

BUILDING FOR SALE

18133 U.S. 41

Spring Hill, FL 34610

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

18127 U.S. 41

Spring Hill, FL 34610



PROPERTY DESCRIPTION

18133 US Highway 41 in Spring Hill, FL offers a .54-acre parcel with direct frontage on US-41, currently operating as an Agricultural Fence and Gate Business. The property is designated for future ROR (Retail/Office/Residential) uses, allowing for a flexible mix of residential, retail, office, and light commercial development. This location provides strong visibility and access, making it suitable for a variety of professional or investment purposes in a growing area of Pasco County.

PROPERTY HIGHLIGHTS

- **NEIGHBORING PROPERTY ALSO FOR SALE** Could be combined to offer 1 Acre of Commercial Land with two buildings. <https://nyecommercial.com/properties/?propertyId=1511640-sale>
- Commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods.
- Perfectly located just on the border of Hernando & Pasco County
- 3 Bedroom/Offices 2 bathrooms
- In Opportunity Zone
- Agriculture and Gate Sales average 150k per year

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

OFFERING SUMMARY

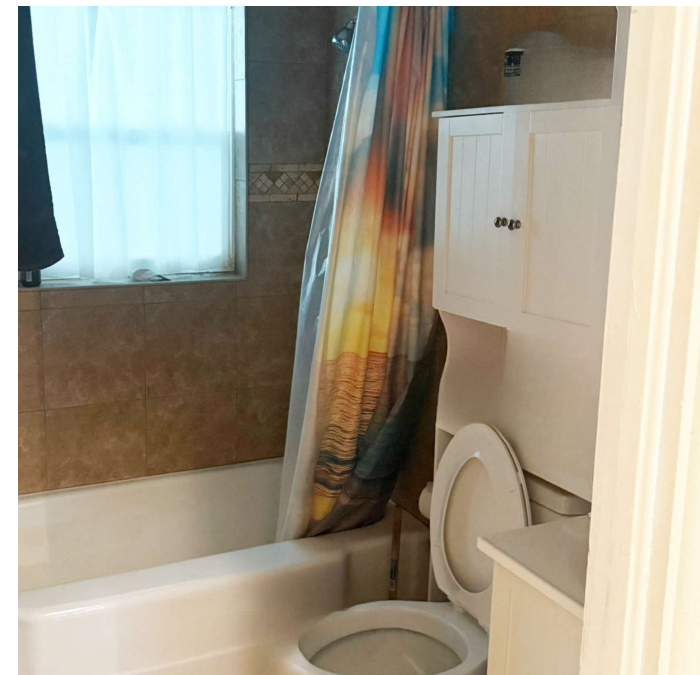
| | |
|-----------------------|------------|
| Sale Price: | \$399,000 |
| Lot Size: | 0.54 Acres |
| Building Size: | 1,344 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|----------|----------|
| Total Households | 321 | 4,550 | 14,953 |
| Total Population | 825 | 12,536 | 39,426 |
| Average HH Income | \$107,176 | \$98,913 | \$93,919 |



