



# COMMERCIAL BUILDING FOR SALE

5310 AND 5306 APPELATE  
DRIVE  
SPRING HILL FL 34606

This 3500 sq ft building is comprised  
of two side by side 1750 sq ft units.



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🌐 People's Trust Realty

## About the Property

Looking to relocate or start a new business - This is your opportunity to own your own professional or medical 3500 SF building within the Applegate Professional Center in rapidly growing Hernando County. (Building 8)

Built in 2007, This 3500 sq ft building is comprised of two side by side 1750 sq ft units. One unit was used recently as a medical facility (5310 Applegate) and the other is vacant (5306 Applegate) with a build out completed in 2020.

Each unit has its own utilities and entrances. Unit 5310 features a lobby/waiting area, a reception office, five office or exam rooms and a large procedure room. Unit 5306 received a build out to create a lobby and partitioned office rooms.

This set up lends great flexibility to the new owner - both units can be combined for single use (via a connecting door in middle of building) or owner can choose one side and lease the other. See attached floor plan for detailed layout of each side. Video tour of each side also available

Building is situated in a prime, coveted location just off US 19 (Commercial Way) boasting an AADT of 46,000! Easy accessibility to unit off of Applegate Drive, a lighted turn from US 19. Located in close proximity as well to County Line Road for ease to Pasco County. Close to the Publix Redevelopment, Walmart and Nature Coast Commons shopping plaza!

Applegate Center contains other medical and professional offices and is professionally managed, which requires an association fee. The fee provides maintenance of the exterior space of the office park, landscaping services, surface repaving, water and sewer.

Some of the major medical users in the area are two HCA Florida locations, Two Tampa General Health locations, and the Brooksville VA Medical Clinic.

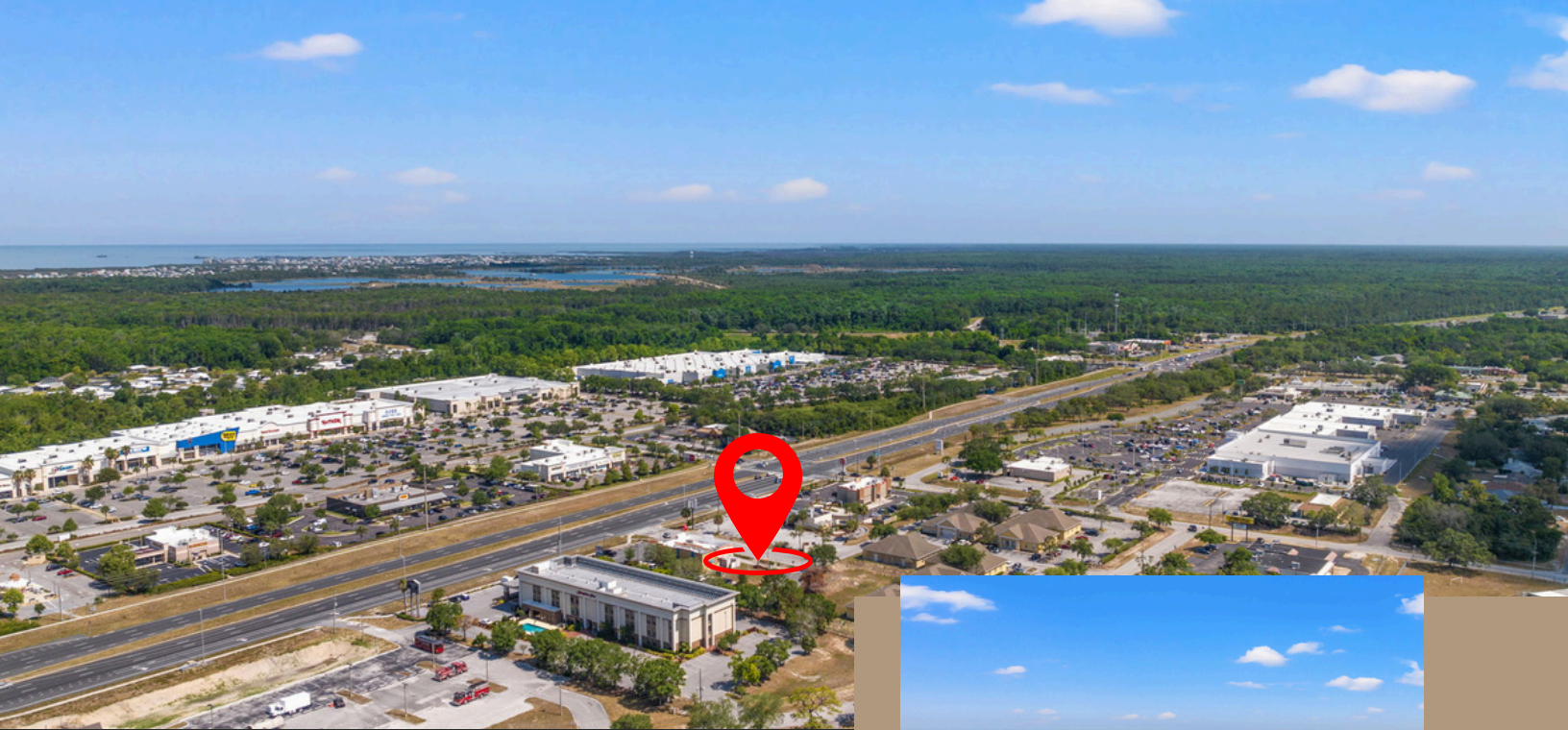
Parking is shared within the park and offers over 40+ spaces Zoned PDP General Highway Commercial.

