

Offering Memorandum



SUNHILL HOLDINGS DEVELOPMENT SITE

SPRING HILL DRIVE, SPRING HILL, FL 34609

Eshenbaugh
LAND COMPANY

The Dirt Dog 

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property is approximately 9.4± acres and offers a premium parcel (further divisible into multiple parcels) to the rear serviced by a planned access road. Monument signage at the access road front entrance would give all properties excellent visibility on the main thoroughfare of Spring Hill Drive (2024 AADT of 23,000 according to FDOT). All utilities are available at the site.

Commercial uses for the prime corner are nearly unlimited, ranging from mega-service station/convenience store, to fast food, banking, restaurant or other retail. Behind the corner parcel, strip-retail, office, or even mid-rise hotel are possible. All users, including Access Health Care to the East, would share ingress/egress via the access road slated to run along the Eastern edge of the subject property.

LOCATION DESCRIPTION

The property is located at the southwest corner of Spring Hill Drive (CR574) and Suncoast Parkway (SR589) in Hernando County, FL. The surrounding area has seen significant retail growth over the past decade. Including a Target/Kohl's anchored shopping center including a CVS Pharmacy and McDonalds and a Walmart Neighborhood Market, with Burger King, Taco Bell, AutoZone Auto Parts, and Zaxby's out-parcels. Just across Spring Hill Dr. is a Publix Supermarket Shopping Center, Advanced Auto Parts, Wendy's, and a 7-Eleven Convenience Store. A Pep Boys sits adjacent to the property on the NW corner, it has its own entrance with easement eastbound to connect to the adjoining development. Immediately East are the main offices of Access Health Care, a large multi-practice medical company.

PROPERTY SIZE

9.4 Acres

ZONING

PDP (General Commercial)

PARCEL ID

R14 423 18 0000 0010 0040

PROPERTY OWNER

SunHill Holdings, LLC

PRICE

Call for details

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
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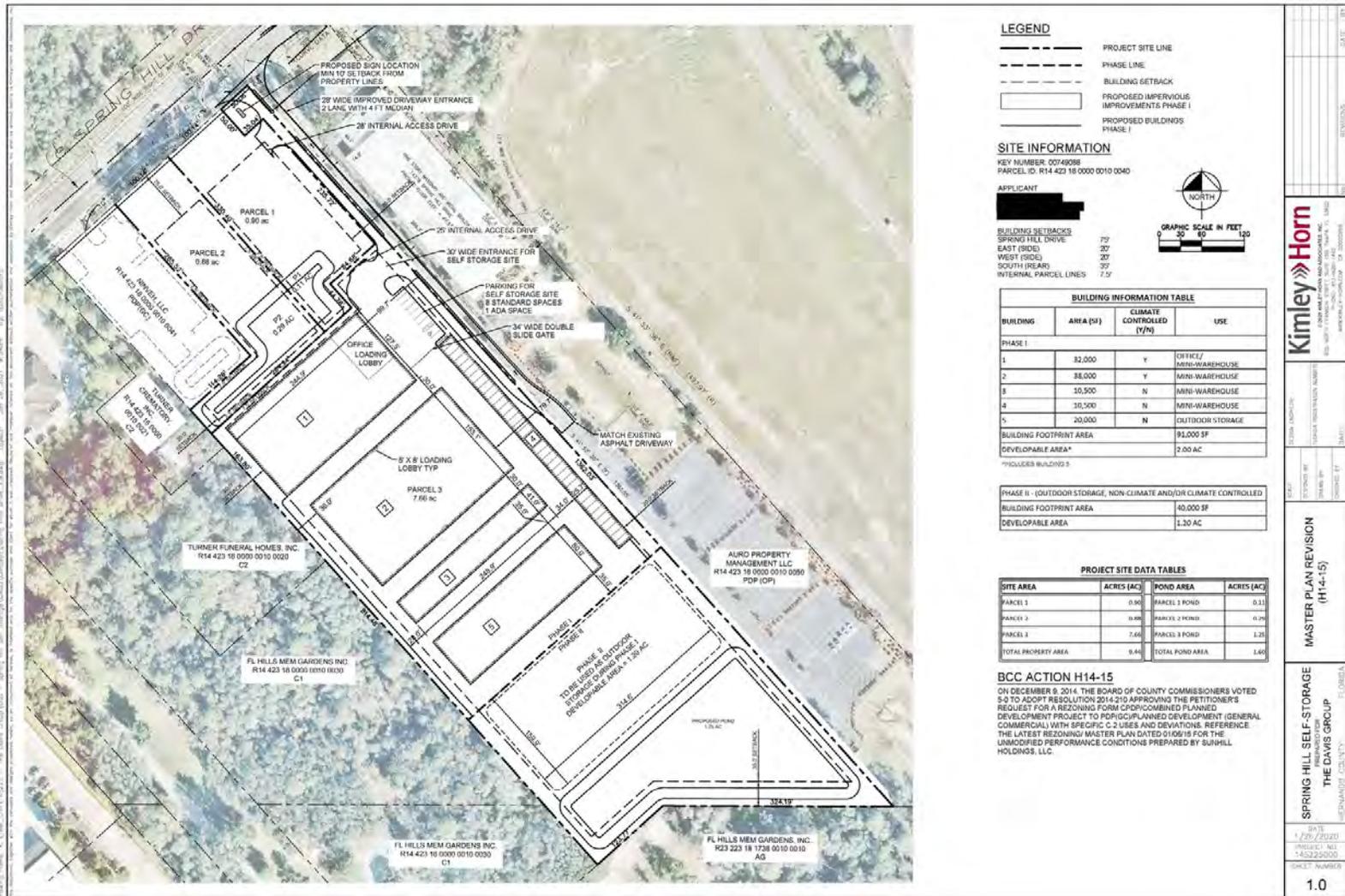
Chris Bowers ALC, CCIM
Senior Advisor/Partner
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Additional Photos



