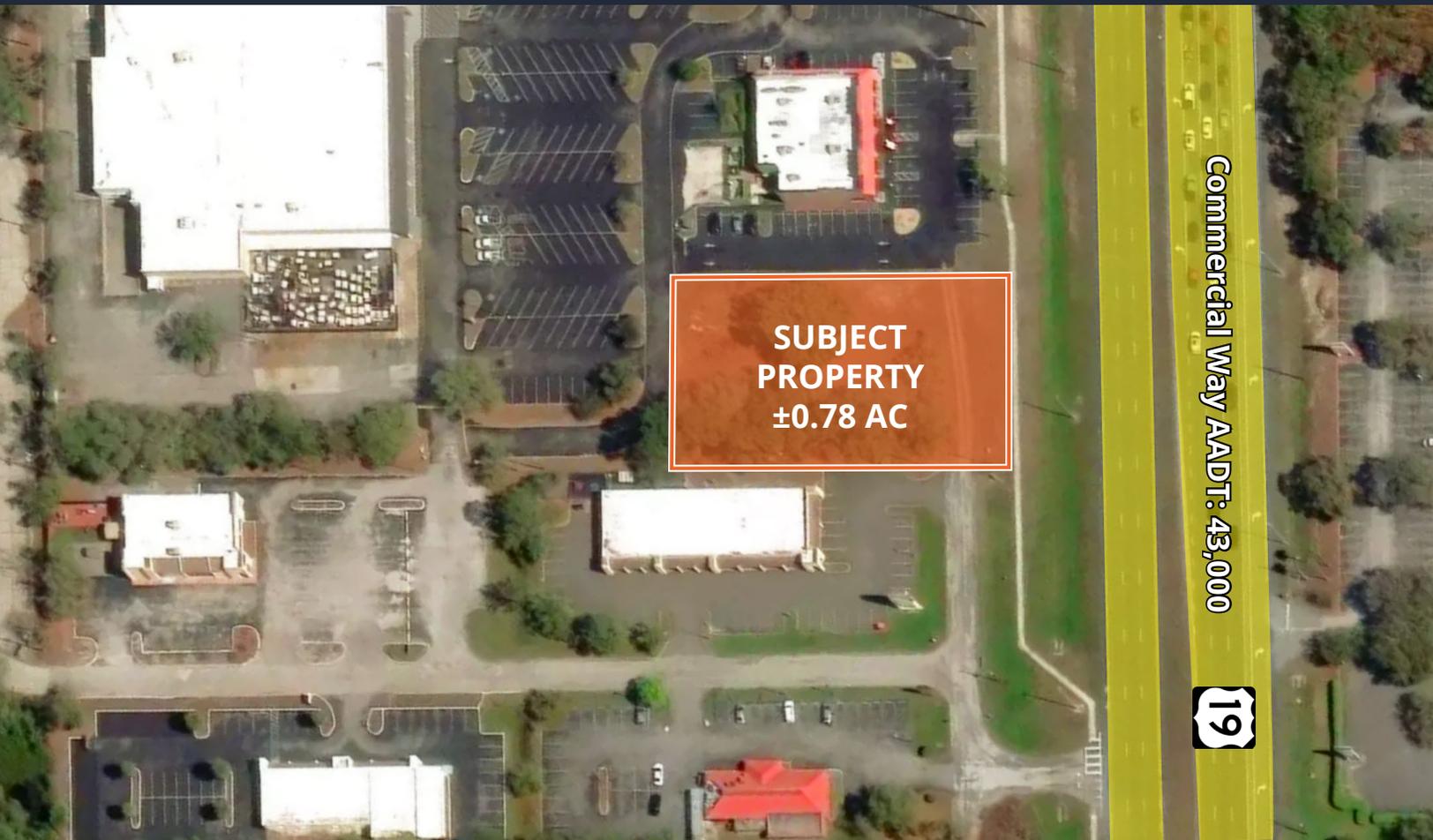


RETAIL OUTPARCEL AVAILABLE

3003 COMMERCIAL WAY (HIGHWAY 19) | SPRING HILL, FLORIDA 34606



**SUBJECT
PROPERTY
±0.78 AC**

Commercial Way AADT: 43,000



- Prime rectangular ±0.78-acre outparcel site with flexible development and leasing options.
- Direct frontage on U.S. Highway 19 (Commercial Way) with traffic counts of 43,000+ VPD.
- Situated in Spring Hill's primary commercial corridor on a mature retail plaza with a trafficked intersection.
- Anchored by Access Healthcare Physicians, alongside Pizza Hut, Chili's, Absolute Health & Fitness, and Touchstar Cinemas.
- Surrounded by dense residential neighborhoods and amenities.

Get more information

Nick Mastro

Associate
813. 444. 5334
nick.mastro@avisonyoung.com

Nick Robinson

Senior Vice President
352. 565. 4517
nick.robinson@avisonyoung.com

Nick Krivocheiko

Financial Analyst
305. 447. 5005
nick.krivocheiko@avisonyoung.com



SF available: ±34,141 SF



Zoning: PDP (GHC)



Frontage: 152' on Commercial
Way / U.S. Highway 19



Parcel ID:
R21 223 17 1579 0000 00A0



Parcel key: 1631586

**AVISON
YOUNG**

Zoning Overview

The Property is zoned **PDP (GHC) - Planned Development District (General Highway Commercial)**, which allows for all permitted uses in the **C-1 Commercial** zoning district, as well as any permitted and special exception uses from the **C-2 Commercial** zoning district specifically designated in the master plan. This allows for a variety of uses including but not limited to retail, food & beverage, hospitality, automotive, and service station.

HERNANDO PDP DISTRICTS

HERNANDO C-1 ZONING

Future Land Use

Furthermore, the Property is within Hernando County's **Commercial Future Land Use (FLU)** designation as part of the **2040 Comprehensive Plan**, allowing for a **0.35 FAR** across retail, office, commercial service uses, limited industrial, recreational, institutional, and residential and mixed uses.

