

Suncoast Commons

1217 Kass Circle, Spring Hill, FL 34606



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Renovations are Underway
- Left in Access
- Visibility from Springhill Drive which sees over 27,300 cars per day
- Tenant Incentives Available
- Minutes from Hwy 19 and Mariner Blvd
- Dense Surrounding Area
- Over 50 exclusive parking spots
- Pylon Signage Available
- Ideal Uses: Cell Phone, Quick Service, Medical, C-Store, Furniture, Fitness, and More!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	973 SF - 2,919 SF
Lot Size:	1.02 Acres
Building Size:	14,326 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,085	19,800	40,269
Total Population	9,200	44,878	95,129
Average HH Income	\$67,856	\$71,793	\$81,210

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTOS



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AERIAL PHOTO



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	973 - 2,919 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1219	1,017 SF	NNN	Negotiable
Unit 1221	1,017 SF	NNN	Negotiable
Unit 1227	973 - 2,919 SF	NNN	Negotiable
Unit 1229	973 SF	NNN	Negotiable
Unit 1231	973 SF	NNN	Negotiable



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RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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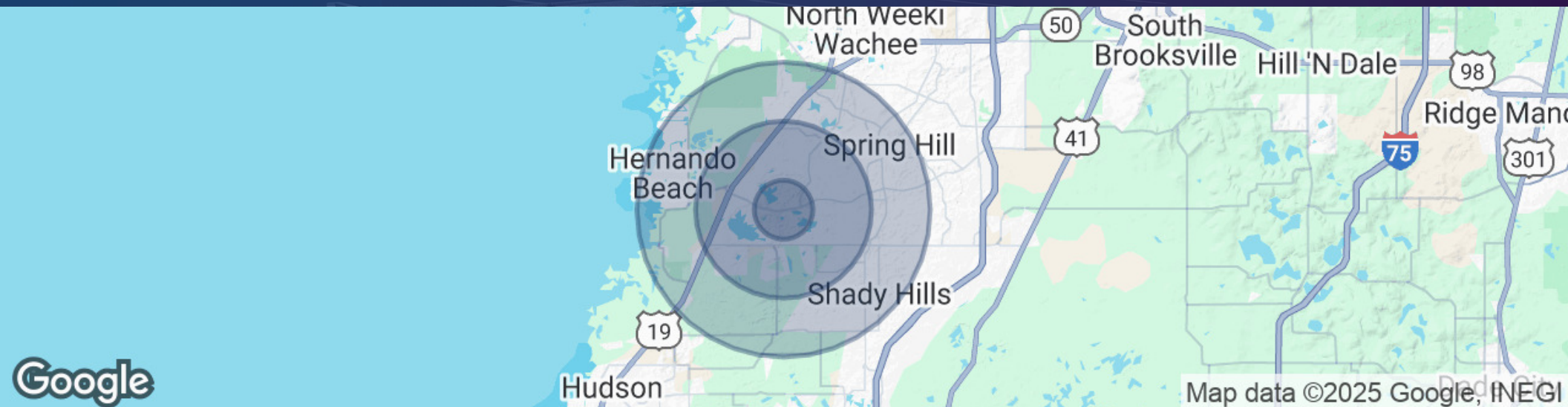
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,200	44,878	95,129
Average Age	48.2	54.8	52.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,085	19,800	40,269
# of Persons per HH	2.25	2.26	2.36
Average HH Income	\$67,856	\$71,793	\$81,210
Average House Value	\$270,239	\$321,666	\$337,766

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