

RETAIL OUTPARCEL AVAILABLE

3003 COMMERCIAL WAY (HIGHWAY 19) | SPRING HILL, FLORIDA 34606



**SUBJECT
PROPERTY
±0.78 AC**

Commercial Way AADT: 43,000



Asking price: \$699,000

- Prime rectangular ±0.78-acre outparcel site with flexible development and leasing options.
- Direct frontage on U.S. Highway 19 (Commercial Way) with traffic counts of 43,000+ VPD.
- Situated in Spring Hill's primary commercial corridor on a mature retail plaza with a trafficked intersection.
- Anchored by Access Healthcare Physicians, alongside Pizza Hut, Chili's, Absolute Health & Fitness, and Touchstar Cinemas.
- Surrounded by dense residential neighborhoods and amenities.



SF available: ±34,141 SF



Zoning: PDP (GHC)



Frontage: 152' on Commercial Way / U.S. Highway 19



Parcel ID:
R21 223 17 1579 0000 00A0



Parcel key: 1631586

Get more information

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**AVISON
YOUNG**

Zoning summary

3003 Commercial Way
Spring Hill, Florida

Zoning Overview

The Property is zoned **PDP (GHC) - Planned Development District (General Highway Commercial)**, which allows for all permitted uses in the **C-1 Commercial** zoning district, as well as any permitted and special exception uses from the **C-2 Commercial** zoning district specifically designated in the master plan. This allows for a variety of uses including but not limited to retail, food & beverage, hospitality, automotive, and service station.

HERNANDO PDP DISTRICTS

HERNANDO C-1 ZONING

Future Land Use

Furthermore, the Property is within Hernando County's **Commercial Future Land Use (FLU)** designation as part of the **2040 Comprehensive Plan**, allowing for a **0.35 FAR** across retail, office, commercial service uses, limited industrial, recreational, institutional, and residential and mixed uses.

HERNANDO 2040
COMPREHENSIVE PLAN

HERNANDO FUTURE
LAND USE MAP

HERNANDO FUTURE LAND
USE ELEMENT



click boxes for more information



Aerial map

3003 Commercial Way
Spring Hill, Florida



Commercial Way AADT: 43,000

ACCESS HEALTH CARE PHYSICIANS
CODY'S Original ROADHOUSE
S
greek city cafe
ABSOLUTE HEALTH & FITNESS
CRACOVIA
Double Hummy
FLORIDA MAN

