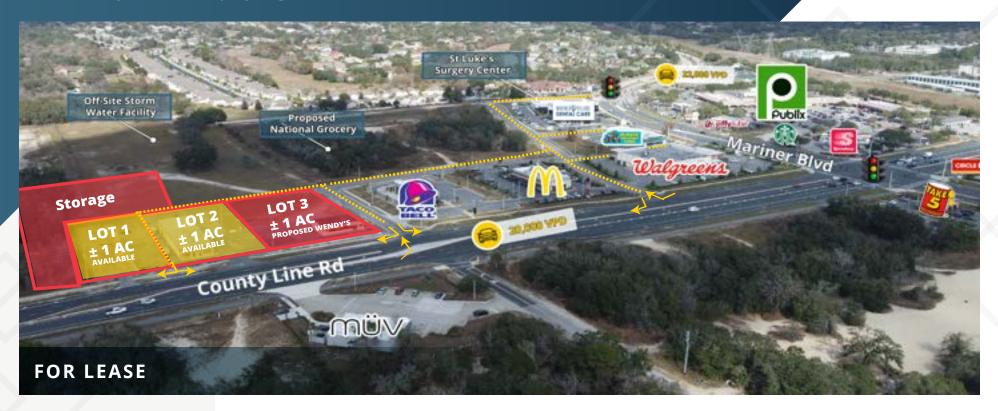


Fast-Food/QSR/Single-Tenant Retail/Medical Opportunity

SRS

10215 County Line Road | Spring Hill FL, 34608



Ground Lease or BTS Available

± 1 AC Lot Size

\$150,000/YR

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.











TRAFFIC COUNTS

Mariner Blvd County Line Rd

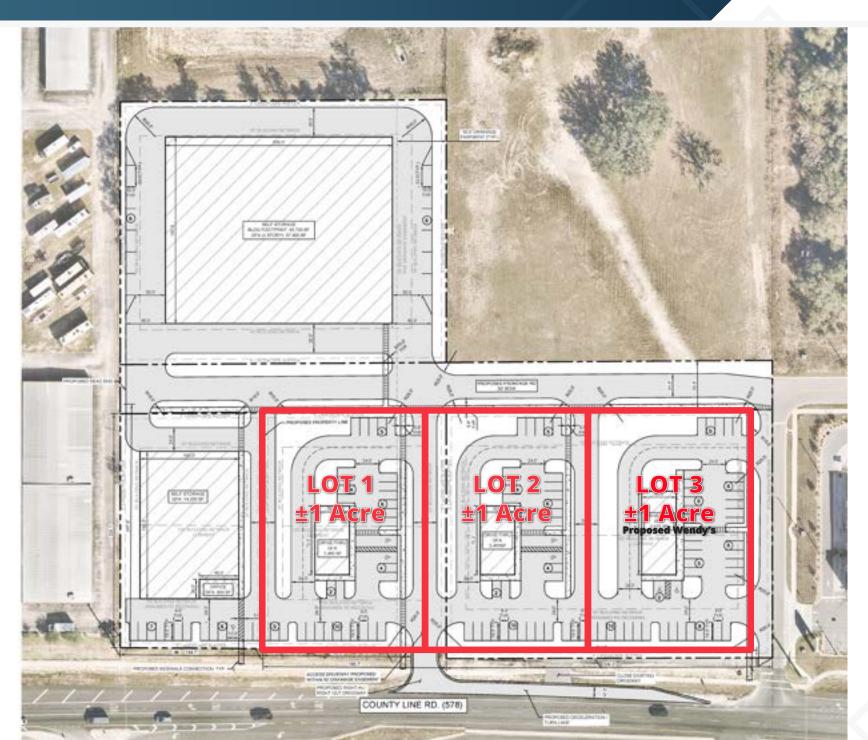
Year: 2021 | Source: FDOT

26,500 VPD 18,500 VPD

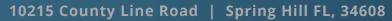
Fast-Food/QSR/Single-Tenant Retail/Medical Opportunity



10215 County Line Road | Spring Hill FL, 34608



Fast-Food/QSR/Single-Tenant Retail/Medical Opportunity





DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,130 **Population** 4,708 **Total Daytime Population**

\$66,900

1,784

Average Household Income

Total Households

3 MILES

40,669 **Population** 33,856 **Total Daytime Population**

\$65,052

Average Household Income

16,615

Total Households

5 MILES

104,931 **Population**

89,880 **Total Daytime Population**

\$63,577 **Average Household**

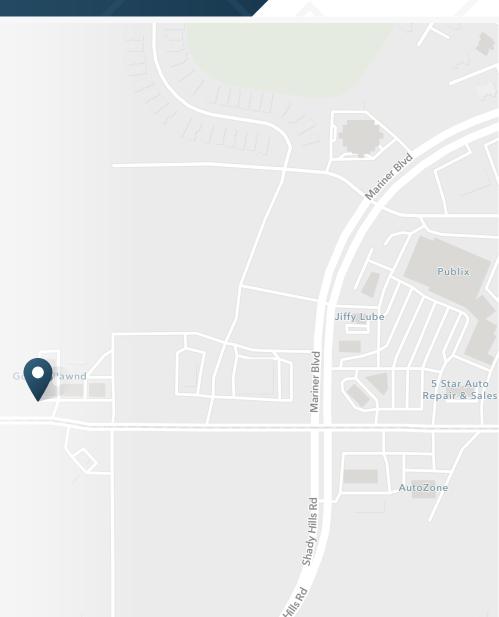
42,996

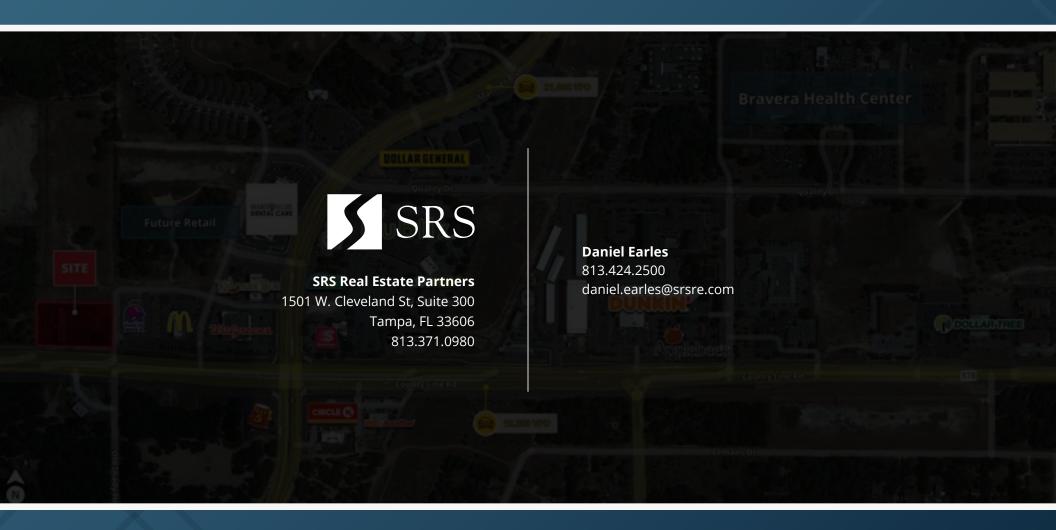
Income

Total Households

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







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