Proposed Site Plan



Drone Video



Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

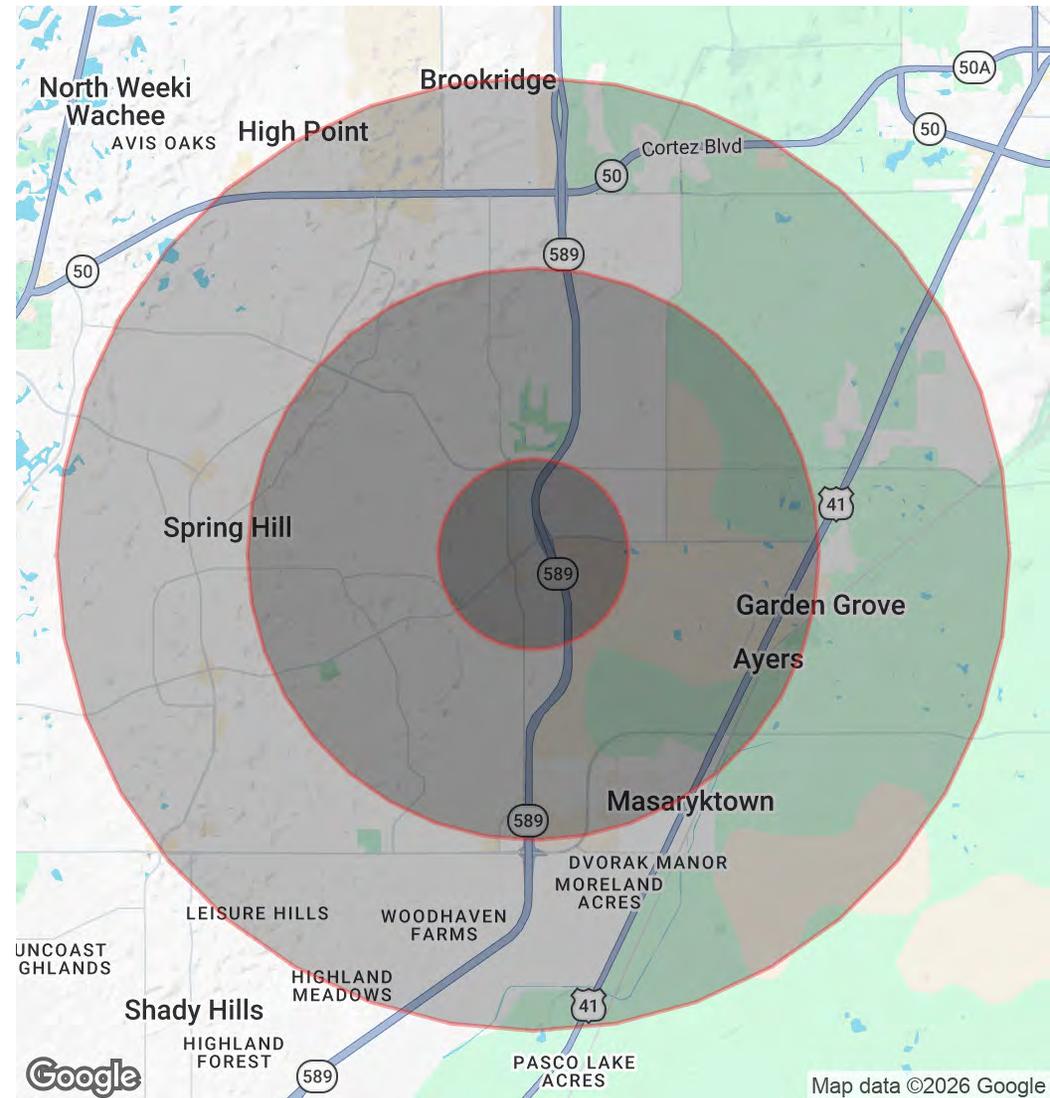
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,550	28,766	75,360
Average Age	41.3	41.8	43.9
Average Age (Male)	44.3	42.2	43.3
Average Age (Female)	39.4	41.7	45.1