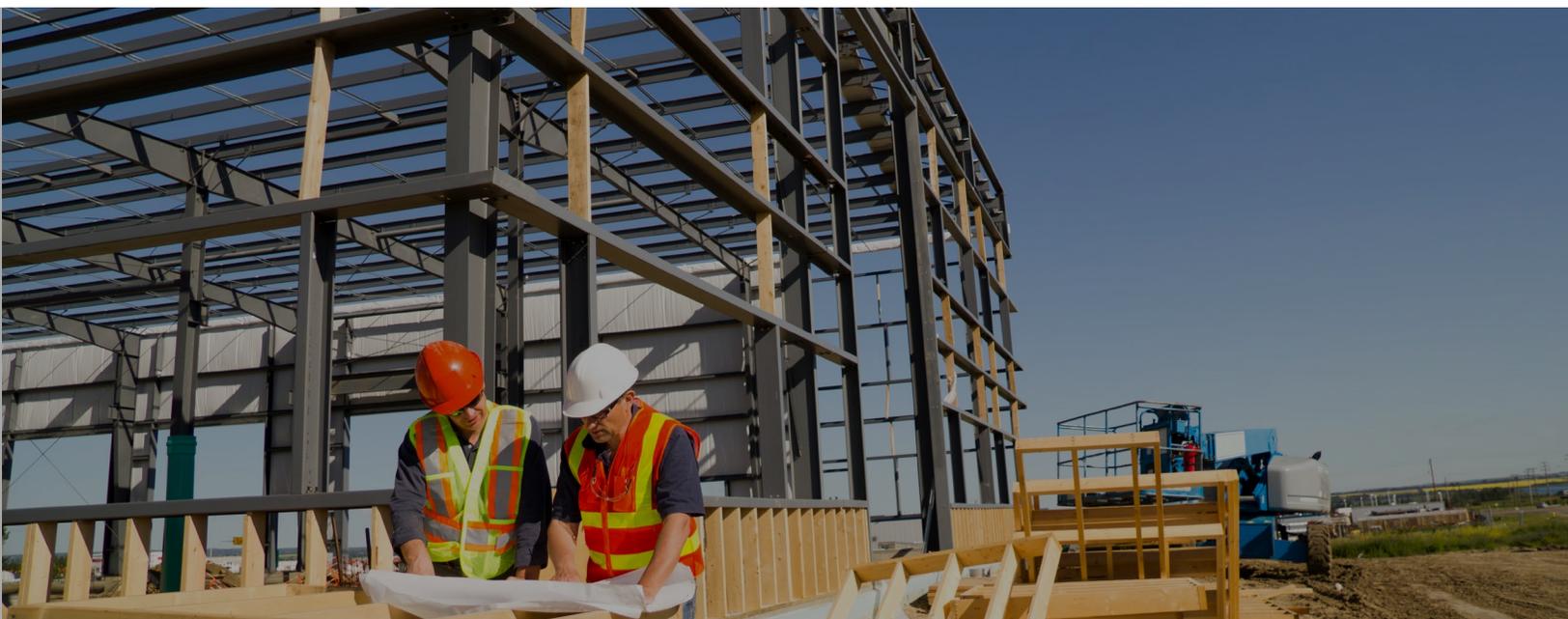
HERNANDO 2040
COMPREHENSIVE PLAN

HERNANDO FUTURE
LAND USE MAP

HERNANDO FUTURE LAND
USE ELEMENT



click boxes for more information



Aerial map

3003 Commercial Way
Spring Hill, Florida



ACCESS HEALTH CARE PHYSICIANS

CODY'S Original ROADHOUSE

Double Yummy

FLORIDA MAN HOONSBINE

greek city cafe

CRACOVIA

TOUCHSTAR CINEMAS

Subject property

PIZZA HUT

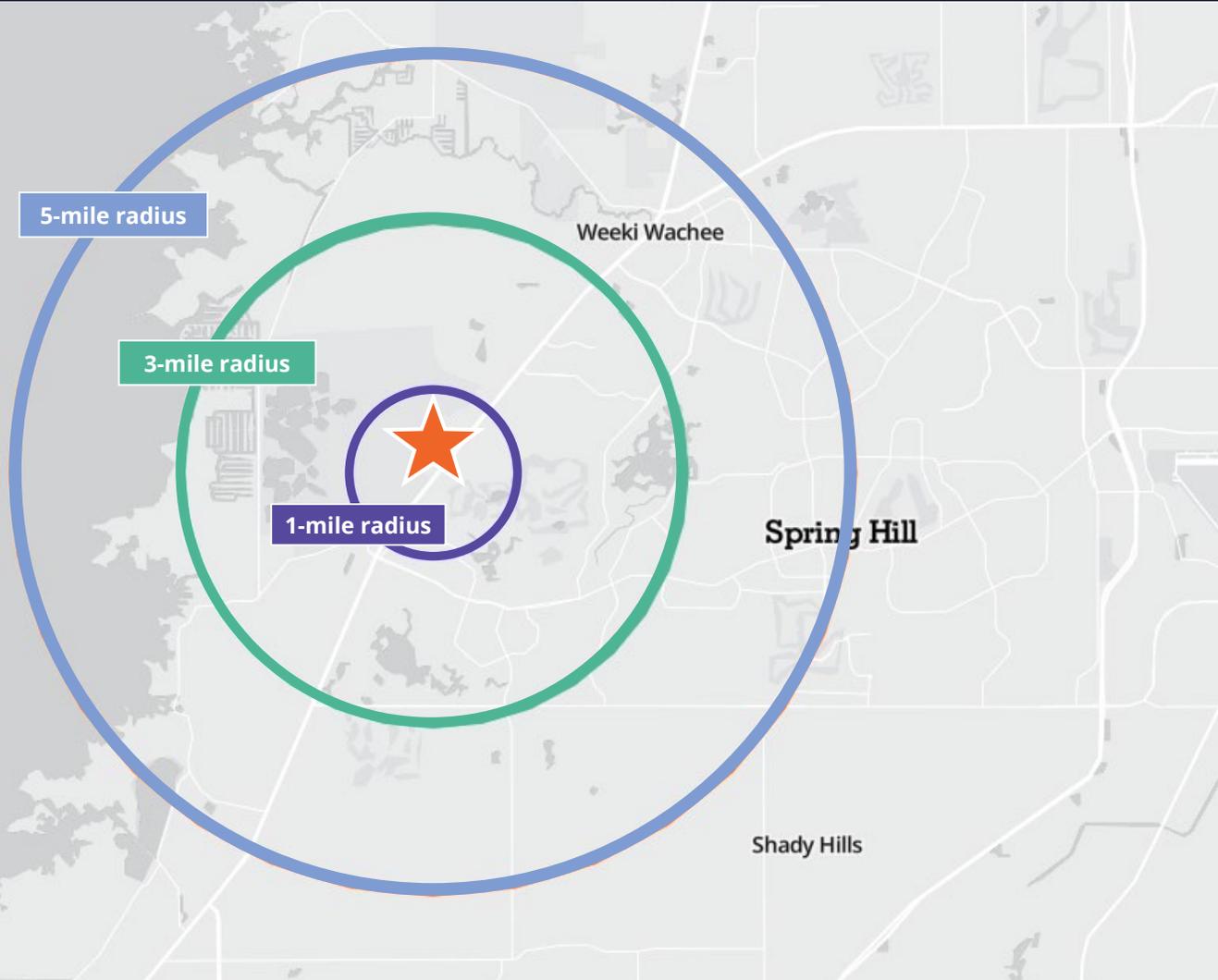
DOLLAR GENERAL