TOUCHSTAR CINEMAS

Subject property

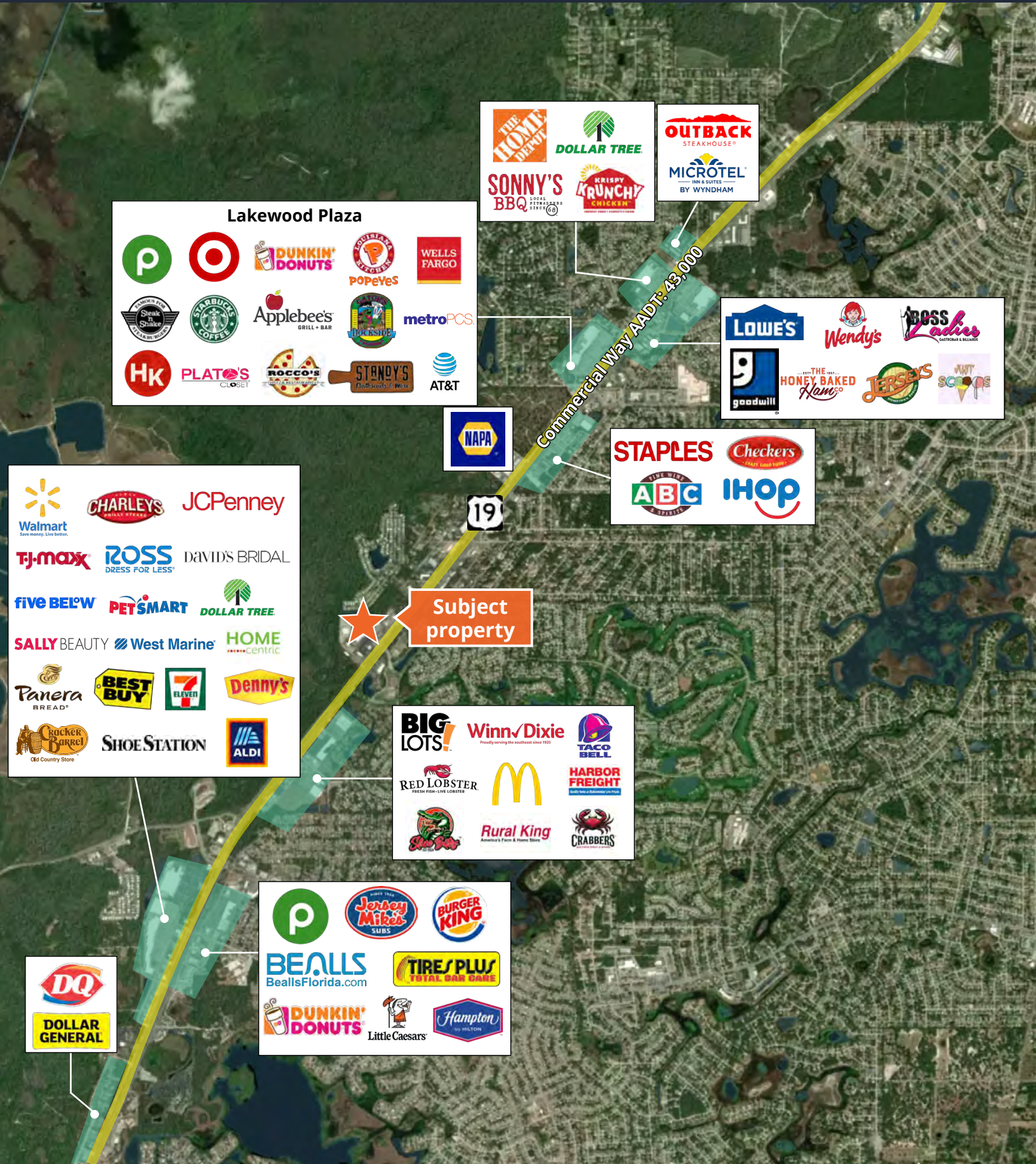
Pizza Hut

DOLLAR GENERAL



Aerial map

3003 Commercial Way
Spring Hill, Florida



Lakewood Plaza

- Target
- Dunkin' Donuts
- Popeyes
- Wells Fargo
- Starbucks
- Applebee's
- MetroPCS
- AT&T
- Plato's Closet
- Rocco's
- Stoney's

- The Home Depot
- Dollar Tree
- Sonny's BBQ
- Krubby Krunchy Chicken
- Outback Steakhouse
- Microtel Inn & Suites by Wyndham

- Lowe's
- Wendy's
- Boss Ladies
- Goodwill
- Honey Baked Ham
- Jersey's
- Just Scoops

- Staples
- ABC
- IHOP
- Checkers

- Walmart
- JCPenney
- TJ-Maxx
- Ross Dress for Less
- David's Bridal
- Five Below
- PetSmart
- Dollar Tree
- Sally Beauty
- West Marine
- Home Centric
- Panera Bread
- Best Buy
- 7-Eleven
- Denny's
- Rucker Barrel
- Shoe Station
- Aldi

