

SALE

SPRING HILL DEVELOPMENT OPPORTUNITY 4.45 AC

11323 County Line Rd Spring Hill, FL 34609



PROPERTY DESCRIPTION

Located in one of Tampa MSA'S fastest growing market's, this 4.45ac high & dry parcel is a prime opportunity to be apart of the massive growth. that's occurring in Hernando County. Whether Retail, Mixed-Use, or Multi-Family, this parcel is prime and ready for development.

PROPERTY HIGHLIGHTS

- Location
- Great Frontage
- High & Dry

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	4.45 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	596	2,384
Total Population	442	1,107	4,999
Average HH Income	\$76,527	\$78,278	\$84,198

Garrick Sims
(813) 474-8505



COLDWELL BANKER
COMMERCIAL
REALTY

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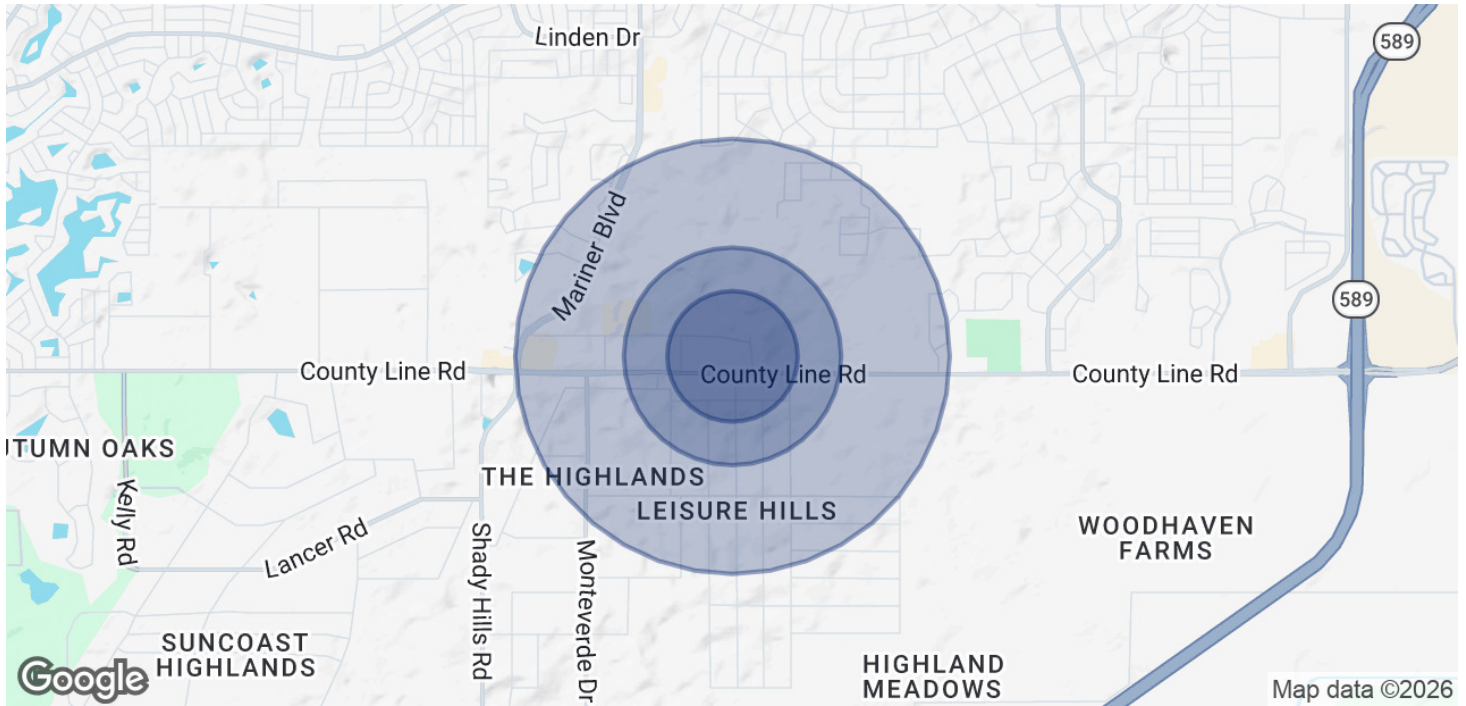


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	442	1,107	4,999
Average Age	68	65	57
Average Age (Male)	68	66	57
Average Age (Female)	67	65	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	596	2,384
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$76,527	\$78,278	\$84,198
Average House Value	\$287,772	\$290,050	\$297,301

Demographics data derived from AlphaMap

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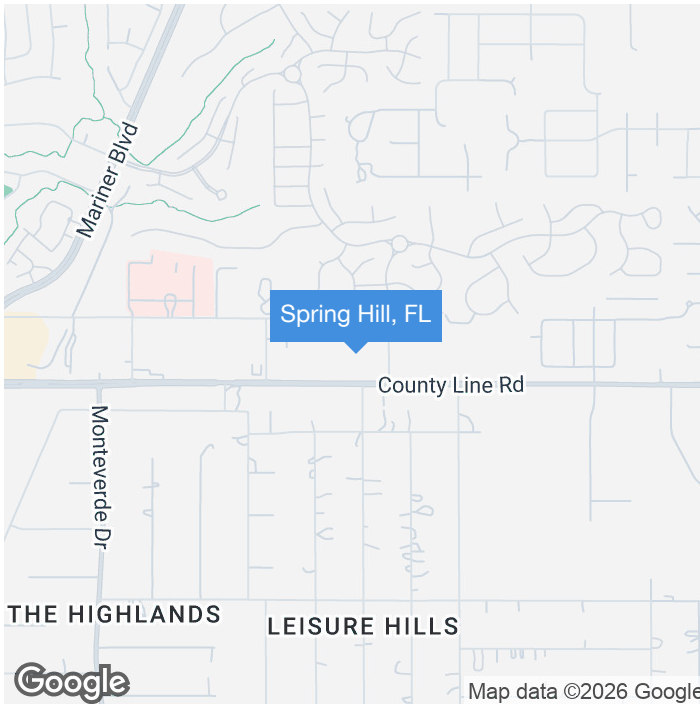


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LOCATION DETAILS

Market	Tampa-St Petersburg (Sarasota), FL
Sub Market	Hernando County - Tampa, FL
County	Hernando
Cross Streets	County Line Rd and Quality Dr

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