

OFFICE BUILDING FOR SALE

18127 U.S. 41

Spring Hill, FL 34610

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

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PROPERTY DESCRIPTION

18127 US Highway 41 in Spring Hill, FL offers a .54-acre parcel with direct frontage on US-41 and a newly remodeled in 2023, 830 sq ft concrete block structure. The property is designated for future ROR (Retail/Office/Residential) use, 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

- **In Opportunity Zone**
- **NEIGHBORING PROPERTY ALSO FOR SALE** Could be combined to offer 1 Acre of Commercial Land with two buildings.
- Commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods.
- Perfectly located just on the border of Hernando & Pasco County
- New Well, Septic, water heater, and HVAC
- 2 bedrooms/offices and 1 Full Bathroom; Gated and Fenced Lot

OFFERING SUMMARY

Sale Price:	\$269,000
Lot Size:	0.54 Acres
Building Size:	830 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,550	14,953	78,390
Total Population	12,536	39,426	198,004
Average HH Income	\$98,913	\$93,919	\$88,481

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Interior Photos

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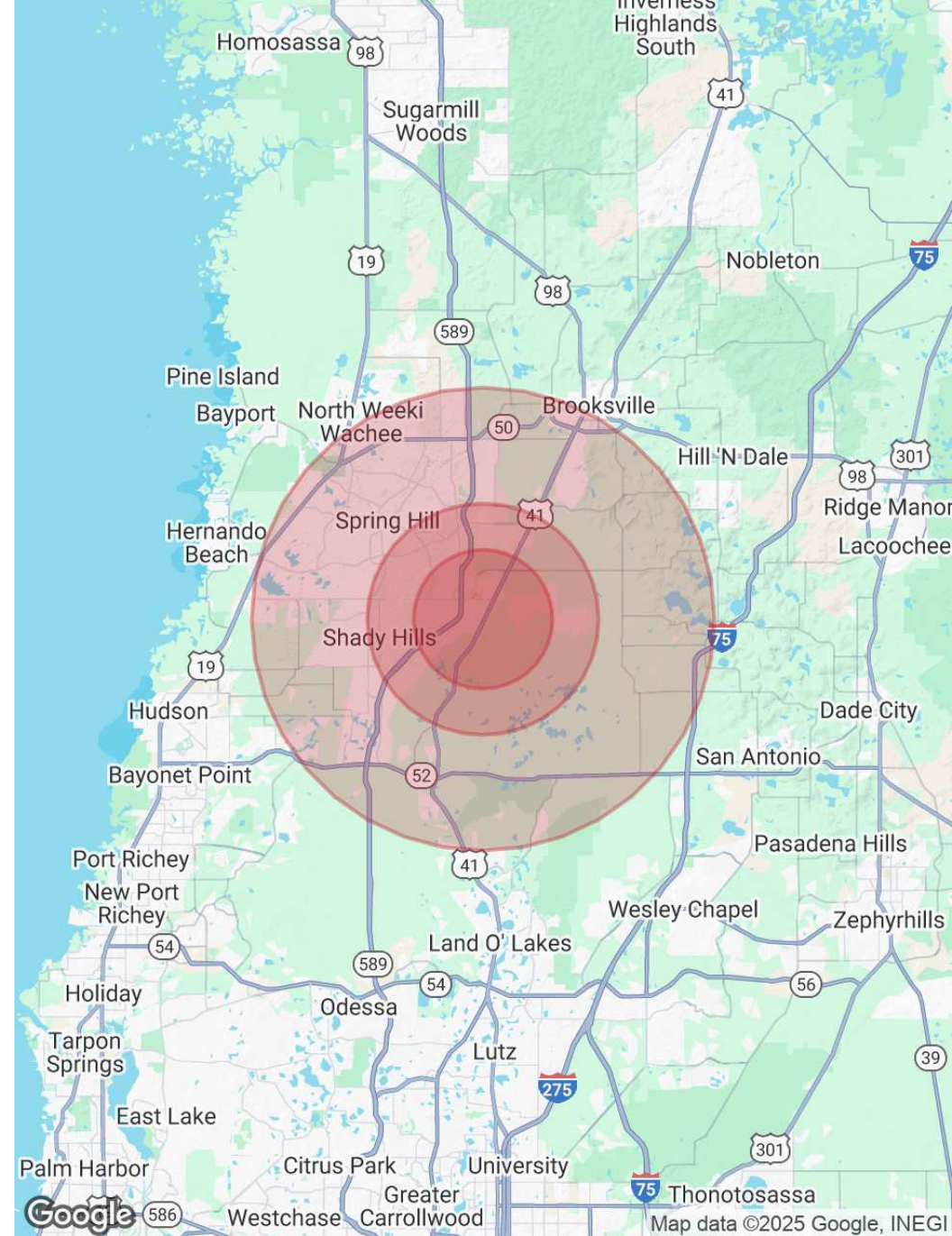
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,536	39,426	198,004
Average Age	42	46	46
Average Age (Male)	41	45	46
Average Age (Female)	42	46	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,550	14,953	78,390
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$98,913	\$93,919	\$88,481
Average House Value	\$312,108	\$306,118	\$298,248