Commercial Way AADT: 43,000



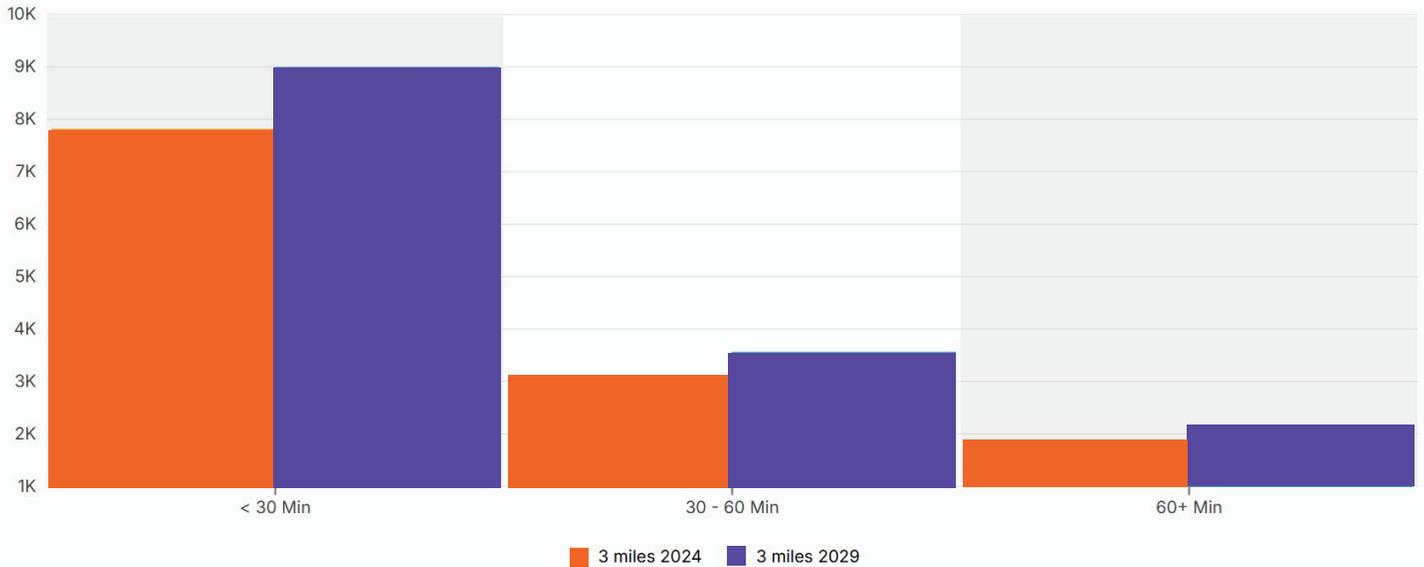
Demographics

3003 Commercial Way
Spring Hill, Florida

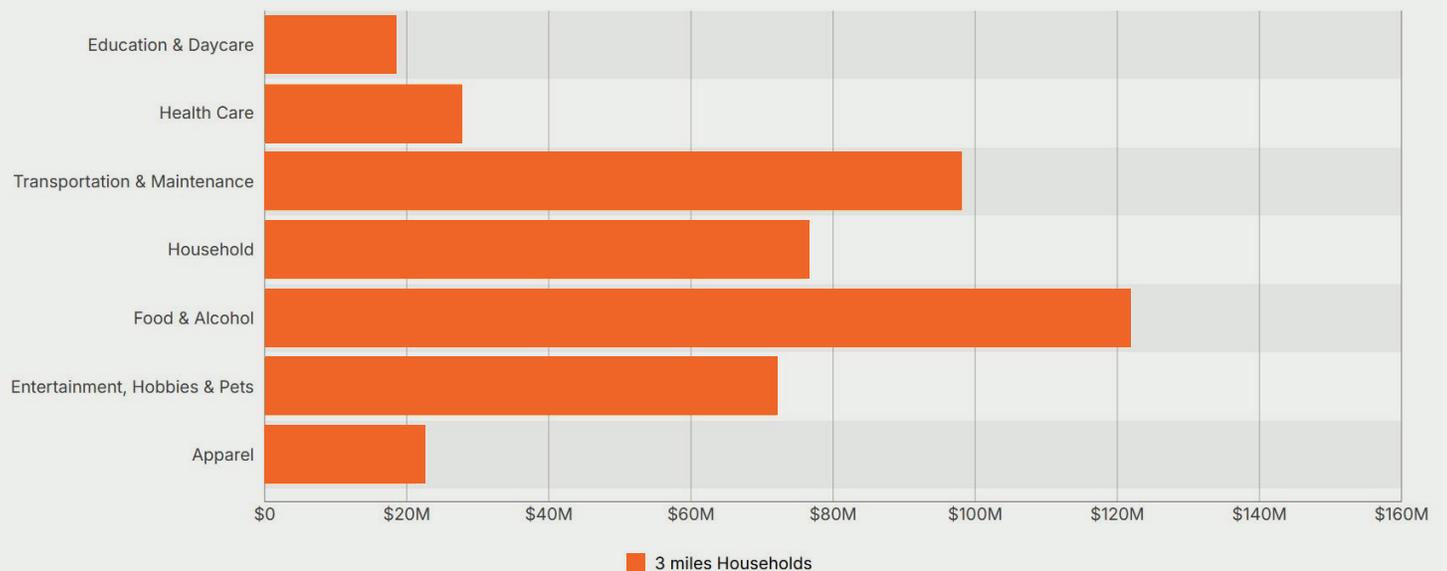


Population	1 Miles	3 Miles	5 Miles
Total population	4,269	38,034	83,430
Median age	70.5	52.3	50
Households & Income	1 Miles	3 Miles	5 Miles
Total households	2,290	16,941	35,762
Average HH income	\$63,183	\$64,073	\$68,728
Median house value	\$206,331	\$207,676	\$217,483
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	195	1,671	3,263
Total employees	2,155	11,349	20,553

Population Travel To Work



Consumer Spending



If you would like to discuss this further,
please get in touch.



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305. 447. 5005

nick.krivocheiko@avisonyoung.com



Nick Robinson, Senior Vice President

352. 565. 4517

nick.robinson@avisonyoung.com

Visit us online

avisonyoung.com

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