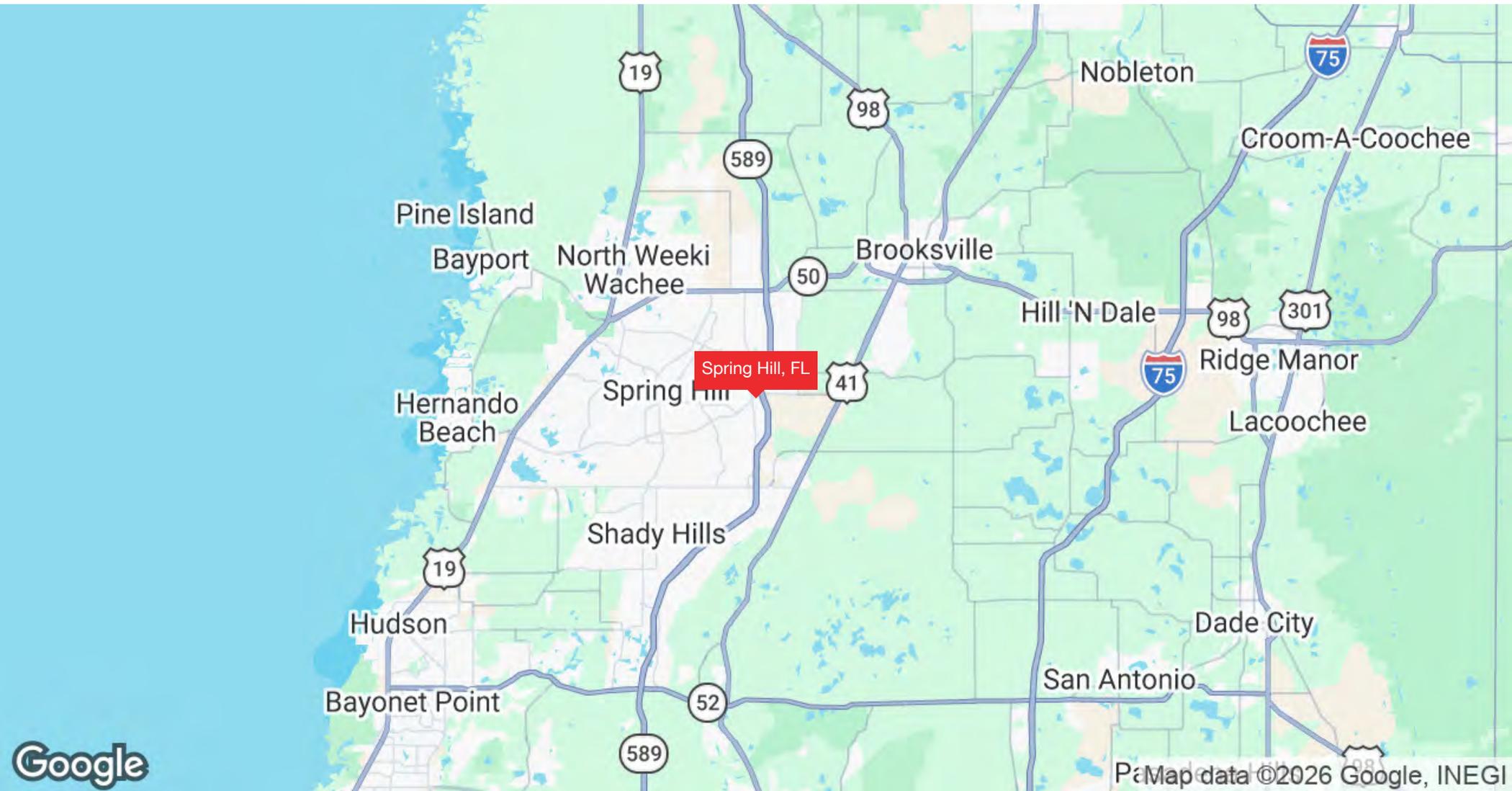
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,355	10,770	29,191
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$63,601	\$64,116	\$56,378
Average House Value	\$229,646	\$217,213	\$185,399