Flood zone X

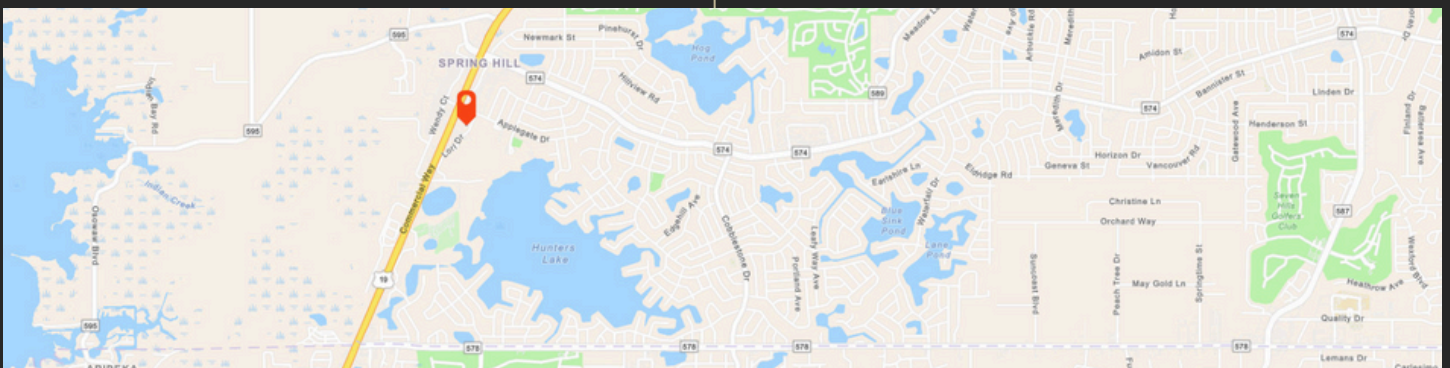
Deed restrictions and condo doc's are available on request.

Call today to schedule your private tour.

