

# 9.4 ACRES PRIME COMMERCIAL DEVELOPMENT

**Suncoast Pkwy & Spring Hill Dr  
Spring Hill, Florida**

- Retail/Office/Hotel/Assisted Living
- Multiple Parcels Available
- Lots Configurable/Separable
- 4-Way Signalized Intersection Planned
- Monument Signage Planned
- Highway (SR589) Visibility

## OFFERING MEMORANDUM

Presented by

**Ciminelli**  
REAL ESTATE SERVICES

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, kindly purge all materials relating to this Property, including this Offering Memorandum.



# CONTACT INFORMATION

9.4 AC  
SITE

SPRING HILL DRIVE

SUNCOAST PARKWAY (SR 589)



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# EXECUTIVE SUMMARY



This Offering Memorandum presents a rare opportunity to acquire all, or a portion of, 9.4 acres of raw commercial land located at the signalized intersection of Suncoast Parkway (SR 589) and Spring Hill Drive, one of the most heavily trafficked intersections in Spring Hill, Florida. Spring Hill Drive is the #2 major East-West artery in Hernando County, offering exceptional visibility, accessibility, and strategic positioning for a wide variety of commercial developments including retail, QSR, fuel/convenience, office, or hospitality.

## Offering Procedure

Offers should be submitted in the form of a Letter of Intent specifying the offered price, source of equity, length of inspection period, length of closing period, closing cost allocation and earnest money deposits.

## Offering Highlights

- **Signalized Intersection Frontage** – High visibility with direct access to, and visibility from, Suncoast Parkway (SR 589), a major artery to Tampa
- **Adjacent to Growing Residential Subdivisions**
  - Rapid housing development in nearby communities supports retail and service demand
- **Flexible Lots & Commercial Zoning** – Multiple parcels available with CPDP zoning, allowing a wide variety of commercial and mixed-use developments
- **Near Major Employers, Institutions, & Businesses**
  - Close proximity to Bayfront Health, Pasco-Hernando State College, and retailers including Walmart, Target, Kohl's, and Publix
- **Infrastructure Ready** – All major utilities to site; minimal (if any) off-site work required
- **High Traffic Exposure** – Over 55,000 combined AADT at intersection
- **Last Piece of Major Retail “Hub”** – Final large-scale commercial parcel available in this high-traffic corridor, ideal for completing the area's retail landscape