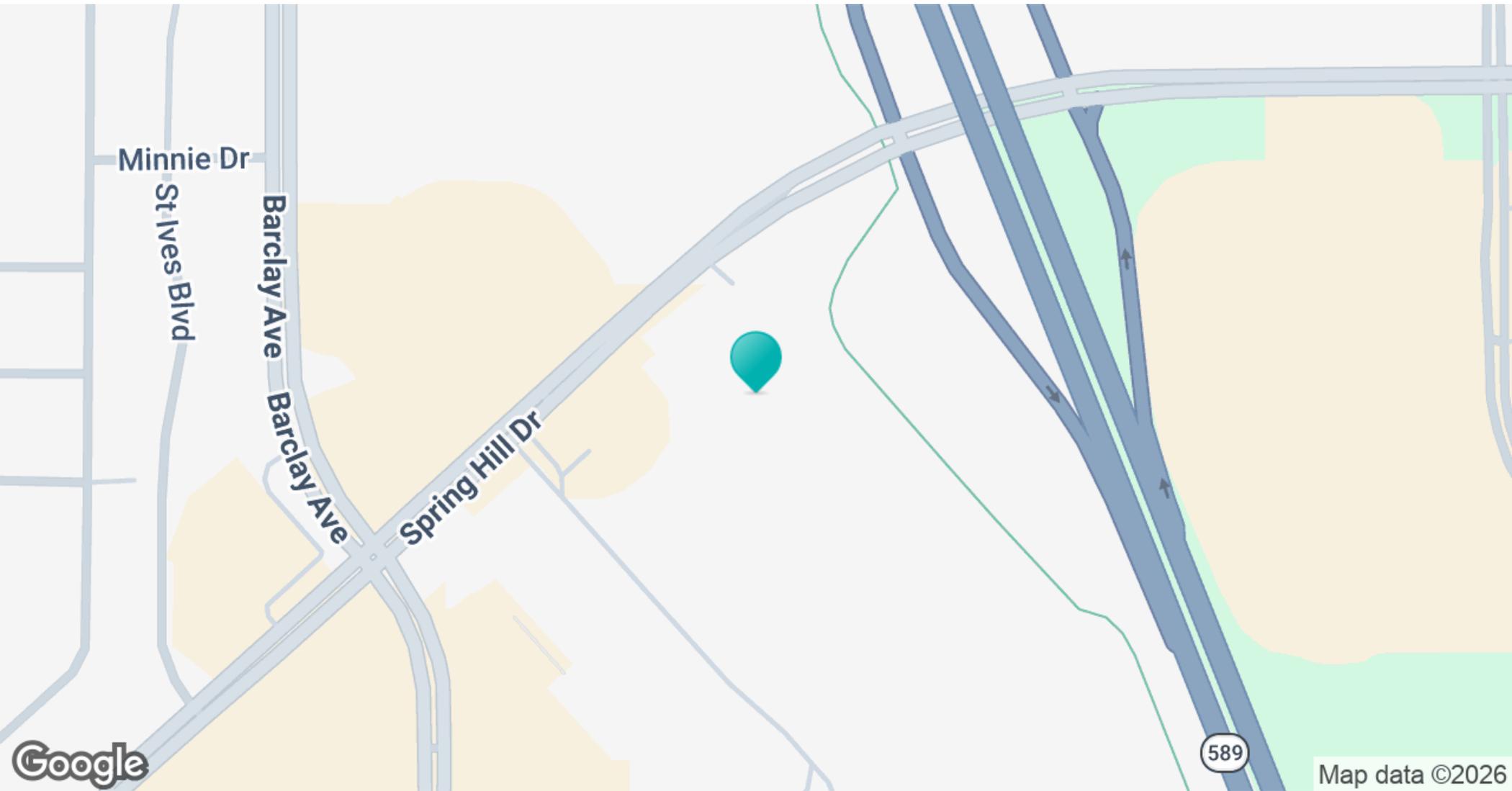
2020 American Community Survey (ACS)



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



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Questions | Give us a call or drop us an email

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