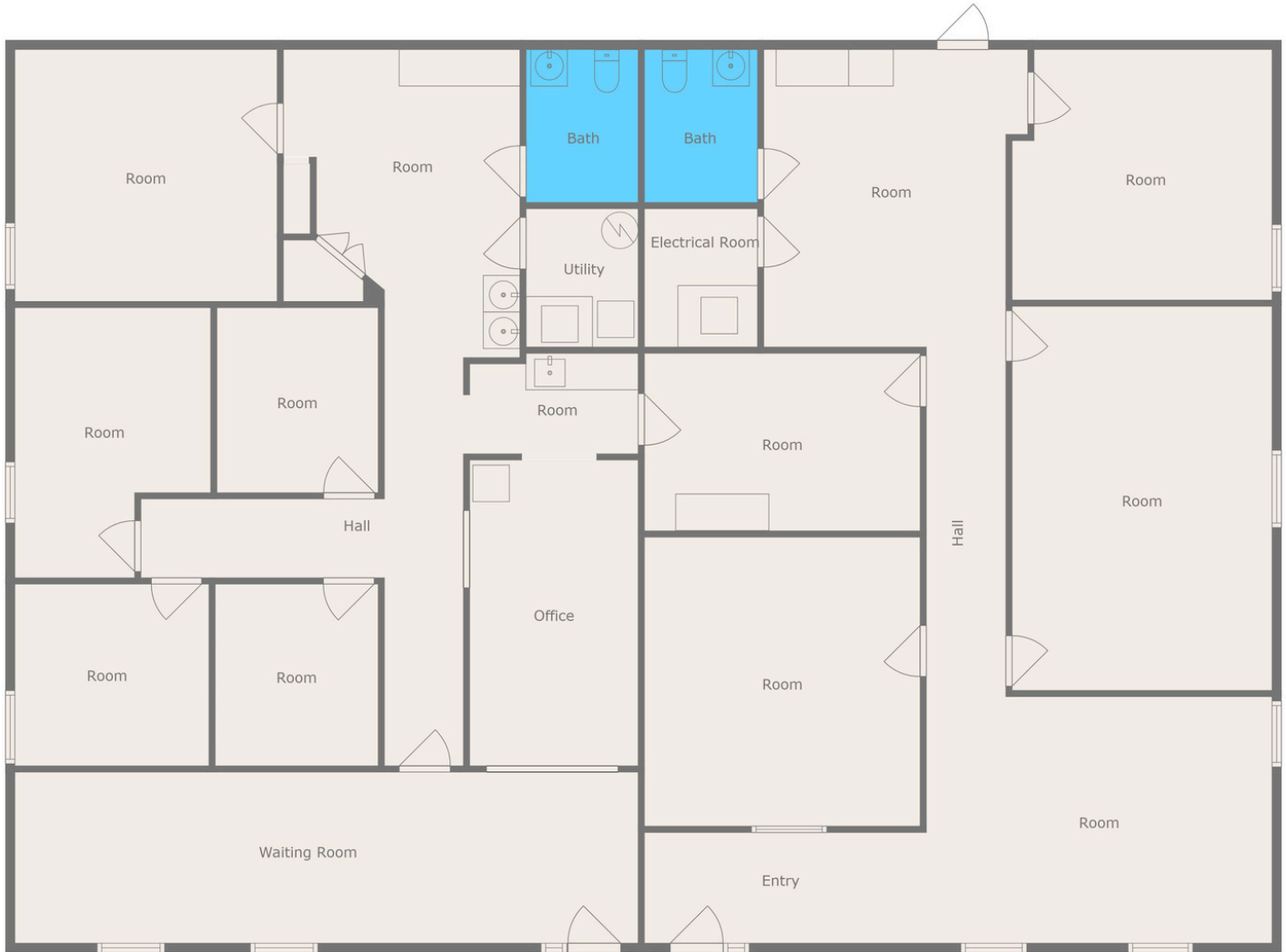




**LOCATION**  
**PRIME, COVETED**  
**LOCATION JUST OFF US**  
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**AADT OF 46,000!**  
**EASY ACCESSIBILITY TO UNIT**  
**OFF OF APPLGATE DRIVE, A**  
**LIGHTED TURN FROM US 19.**  
**IN CLOSE PROXIMITY AS WELL**  
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# FLOOR PLAN OVERVIEW

