

**BUILDING FOR SALE**

# 18133 U.S. 41

Spring Hill, FL 34610



**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
[cody@nyecommercial.com](mailto:cody@nyecommercial.com)



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://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

<b>Sale Price:</b>	\$349,000
<b>Lot Size:</b>	0.54 Acres
<b>Building Size:</b>	1,344 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	321	4,550	14,953
<b>Total Population</b>	825	12,536	39,426
<b>Average HH Income</b>	\$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](http://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](http://nyecommercial.com)

# 18133 US 41

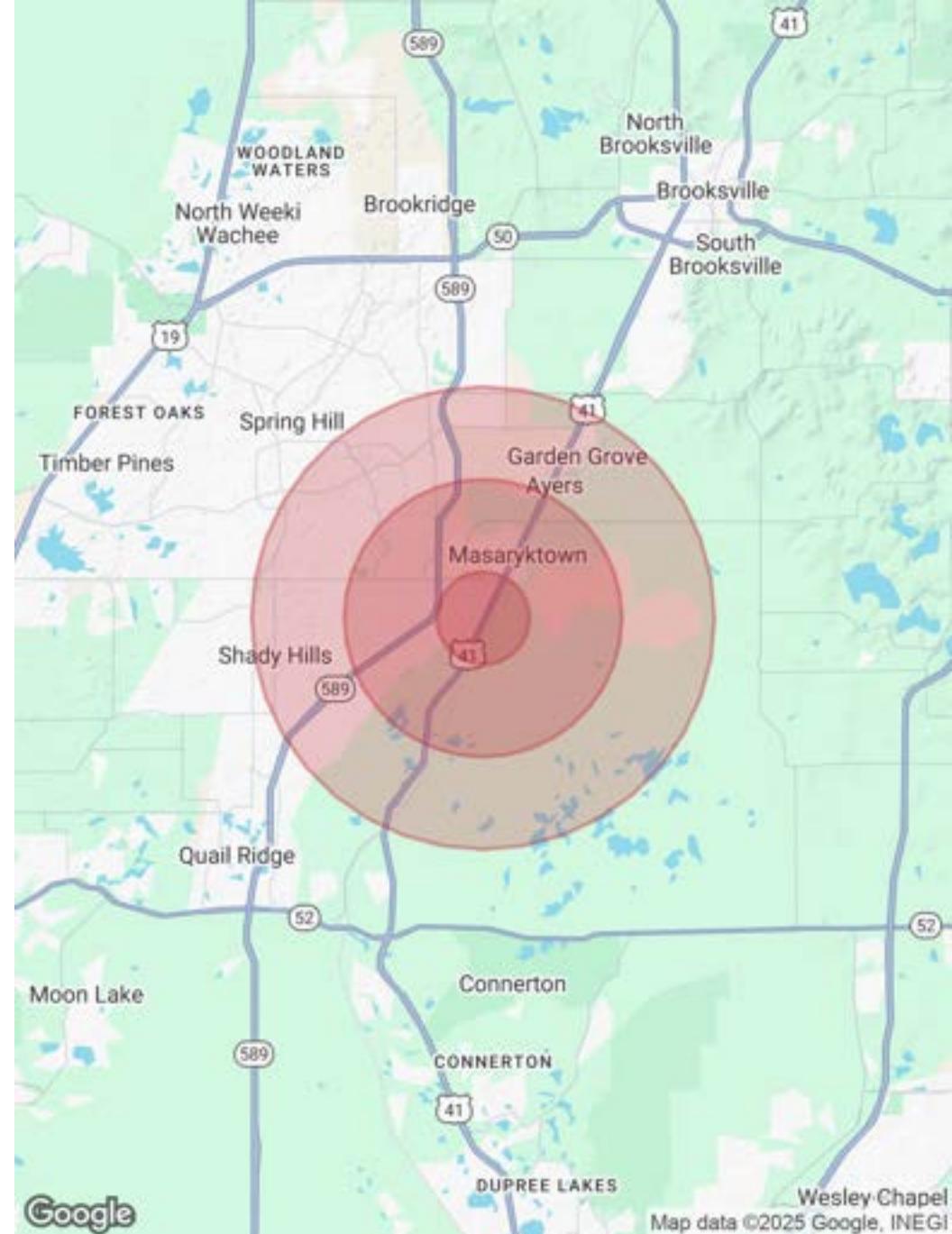
Spring Hill, FL 34610

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



