



SPRING HILL MIXED-USE DEVELOPMENT LAND

US 19 & LAKE IN THE WOODS DR
SPRING HILL, FL 34606

LAND FOR LEASE
OR BUILD TO SUIT



72± ACRES



AVAILABLE



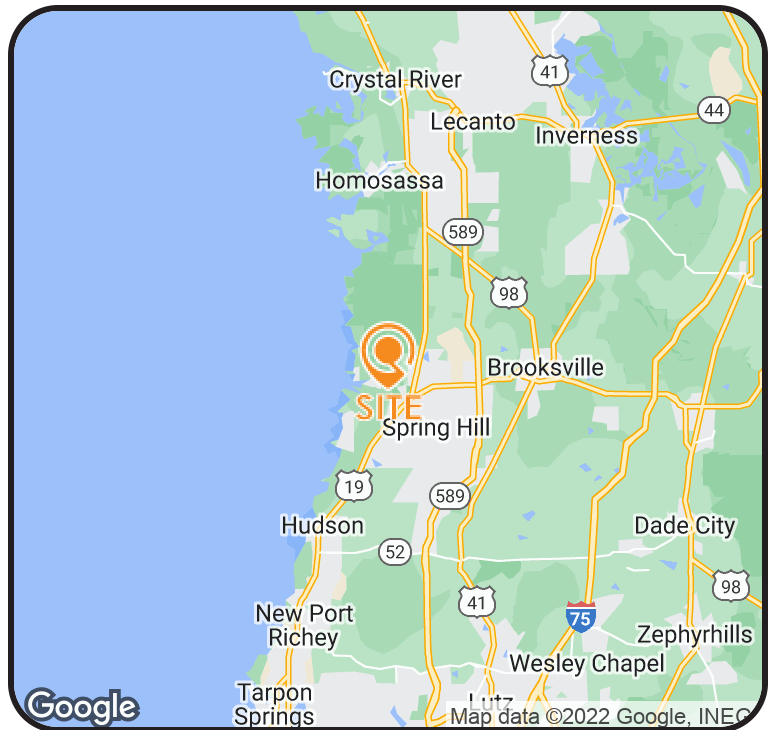
CALL FOR RATES

PROPERTY SUMMARY

Lease Rate: Call For Rates
Lot Size: 72± AC
Commercial Way AADT: 45,500 CPD

- 72± AC Mixed-Use Development
- Multi-Family, Retail, Restaurant & Medical Office Opportunities
- Among West Florida's Most Rapidly Growing Trade Markets
- Multiple Access Points
- Two Signalized Intersections on US 19 (45,500 VPD)
- Incredible Visibility - 1,950± Linear Feet of Frontage Along US 19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,972	32,946	89,102
5-Yr Pop. Increase	1.3%	1.2%	1.3%
Average HH Income	\$58,984	\$59,090	\$62,255
# Households	2,613	14,832	37,843
# Employees	5,102	10,313	21,700



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PROPERTIES.LQWEST.COM/SPRINGHILL-LAND-LEASE

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



ORLANDO



FORT MYERS



NAPLES