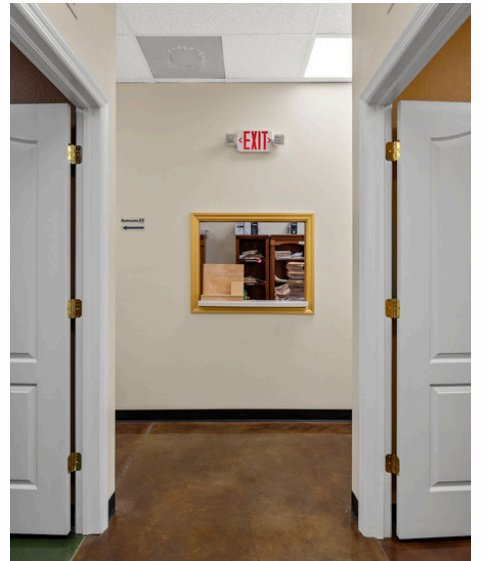
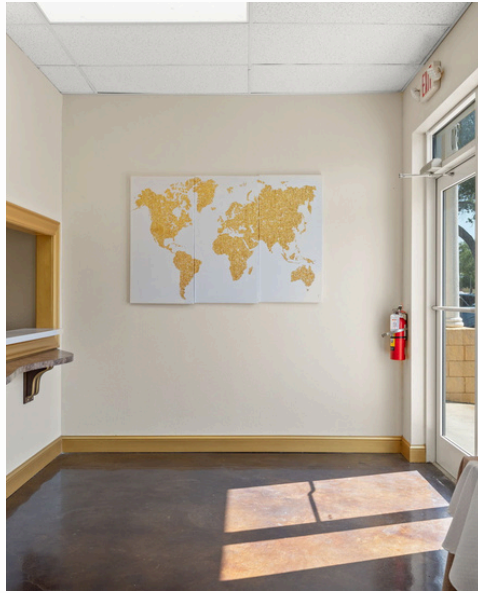
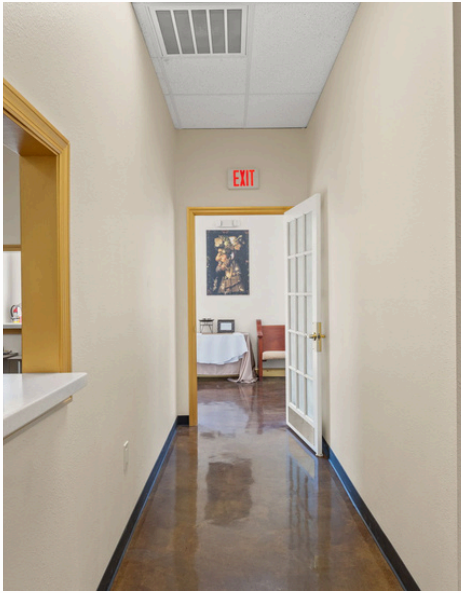