## PROPERTY OVERVIEW

**Location** SW Corner of Suncoast Parkway & Spring Hill Drive  
Spring Hill, Florida

**County** Hernando

**Parcel ID** R14-423-18-0000-0010-0040

**Land Area** 9.4 Acres ( $\pm 409,464$  SF)

**Zoning** CPDP (Commercial Planned Development Project)

**Future Land Use** Commercial

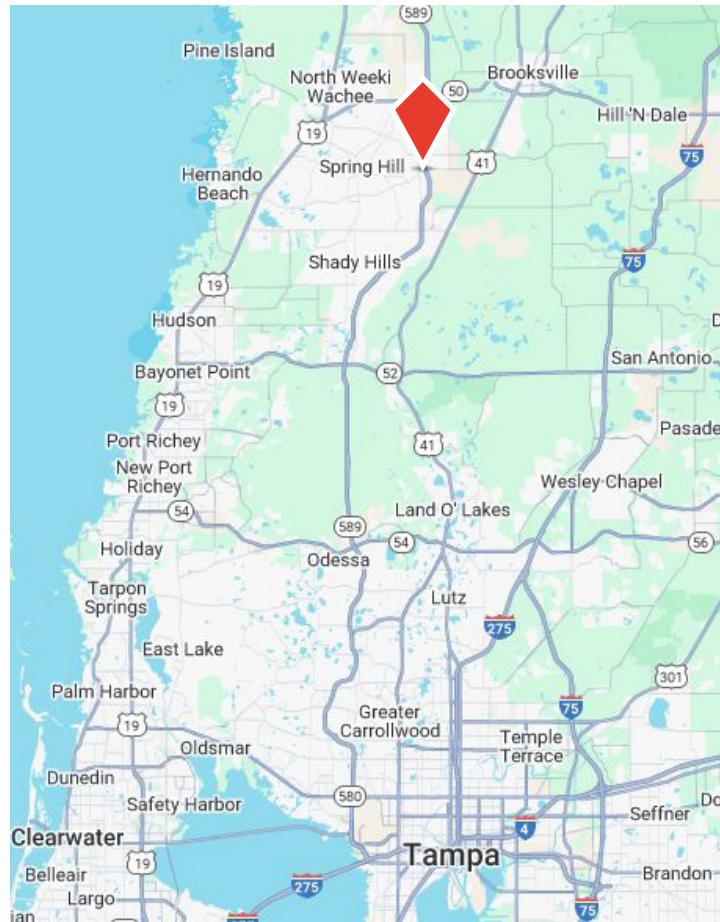
**Topography** Level

**Utilities** Water, Sewer, Electric available

**Access** Access from Spring Hill Dr at (proposed) first 4-way  
signalized intersection west of SR 589, and future  
access along Anderson Snow Rd extension

**Traffic Counts** Spring Hill Dr: 24,000+ AADT  
Suncoast Pkwy (SR 589): 32,000+ AADT

# LOCATION OVERVIEW



## 2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	5,051	42,259	204,385
Total Households	2,063	15,534	84,124
Median Age	45.4	42.1	47.8
Median HH Income	\$62,240	\$71,358	\$57,133

Source: CoStar Group

## LOCATION HIGHLIGHTS

- Located in Hernando County, one of the fastest-growing counties in Florida
- At the intersection of Spring Hill Drive and SR 589
- Situated at the entrance to the dynamic Barclay retail node
- Directly across from a 37-acre mixed-use development featuring 400,000 SF of new retail and hospitality, 336 multi-family units, and 100 townhomes
- Surrounded by major national retailers including Publix, Target, Walmart, Kohl's, and Starbucks
- Multiple national QSR chains within a 5-minute drive
- Just a 3-minute walk to the Suncoast Trail, 42-mile paved trail connecting Hillsborough, Pasco, and Hernando Counties
- Only 40 minutes to Tampa via the Suncoast Parkway (SR 589)



# ZONING OVERVIEW

SR 589

## Zoning: CPDP - Commercial Planned Development Project

CPDP zoning allows for flexible development across multiple parcels. Both full and partial parcels are available. (See a concept plan on the following page.)



### CPDP Permitted Uses

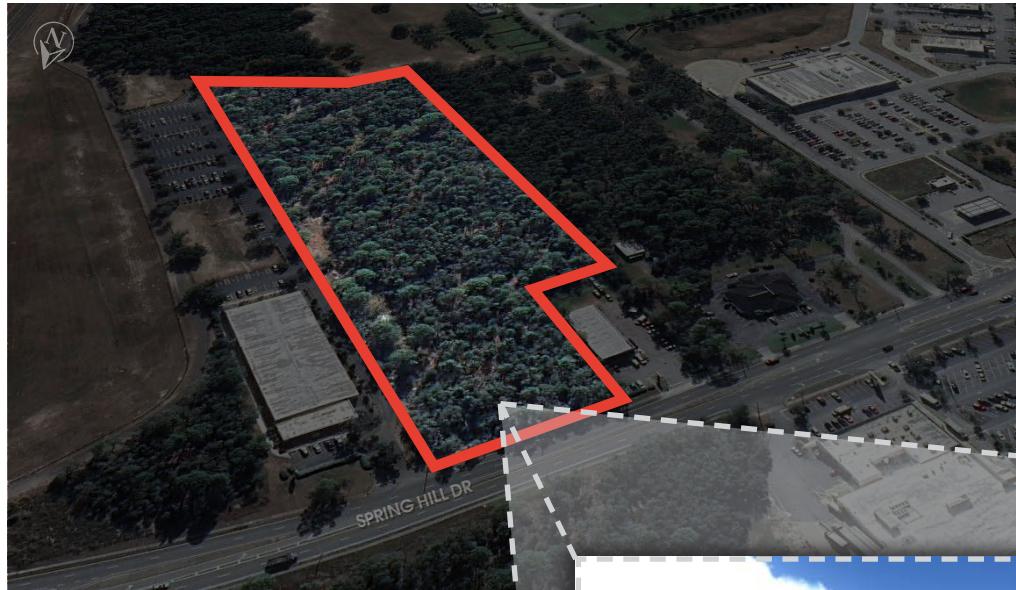
Permitted uses include:

- Retail & Restaurants
- Grocery / Fuel / Convenience
- Hotel / Hospitality
- Medical Office / General Office
- Flex Office / Light Industrial
- Bank / Financial
- Automotive

\*Buyers to verify all intended uses with Hernando County Zoning Department.

