



FOR LEASE

4185-4251 Mariner Blvd
Spring Hill, FL 34609

- **SIZE:** .50 acre
- **ZONING:** PDP (GHC)
- **ACCESS:** Full lighted access from Mariner Blvd and Northcliffe Blvd, full lighted access from Hearth Road and Mariner Blvd, as well as three additional access points to the center.
- **TRAFFIC:** Northcliffe Blvd. (27,500 AADT) and Mariner Blvd. (26,000 AADT)

PROPERTY HIGHLIGHTS

- ▶ Outparcel to Mariner Crossing Shopping Center, a 97,812 SF (MOL) center
- ▶ The site benefits from established access and circulation
- ▶ The Shopping Center receives over 100,000 visitors monthly (*Sites USA*)
- ▶ Aldi is currently under renovation and expected to open at the end of Q1 2026

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	10,462	66,403	132,421
2025 Estimated Households	4,053	25,358	54,530
INCOME			
2025 Estimated Avg HH Income	\$85,829	\$95,738	\$92,523
AGE			
Median Age	40	42	46
DAYTIME DEMOS			
Business	498	2,542	5,256
Employees	2,507	12,484	30,637
Daytime Population	6,061	37,520	87,417
TRAFFIC COUNTS			
Mariner Blvd	26,000 AADT		
Northcliffe Blvd	27,500 AADT		

PARCEL AVAILABLE FOR GROUND LEASE

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Site Map



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