Actual Measurements May Vary, Not For Construction Purposes



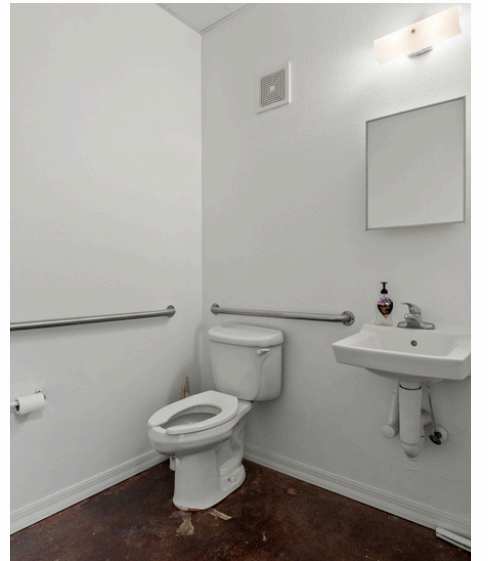
# UNIT 1

## 5310 APPLGATE



# UNIT 2

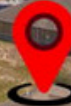
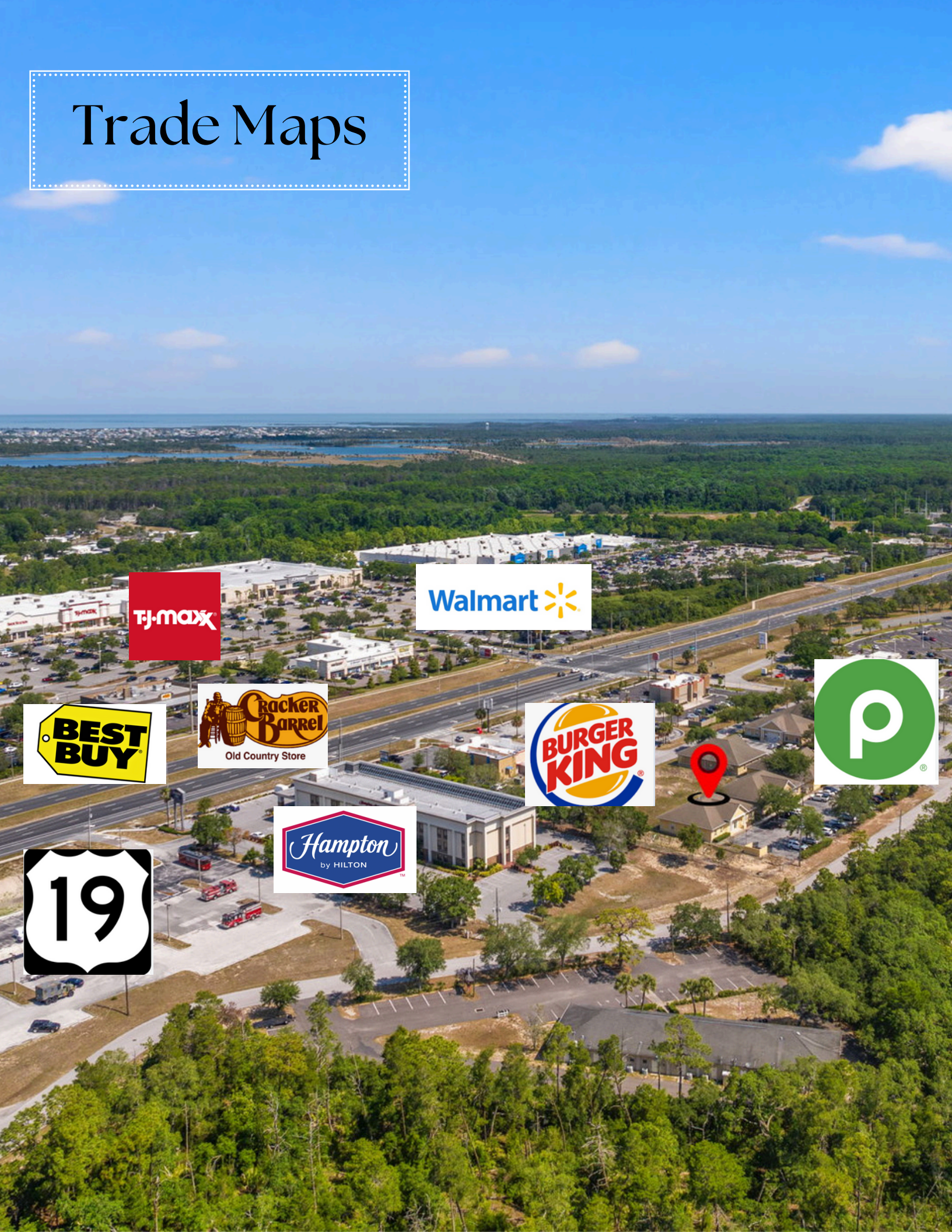
## 5306 APPLGATE



