



COMMERCIAL BUILDING FOR SALE

7005-7011
NIGHTWALKER RD
SPRING HILL FL
34613



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🌐 People's Trust Realty

About the Property

Take advantage of this incredible opportunity to own a turnkey, prime 6,902 sq foot commercial real estate building in Hernando County, one of Florida's most rapidly growing areas!

This Professional Office Building is situated on 0.9 acres MOL with ample parking.

UNIT 7005 is currently under lease for the next two years.

UNITS 7007-7009 are combined into one space and are also under a long term lease with 4.5 years left.

UNIT 7011 is currently occupied and can vacate with the sale or stay on for some time. No lease agreement in place.

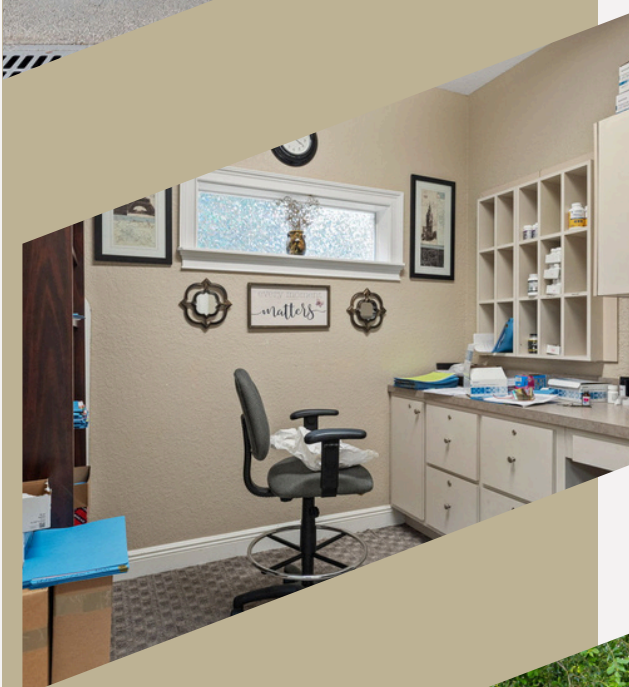
Each unit is on its own utilities.

See attached floor plans for details on each layout.

This is the perfect scenario to relocate or establish a business in one unit while generating income from the current leased units

OR lease the whole unit as an investment property. The opportunities are endless!

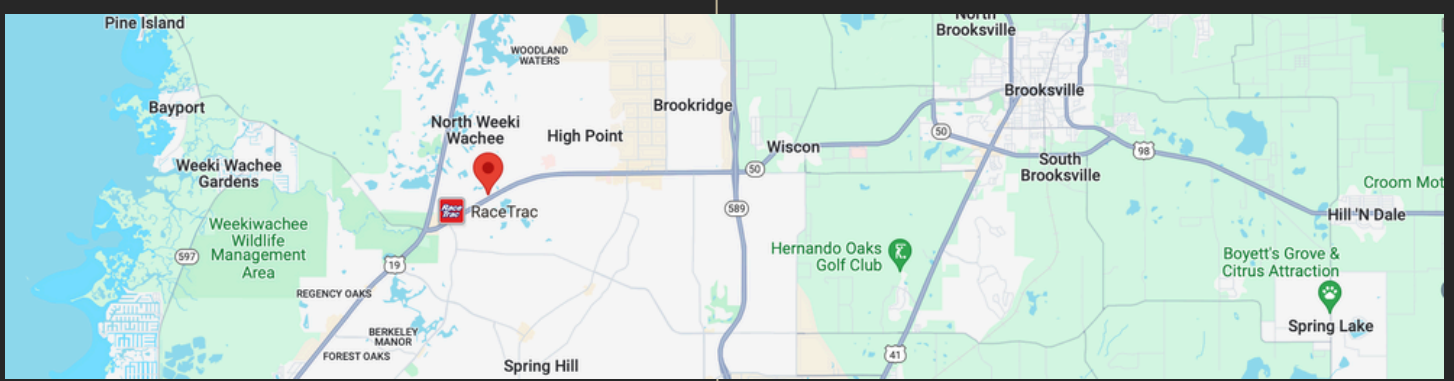
Zoned PDP GC





LOCATION

PRIME LOCATION AT
LIGHTED INTERSECTION OF
STATE ROAD 50/CORTEZ
BLVD
AVERAGE DAILY TRAFFIC
COUNT OF OVER 40,000
ALSO CONVENIENT TO US 19
AND 589