★ Subject property

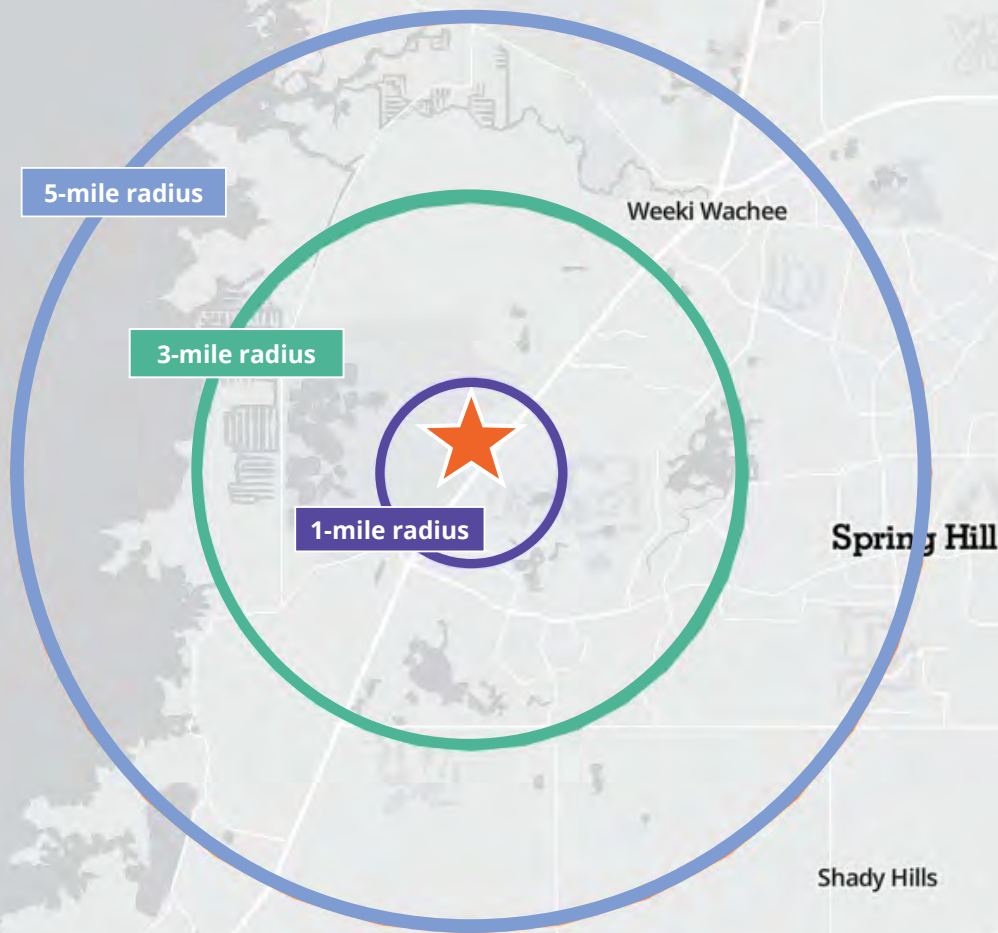
- Big Lots
- Winn-Dixie
- Taco Bell
- Red Lobster
- McDonald's
- Harbor Freight
- Slo-Bro
- Rural King
- Crabbers

- Jersey Mike's
- Burger King
- Bealls
- Tires Plus
- Dunkin' Donuts
- Little Caesars
- Hampton