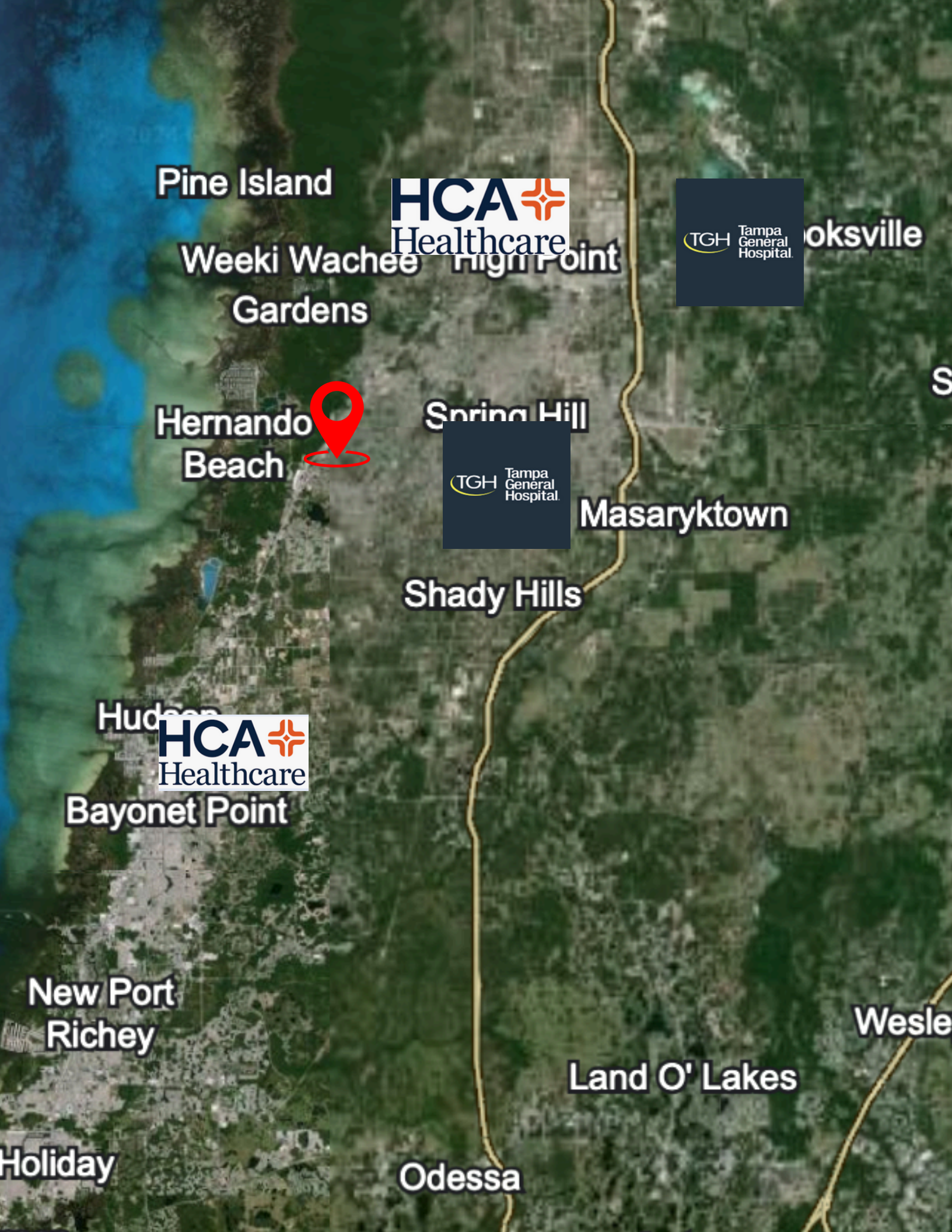
# APPLEGATE CENTER OVERHEAD



# Trade Maps







Pine Island

**HCA**   
Healthcare

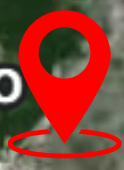
 Tampa  
General  
Hospital

Okaville

Weeki Wachee High Point

Gardens

Hernando  
Beach



Spring Hill

 Tampa  
General  
Hospital

Masaryktown

Shady Hills

Hudson

**HCA**   
Healthcare

Bayonet Point

New Port  
Richey

Wesley

Land O' Lakes

Holiday

Odessa



