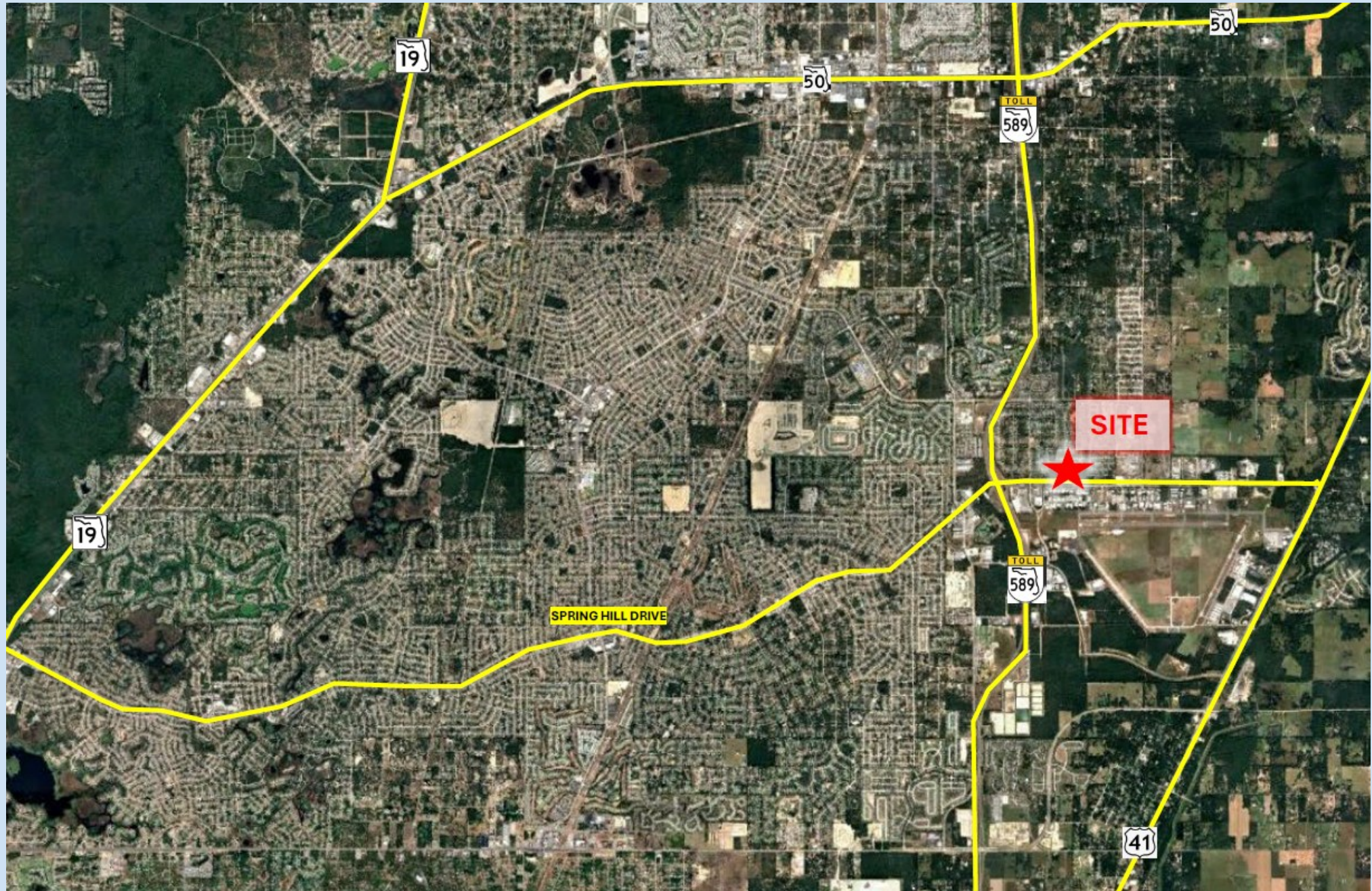
Spring Hill, Florida Location Overview



Spring Hill Dr, 2.7 acre site



Site Location Overview



Property Highlights

- 2.7 ac commercial site (three parcels) fronting Spring Hill Dr at the prime location of NWC Spring Hill Dr and Candy Dr. Hernando County R13 223 18 3235 0001 0100, R13 223 18 3235 0001 0110, R13 223 18 3235 0001 0120.
- Zoned General Commercial with C2 uses: commercial restaurant with drive-thru, office, c-store among others.
- Raw land. Utilities are in the road, water and sewer available.
- Full access onto Spring Hill Dr from Candy Dr.
- Site is surrounded by new and existing residential developments.
- Adjacent to two schools; Nature Coast Technical High School with 1,348 students and Chocachatti Elementary School with 783 students.
- 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.
- Nearby retailers Publix, Walmart, Target, Kohls and many other area retailers .
- 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 Home Value	\$349,107	\$337,010	\$314,996
Median HH Income	\$107,770	\$91,127	\$80,442
Median Age	41.9	42	43.5
Population	3,084	30,702	81,180

Traffic Counts

Springhill Dr ADT 19,800
Suncoast Pkwy ADT 33,376

Available for Sale

Contact Broker for pricing



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