

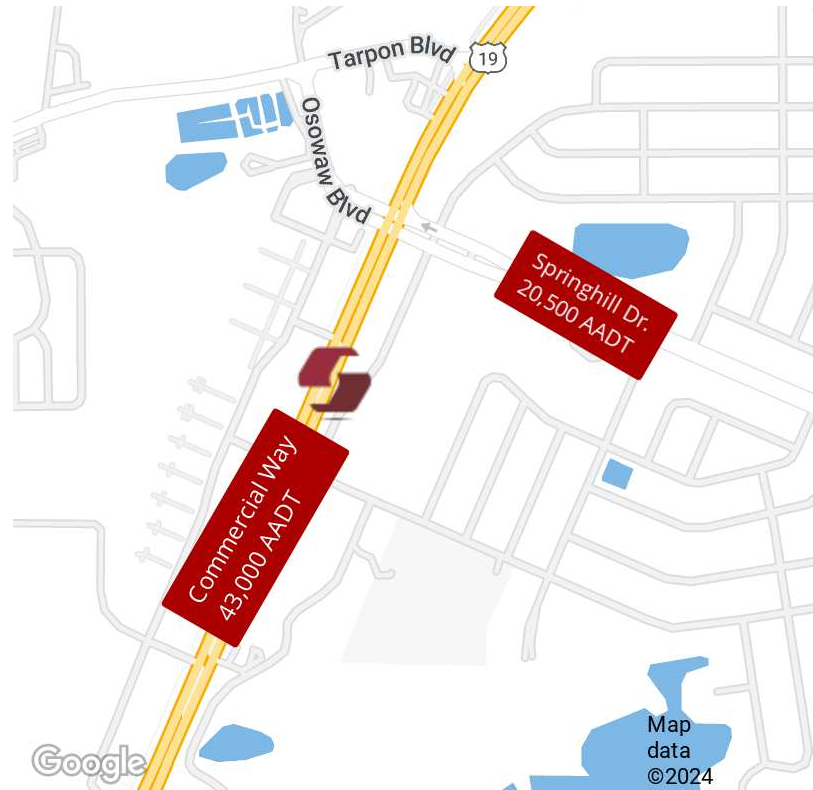
HERNANDO WEST PLAZA

1338-1498 Pinehurst Dr Spring Hill, FL 34606



PROPERTY HIGHLIGHTS

- Publix-anchored center located on Commercial Way/US Hwy 19, a major north and south thoroughfare through the heart of Spring Hill
- Situated in Spring Hill's retail hub, surrounded by retailers JCPenney, Walmart, Best Buy, Ross, PetSmart, Aldi, David's Bridal, among several others
- Redeveloped Publix store, with the grand re-opening in November 2023
- Two traffic signals on Commercial Way, with several full-access points to the shopping center



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	14,482	28,477	50,711
Total Population	31,482	65,800	120,195
Average HH Income	\$65,824	\$70,247	\$73,524