## ABOUT HERNANDO COUNTY

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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.

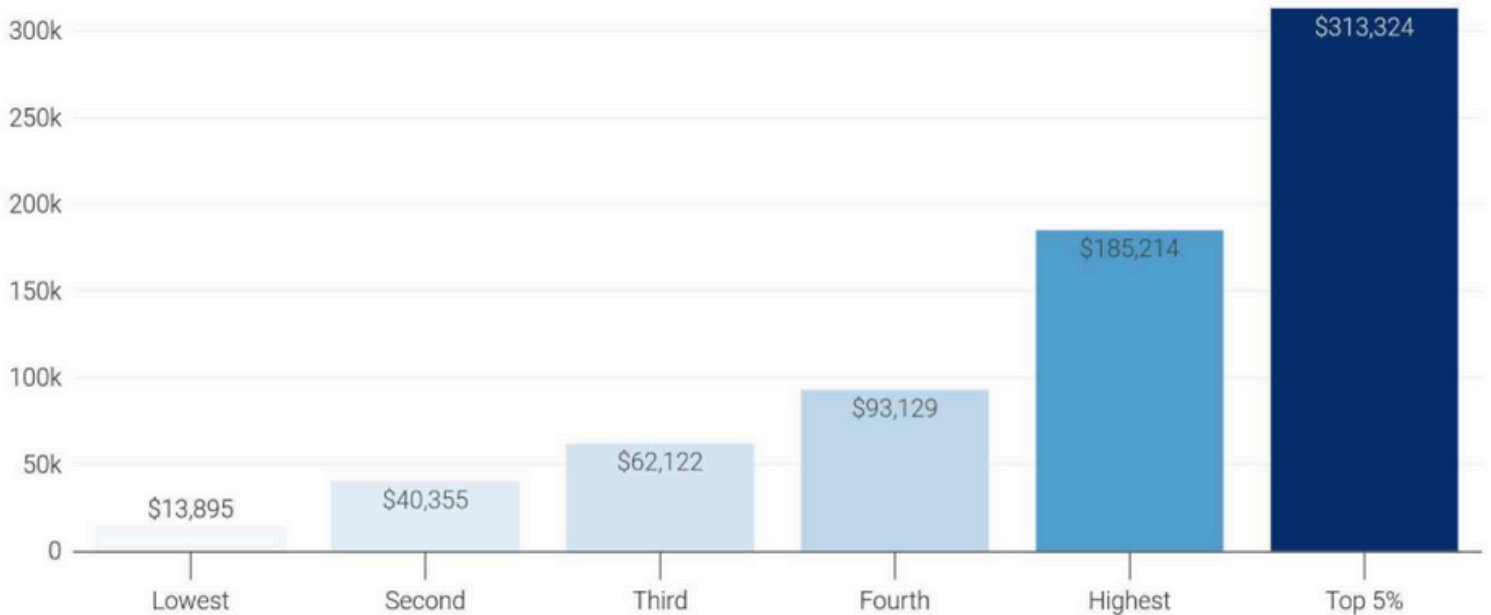
Our county is the geographic center of the state, and is located on the central-west coast of Florida. Businesses are drawn to this location because of our affordability, accessibility and abundant space to relocate or expand. It's a place where community and commerce thrive. These are just some of the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