Interior Photos

Spring Hill, FL 34610



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Exterior Images

Spring Hill, FL 34610



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

18133 US 41

Spring Hill, FL 34610

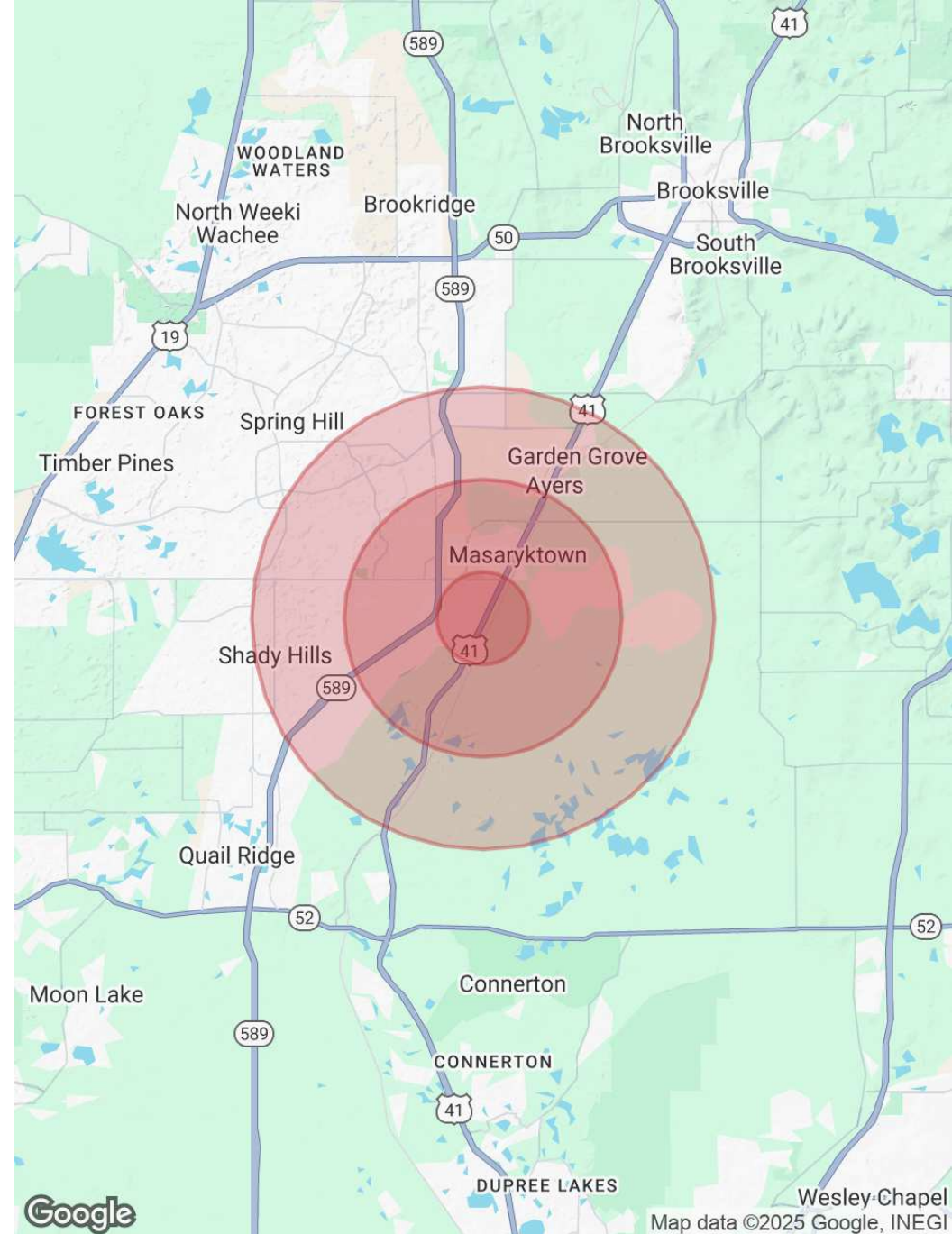
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 825 | 12,536 | 39,426 |
| Average Age | 44 | 42 | 46 |
| Average Age (Male) | 44 | 41 | 45 |
| Average Age (Female) | 44 | 42 | 46 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 321 | 4,550 | 14,953 |
| # of Persons per HH | 2.6 | 2.8 | 2.6 |
| Average HH Income | \$107,176 | \$98,913 | \$93,919 |
| Average House Value | \$353,465 | \$312,108 | \$306,118 |

