



Off-Site Storm Water Facility

Proposed National Grocery

St Luke's Surgery Center

DENTAL CARE

22,000 VPD

Jiffy Lube

Mari

Walgreens



20,000 VPD

**Storage**

**LOT 1**  
± 1 AC  
AVAILABLE

**LOT 2**  
± 1 AC  
AVAILABLE

**LOT 3**  
± 1 AC  
PROPOSED WENDY'S

County Line Rd



FOR GROUND LEASE OR BUILD-TO-SUIT

# New Retail Development

10215 County Line Road | Spring Hill, FL





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

10215 County Line Road | Spring Hill FL, 34608



Ground Lease  
or BTS  
Available

± 1 AC  
Lot Size

\$150,000/YR  
Rate

## 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

Walgreens



## TRAFFIC COUNTS

Mariner Blvd

26,500 VPD

County Line Rd

18,500 VPD

Year: 2021 | Source: FDOT

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

4,130 Population	4,708 Total Daytime Population	\$66,900 Average Household Income	1,784 Total Households
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### 3 MILES

40,669 Population	33,856 Total Daytime Population	\$65,052 Average Household Income	16,615 Total Households
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### 5 MILES

104,931 Population	89,880 Total Daytime Population	\$63,577 Average Household Income	42,996 Total Households
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County Line Rd

Mariner Blvd

Mariner Blvd

Shady Hills Rd

Publix

Jiffy Lube

5 Star Auto  
Repair & Sales

AutoZone

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





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