ABOUT HERNANDO COUNTY

Hernando County was established in 1843 and named in honor of Spanish explorer Hernando de Soto. Now known as Florida's Adventure Coast, our freshwater rivers and springs, state forests and preserves and Gulf waters provide opportunities for many land and water adventures for residents and tourists.

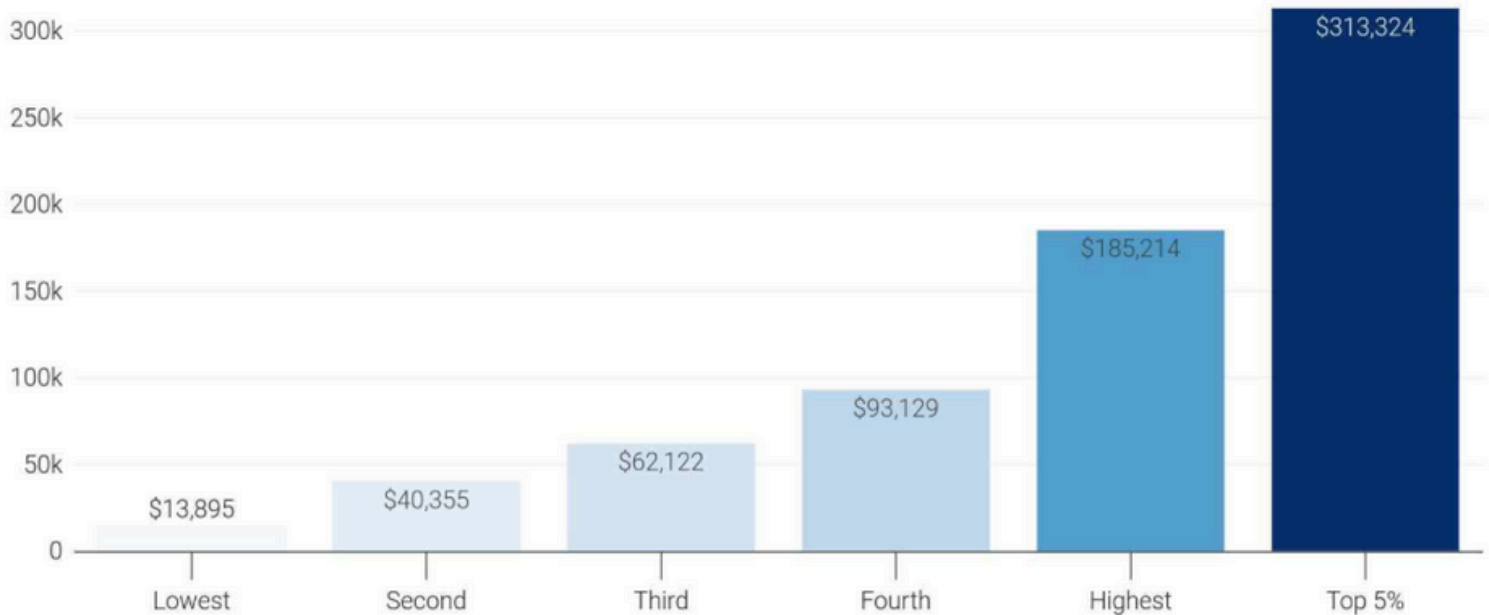
Our county is the geographic center of the state, and is located on the central-west coast of Florida. Businesses are drawn to this location because of our affordability, accessibility and abundant space to relocate or expand. It's a place where community and commerce thrive. These are just some of the reasons why Hernando is great place to start or grow a business.