TRAFFIC COUNTS

11,700/day

Demographics data derived from AlphaMap



Cody Brightwell

Managing Director

C: 440.376.1006

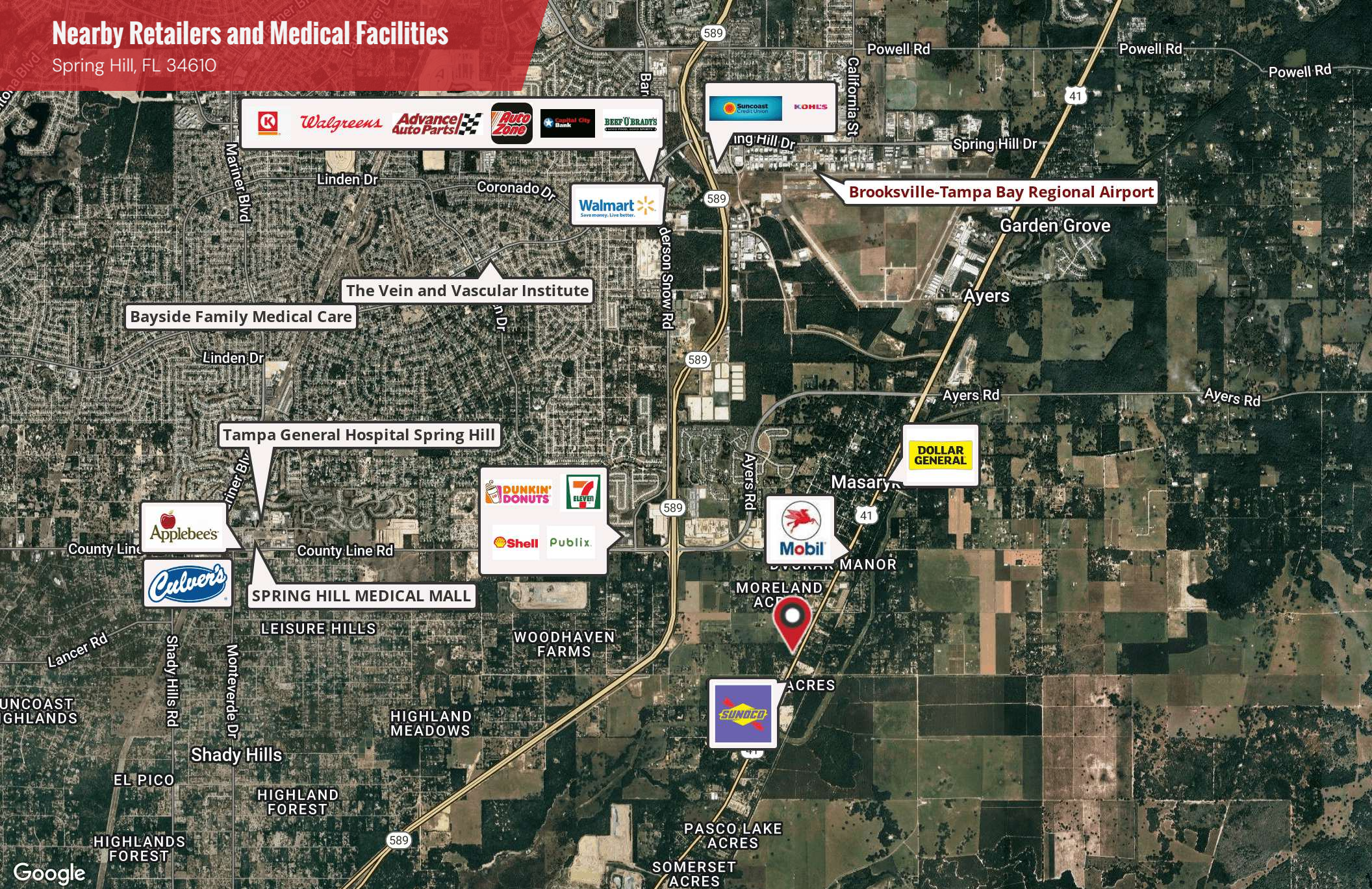
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Nearby Retailers and Medical Facilities