<https://www.hernandocounty.us>

# Hernando County Statistics

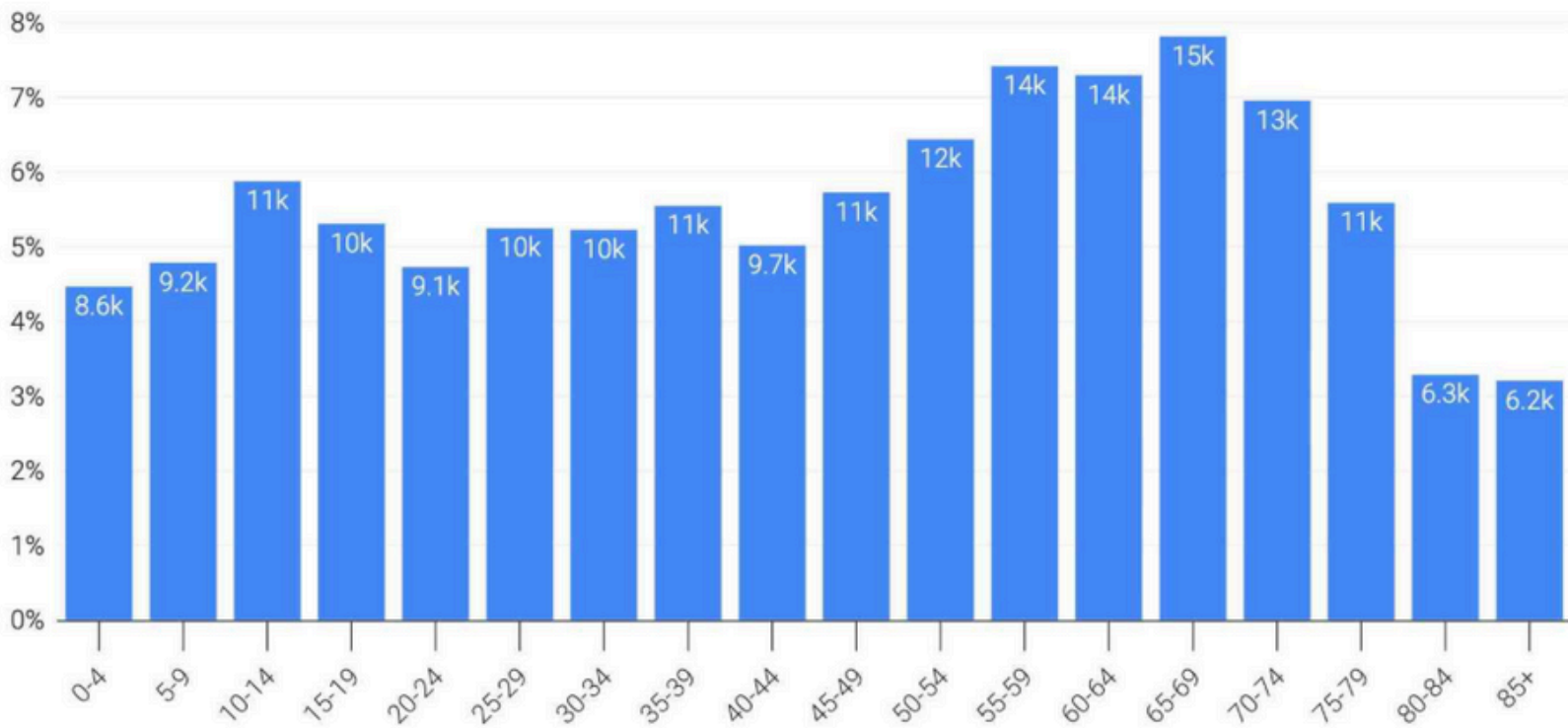
## Mean household income by quintiles in Hernando County, FL

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  
**AGENTS K**  
GROUP  
YOUR HOME IS WHERE OUR ♥ IS