TRAFFIC COUNTS

11,700/day

Demographics data derived from AlphaMap



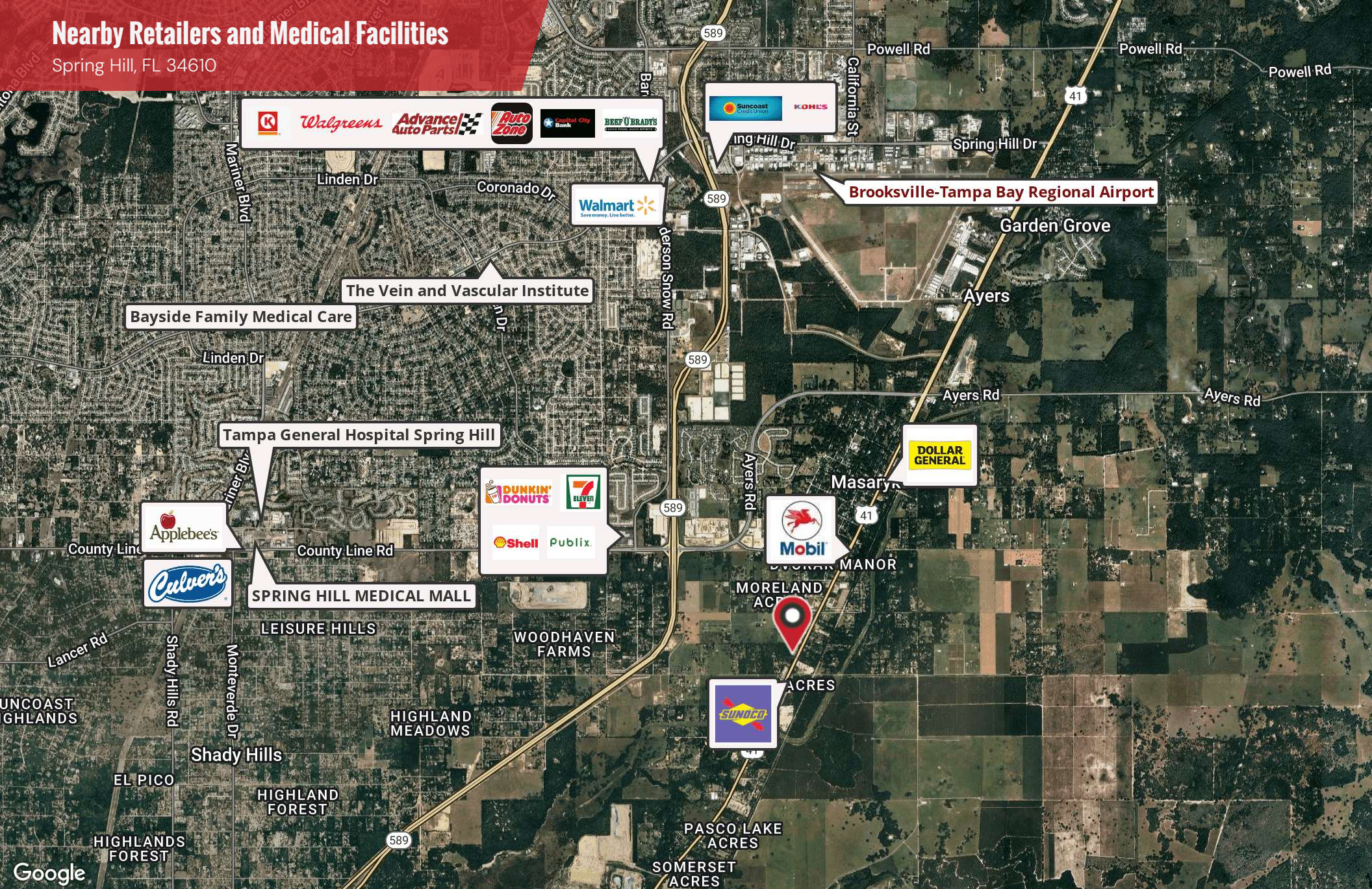
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Nearby Retailers and Medical Facilities