Spring Hill, FL 34610



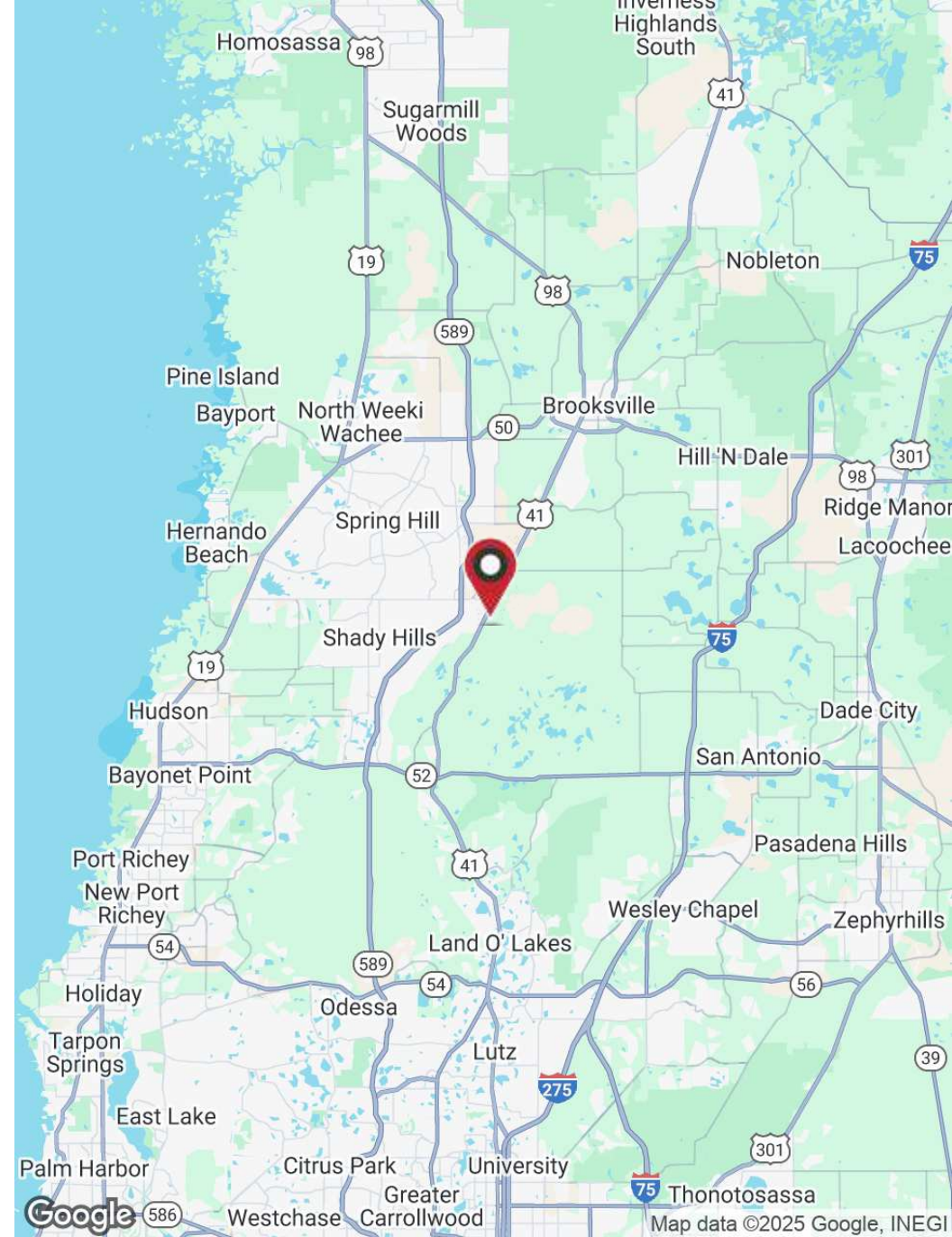
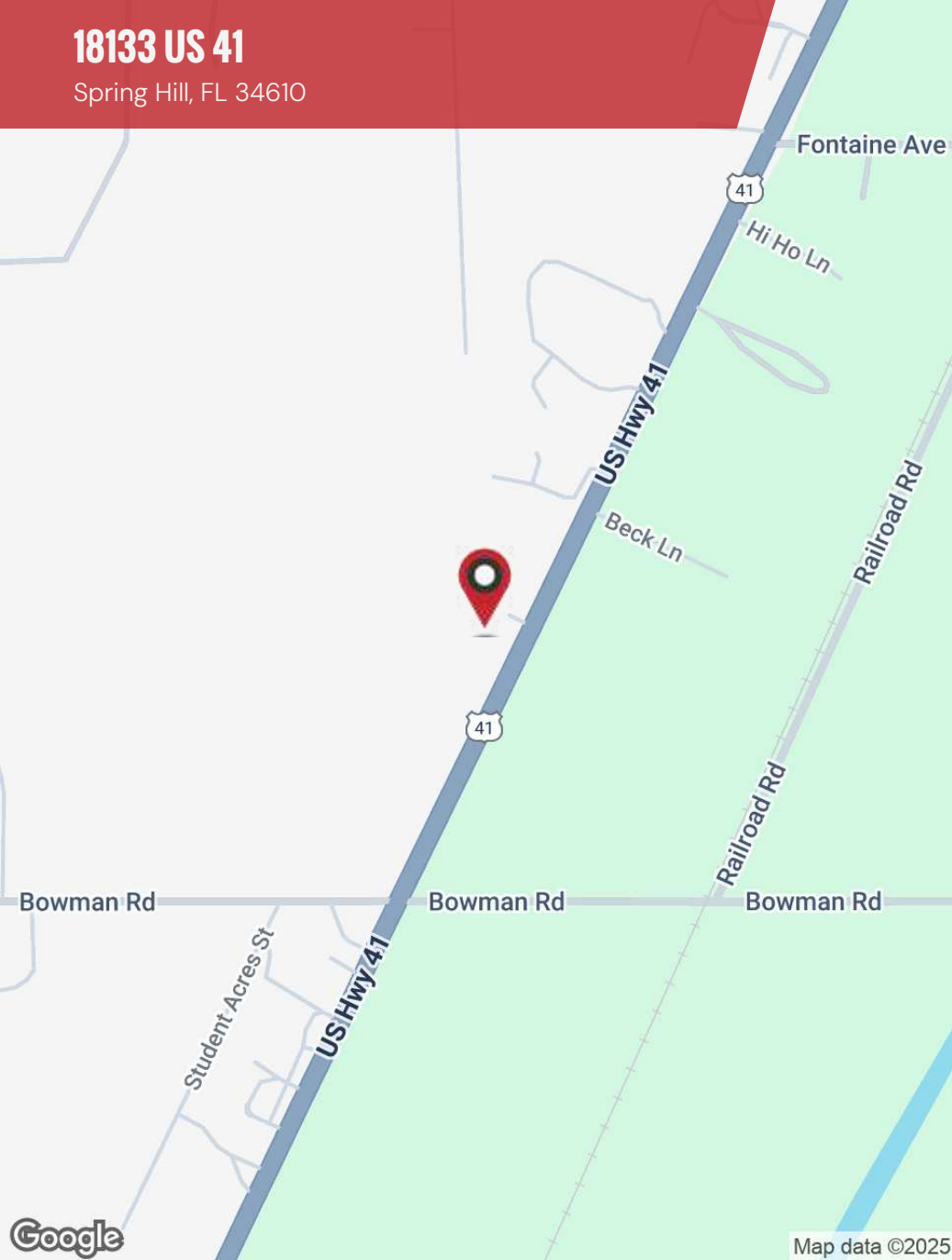
Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

18133 US 41

Spring Hill, FL 34610



Cody Brightwell

Managing Director

C: 440.376.1006

cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Meet the Team

Spring Hill, FL 34610



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



ANTHONY GRAMPIETRO

Realtor

Cell: 813-504-4364
anthony@billnyerealty.com

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com