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO

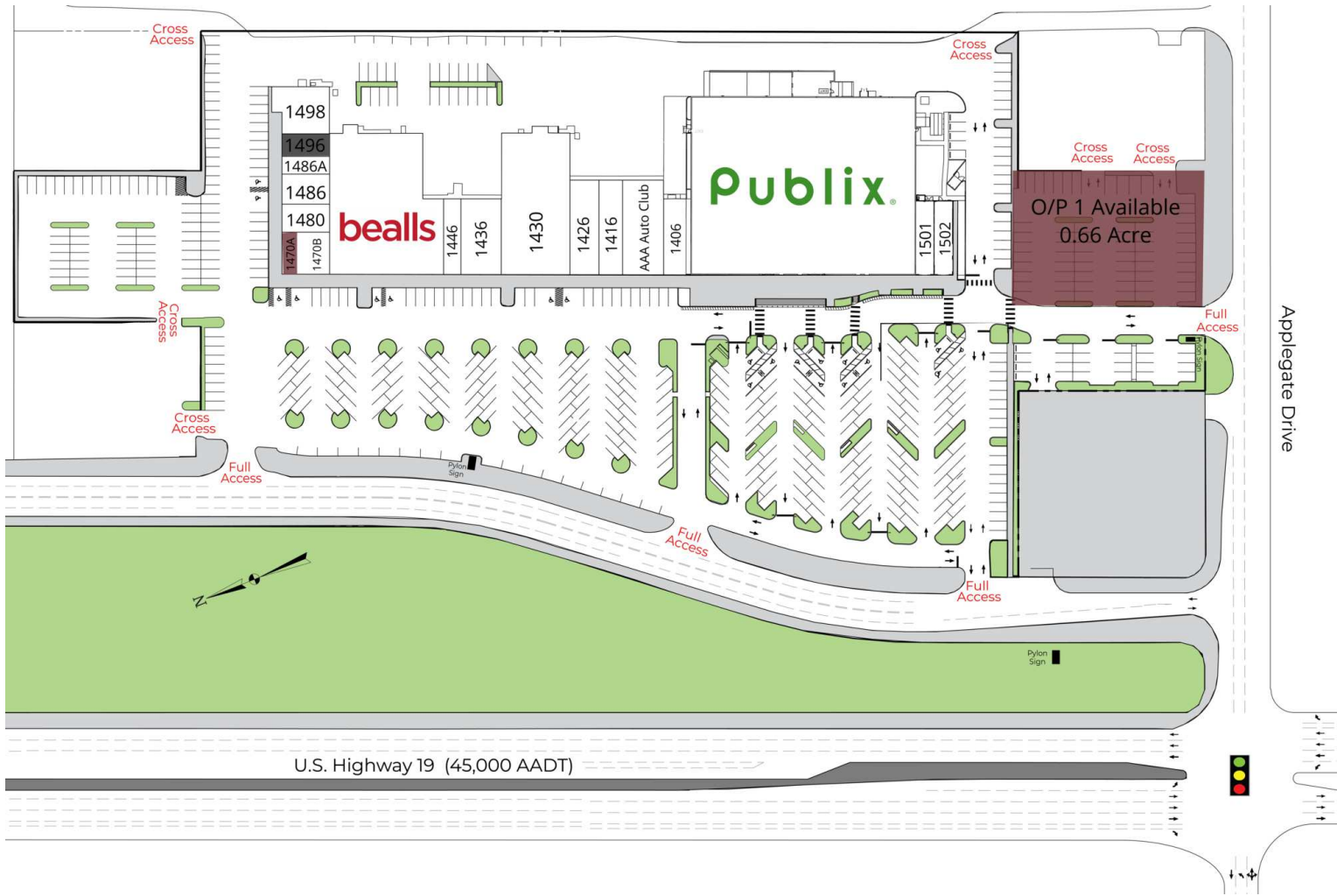
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SITE PLAN & AVAILABILITY

1400 Publix	46,791 SF	1446 China One	1,200 SF	1486A Miracle Ear	750 SF
1406 Smile Design Dental	2,000 SF	1460 Bealls	17,400 SF	1496 AVAILABLE SOON	1,000 SF
1410 AAA Auto Club	5,000 SF	1470A AVAILABLE	900 SF	1498 Washing Well	2,797 SF
1416 Nails & Beautee	2,000 SF	1470B Little Caesar's	1,600 SF	OP-1 AVAILABLE	0.66 ACRES
1426 Liquor Outlet	3,000 SF	1480 Jackson Hewitt	1,500 SF	1501 UPS Store	1,600 SF
1430 Sheriff's Ranches Thrift Store	10,800 SF	1486 In & Out Smoke Shop	1,750 SF	1502 Jersey Mikes	1,600 SF
1436 LEASE PENDING	3,200 SF				

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