- DQ
- Dollar General

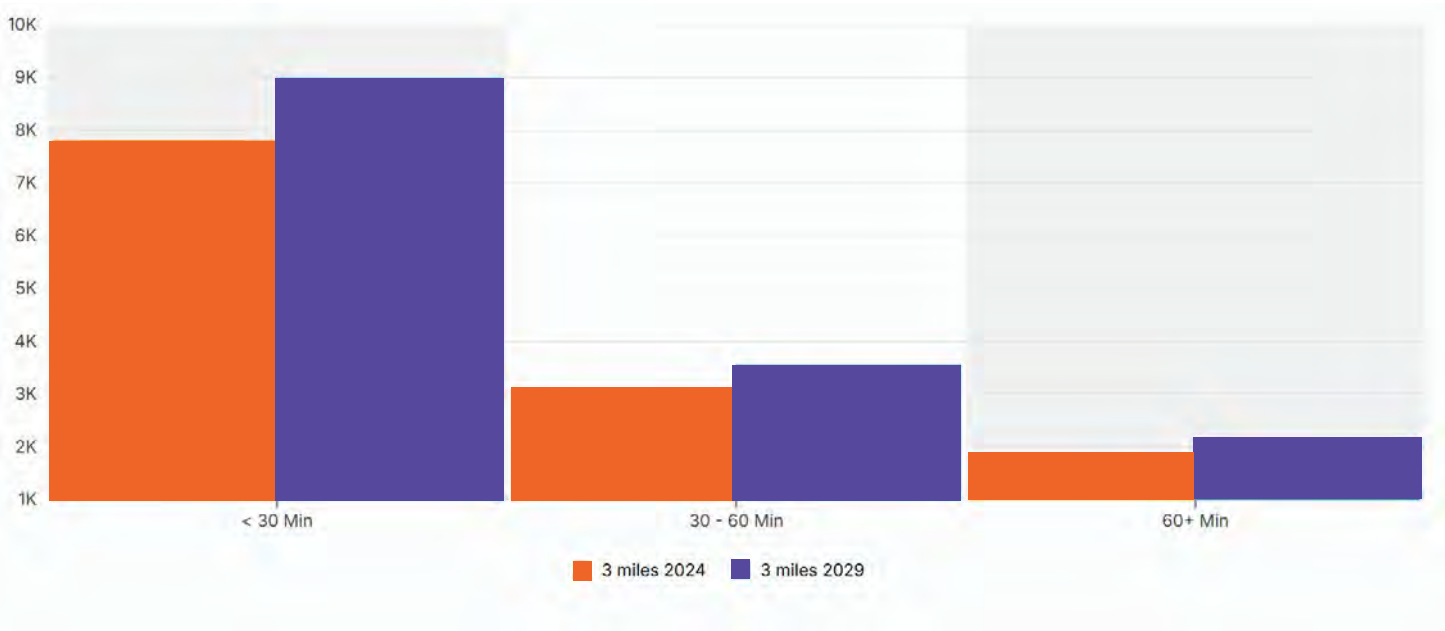
Demographics

3003 Commercial Way
Spring Hill, Florida

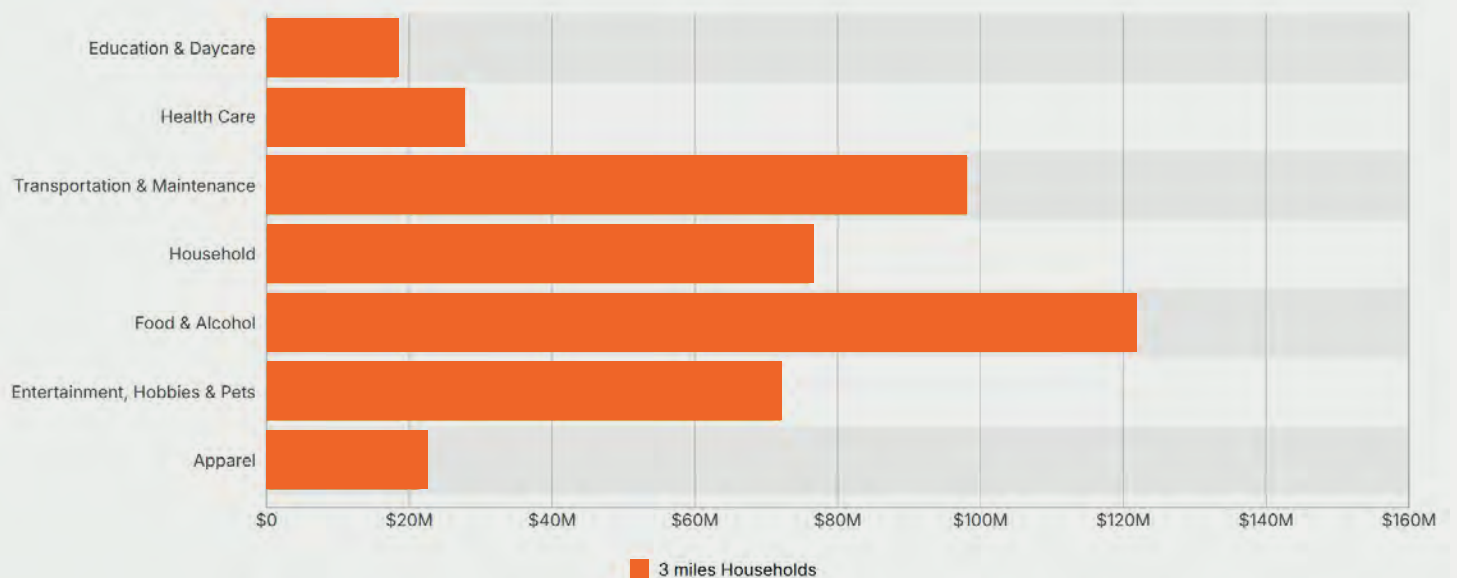


Population	1 Miles	3 Miles	5 Miles
Total population	4,269	38,034	83,430
Median age	70.5	52.3	50
Households & Income	1 Miles	3 Miles	5 Miles
Total households	2,290	16,941	35,762
Average HH income	\$63,183	\$64,073	\$68,728
Median house value	\$206,331	\$207,676	\$217,483
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	195	1,671	3,263
Total employees	2,155	11,349	20,553

Population Travel To Work



Consumer Spending



If you would like to discuss this further,
please get in touch.



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