# Nearby Retailers and Medical Facilities

Spring Hill, FL 34610



**Cody Brightwell**

Managing Director

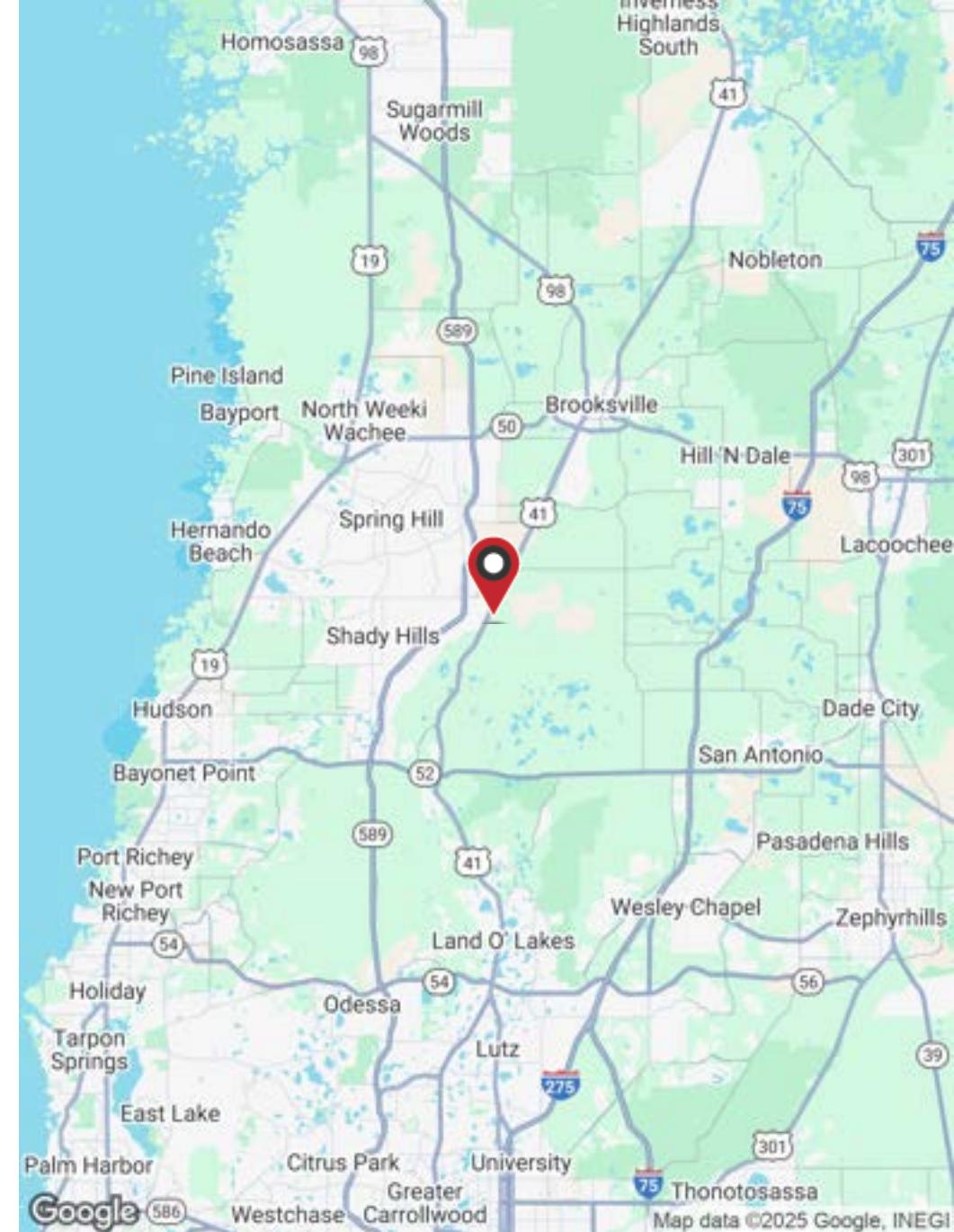
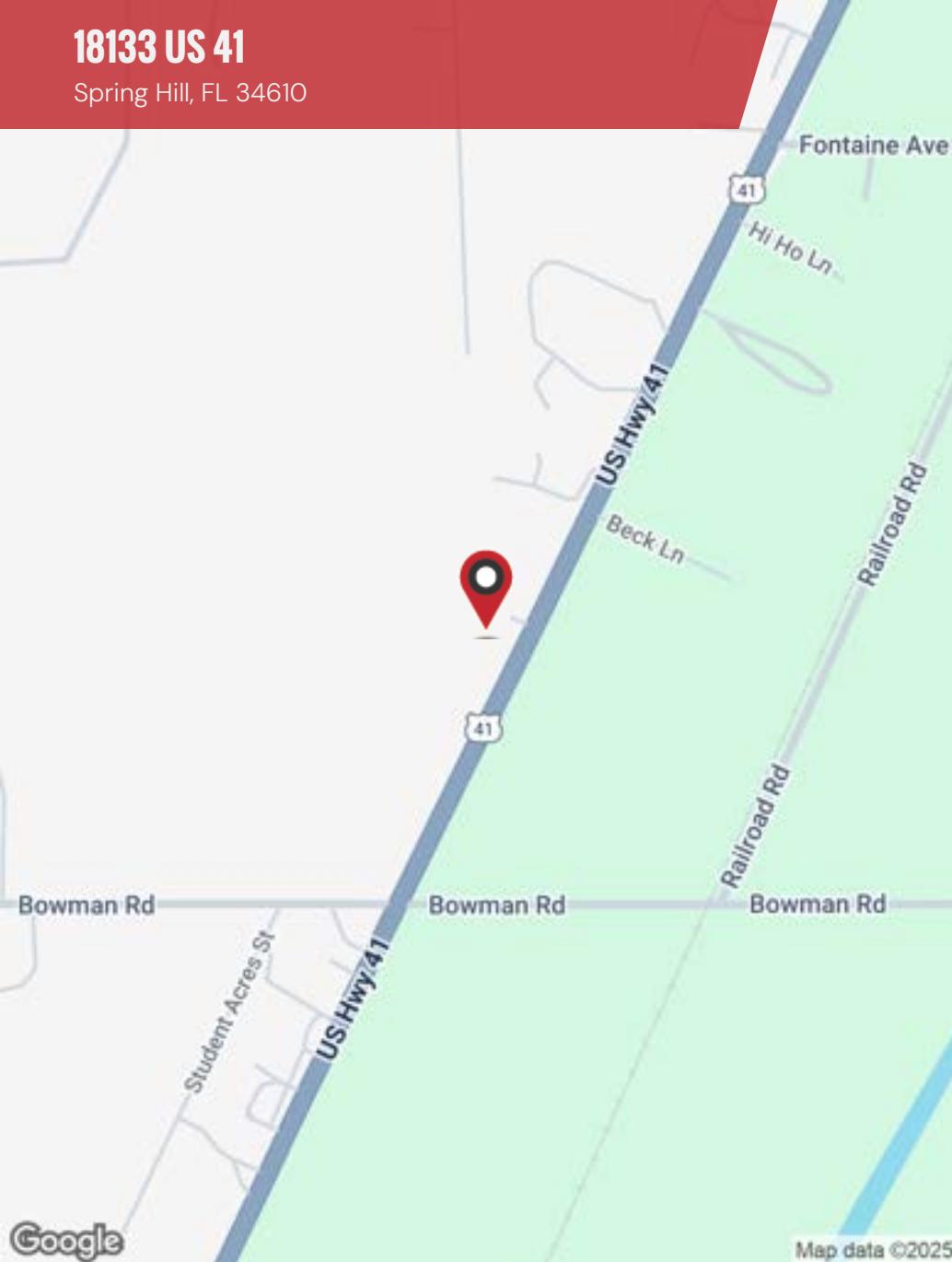
C: 440.376.1006

cody@nyecommercial.com



# 18133 US 41

Spring Hill, FL 34610



**Cody Brightwell**

Managing Director

C: 440.376.1006

cody@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