<https://www.hernandocounty.us>

Hernando County Statistics

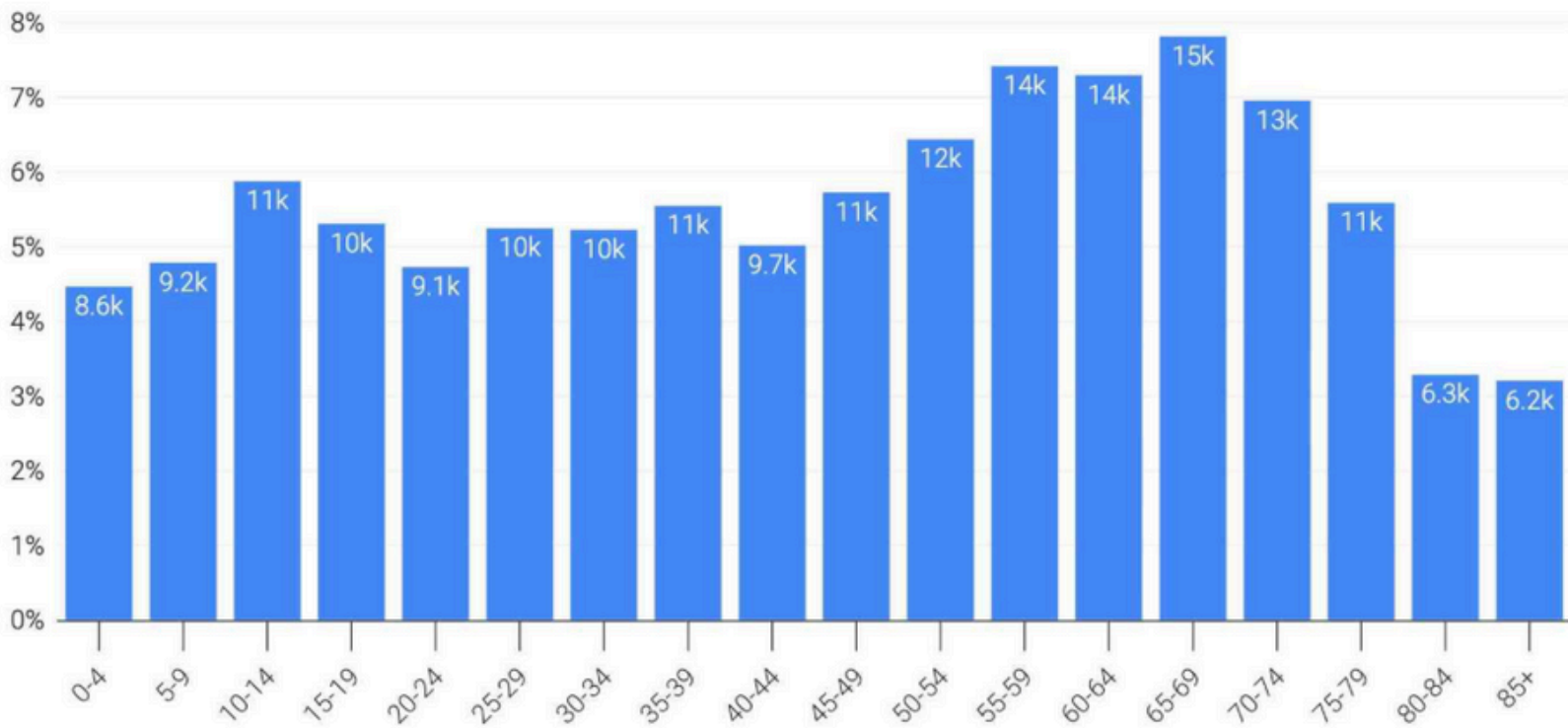
Mean household income by quintiles in Hernando County, FL

In 2022, the mean income for the highest quintile was 1333% of the mean income for the lowest quintile



Hernando County, FL population by age group

The largest age group is 65-69 years with a population of 15,027 (7.82%)



CONTACT



**FOR MORE
INFORMATION OR TO
SCHEDULE A SHOWING:**

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THE
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GROUP
YOUR HOME IS WHERE OUR ♥ IS