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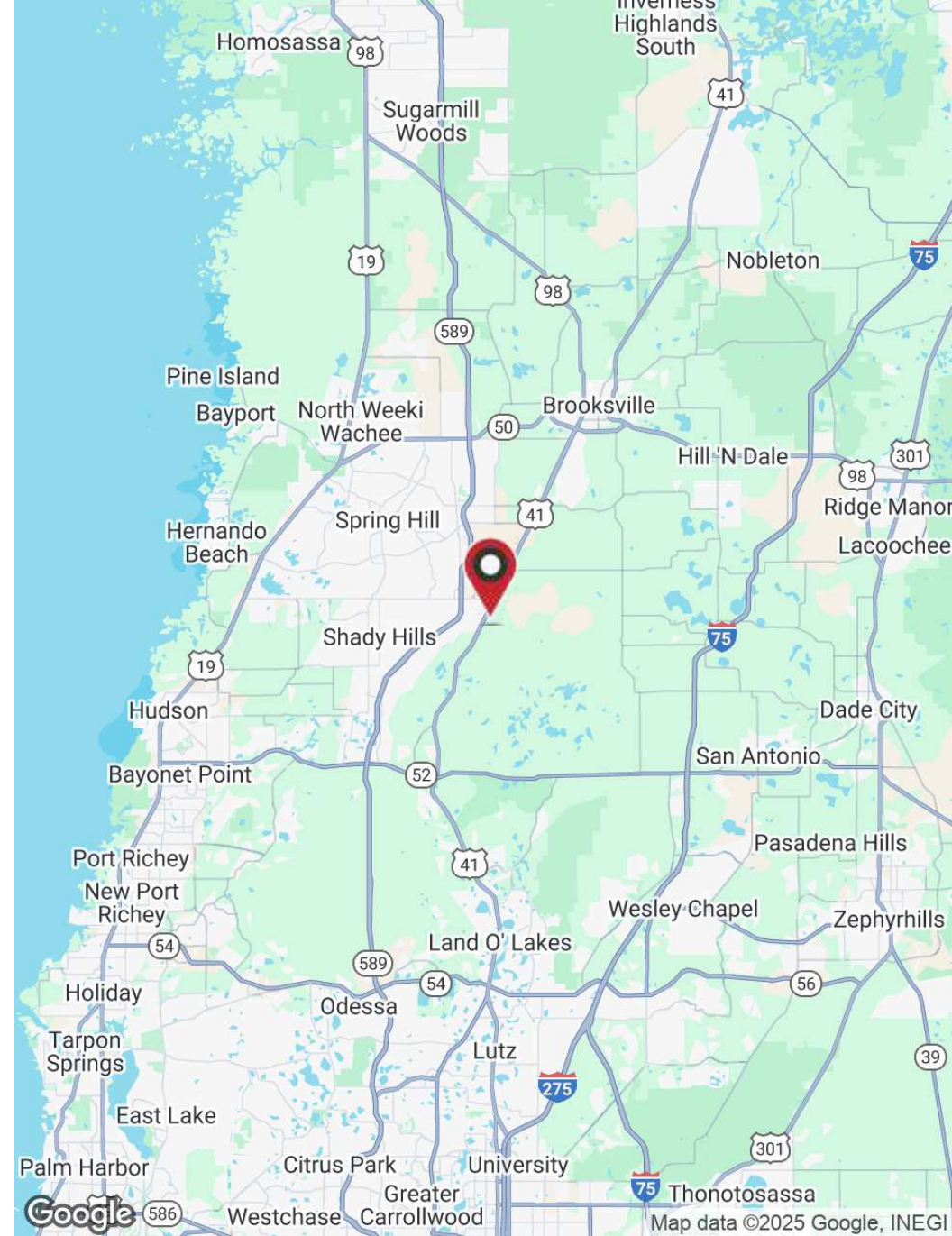
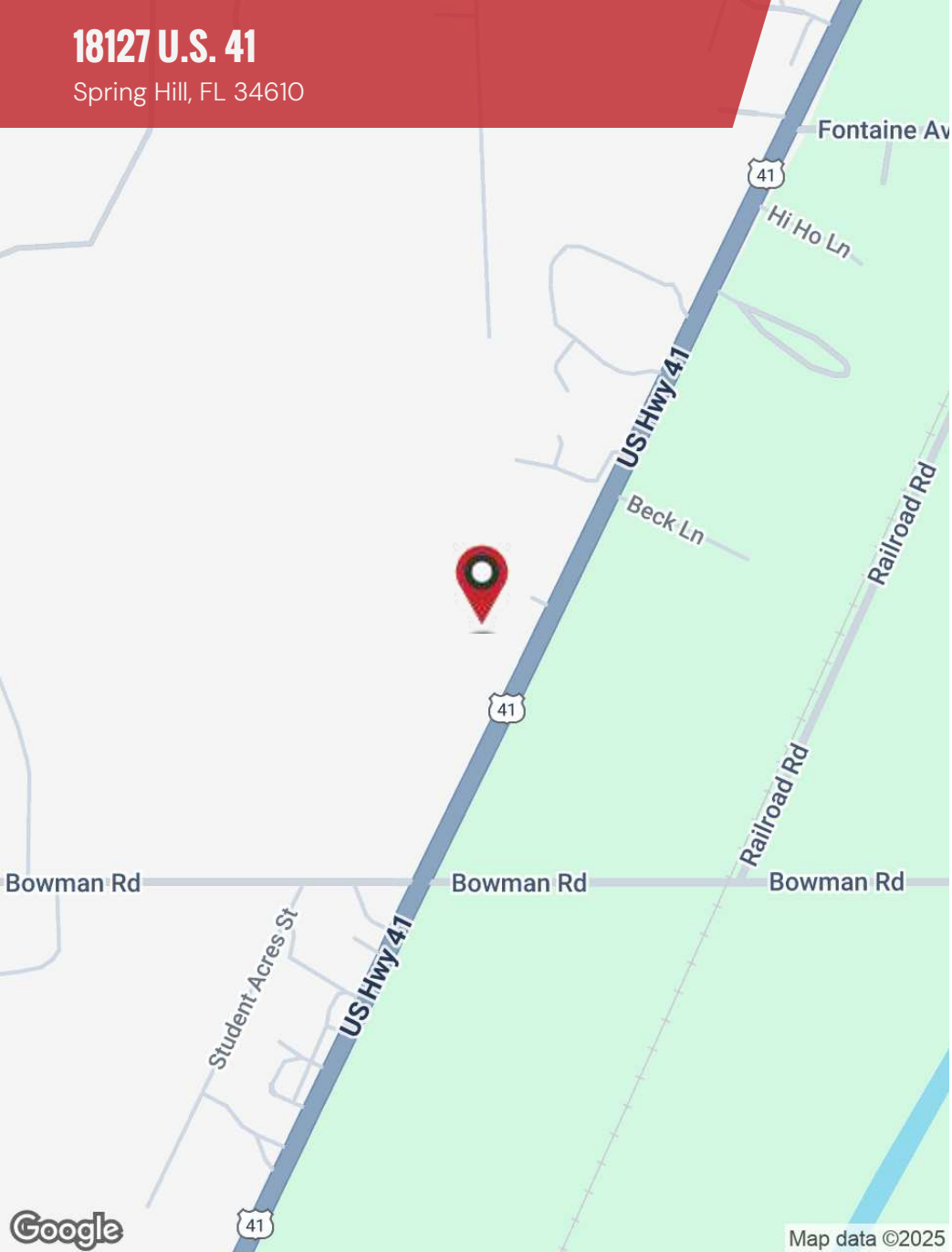
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Meet the Team

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