



**SITE**  
For Sale/ForLease  
1 AC

Proposed  
**Walmart**  
Neighborhood Market

Proposed  
**Walmart** Fuel

Self Storage

**FOR GROUND LEASE OR BUILD-TO-SUIT**

**New Retail Development**

**10215 County Line Road | Spring Hill, FL**

Mariner Blvd 28,000 VPD

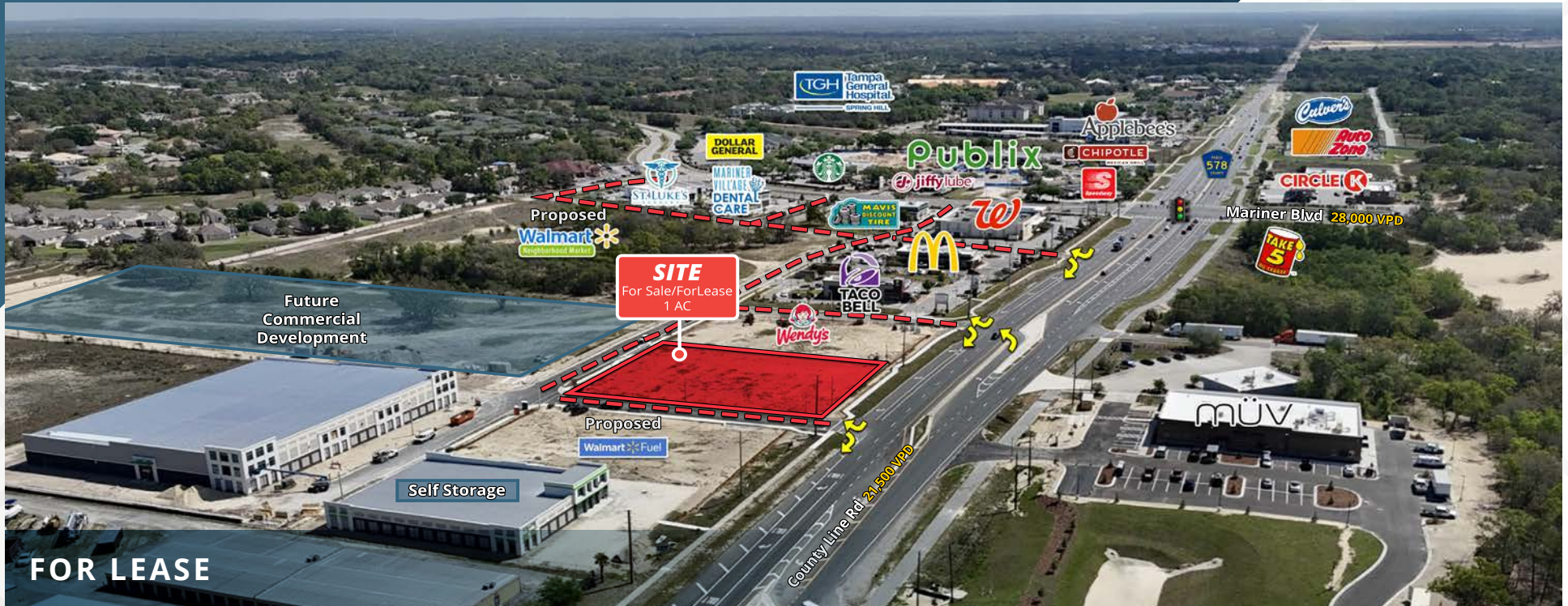
County Line Rd 21,500 VPD





# New Retail Development

10215 County Line Road | Spring Hill FL, 34608



Ground Lease  
or BTS

Available

± 1 AC

Lot Size

\$150,000/YR

Rate

## ABOUT THE PROPERTY

- Retail development opportunity in growing Spring Hill with left-in access on County Line Road
- Located near the intersection of County Line Road & Mariner Blvd
- Conveniently located less than 4 miles west of Suncoast Parkway and 5 miles east of US 19
- Surrounded by major residential developments
- Access to signal movement at intersection
- No restrictions on uses
- Drive Thru permitted