SPRING HILL DR

# CONCEPTUAL RENDERING



## Site Concept

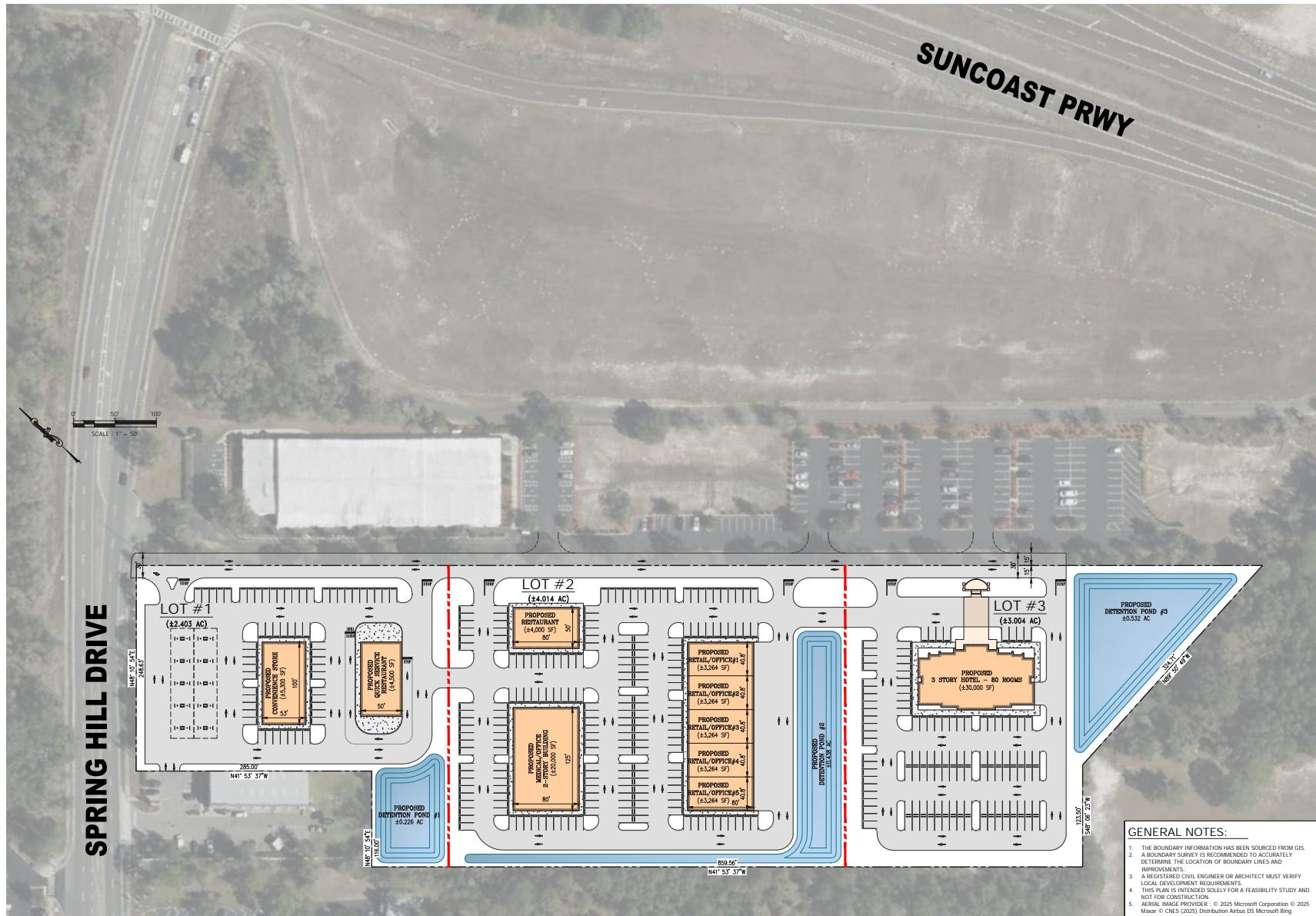
Located at a (planned) fully signalized intersection, with strong retail surrounding and over 400 residential units (planned) across the street, this site delivers a significantly elevated profile and use potential. Monument signage at the main entrance will create excellent visibility and exposure even for users at the southern portion of the property.

*\*Disclaimer: This image is a conceptual rendering generated for illustrative purposes only. It does not represent an approved site plan or an actual development proposal.*

## Former Concept Drawing\*



# CONCEPTUAL SITE PLAN





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