## NEARBY RETAILERS

Publix



Walgreens



AutoZone

## TRAFFIC COUNTS

Mariner Blvd

26,500 VPD

County Line Rd

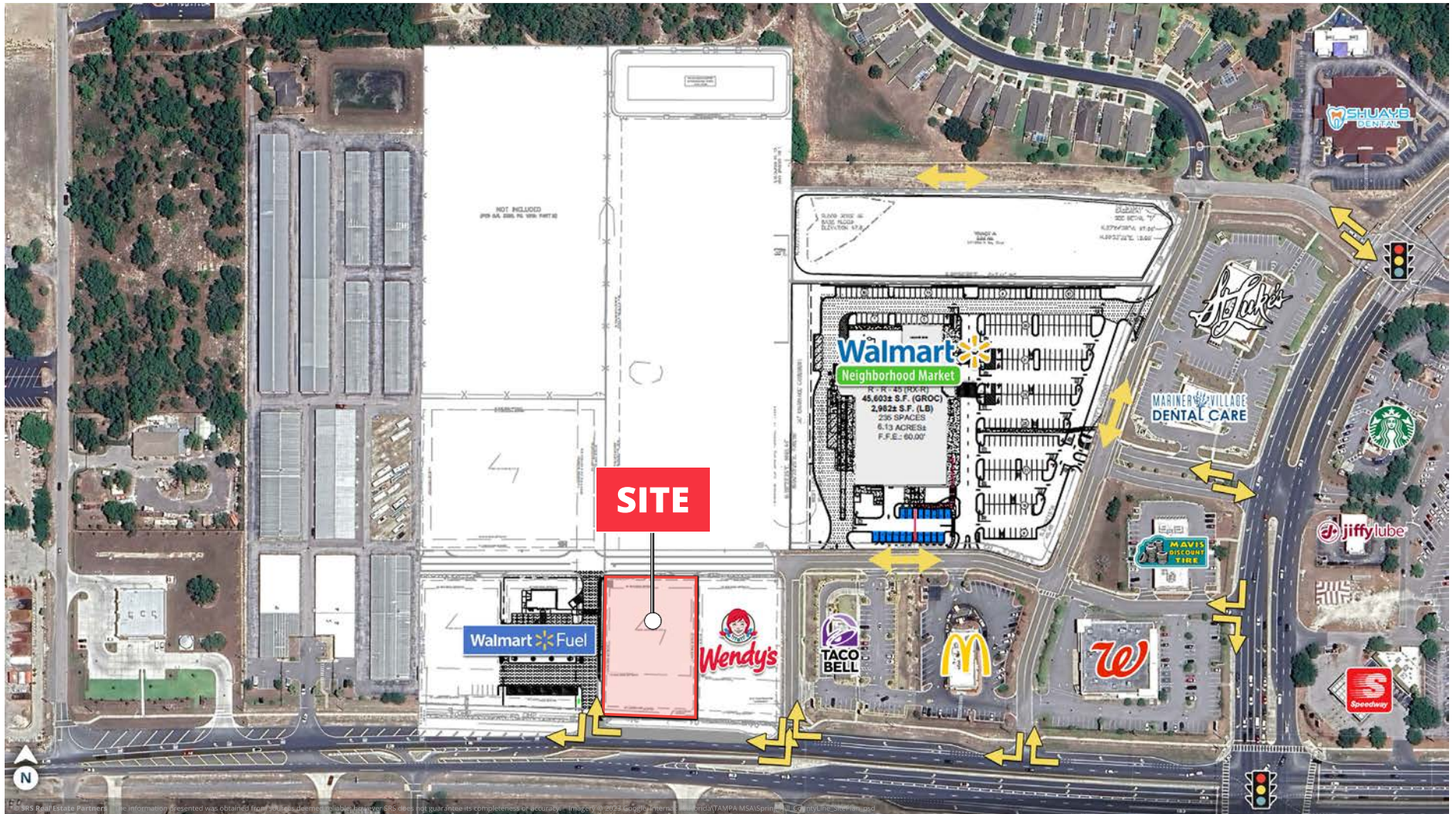
18,500 VPD

Year: 2021 | Source: FDOT



# New Retail Development

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

4,130	4,708	\$66,900	1,784
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

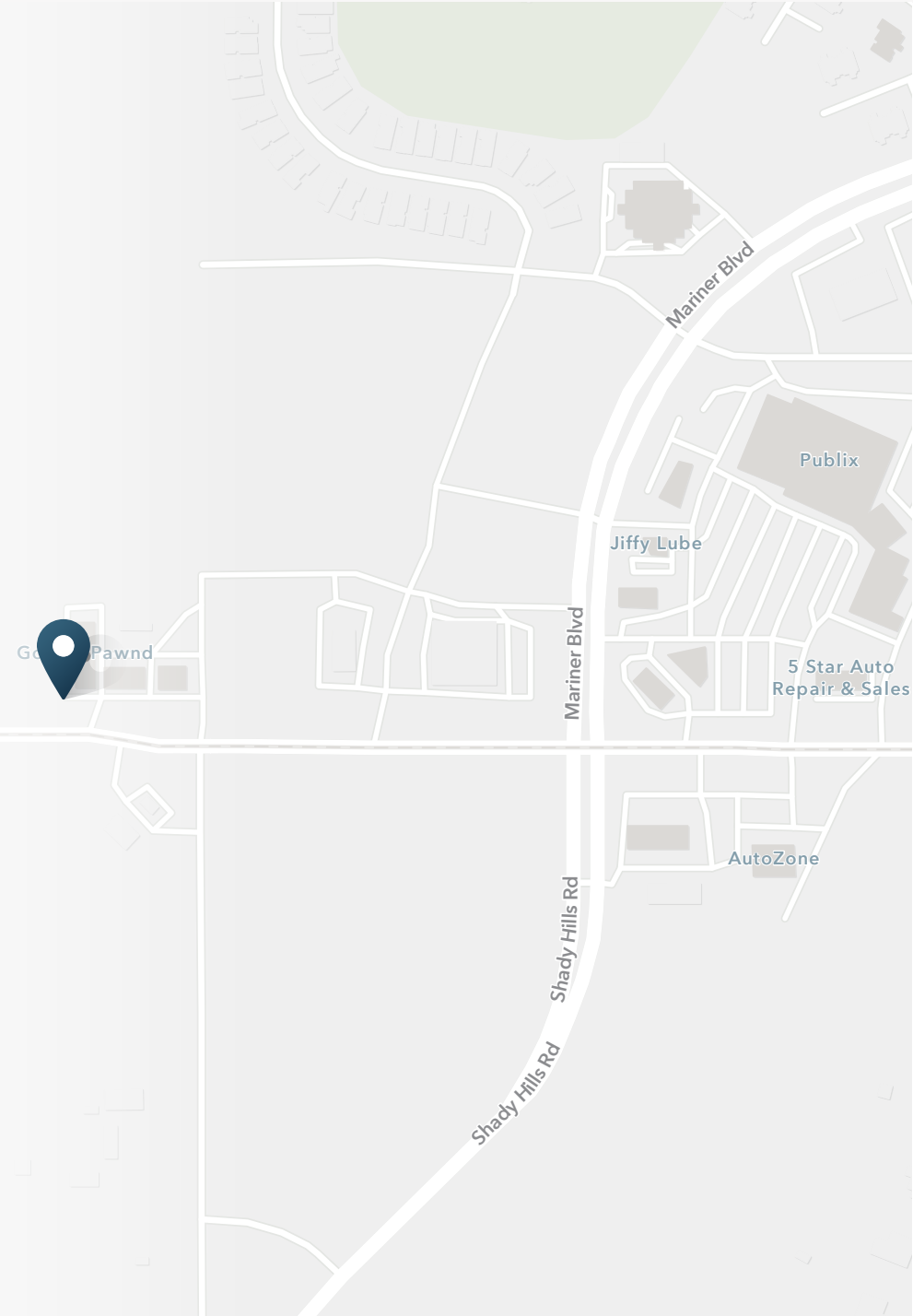
40,669	33,856	\$65,052	16,615
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

104,931	89,880	\$63,577	42,996
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS Real Estate Partners**  
1501 W. Cleveland St, Suite 300  
Tampa, FL 33606  
813.371.0980

**Daniel Earles**  
813.424.2500  
daniel.earles@srsre.com

**SRSRE.COM**

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