

# MARINER CROSSING

4185-4251 Mariner Blvd  
Spring Hill, FL 34609



## PROPERTY HIGHLIGHTS:

- Full access at Northcliffe Blvd and Mariner Blvd
- ALDI anchored shopping center that includes co-tenants Advance Auto Parts, Firehouse Subs, DaVita Dialysis, and Regions Bank
- Located at a busy, signalized intersection of Mariner Blvd and Northcliffe Blvd with a combined AADT of 53,500
- Outparcel available
- Shopping center total GLA: 97,812 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	10,462	66,403	132,421
2025 Estimated Households	4,053	25,358	54,530
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$85,829	\$95,738	\$92,523
<b>AGE</b>			
Median Age	40	42	46
<b>TRAFFIC COUNTS</b>			
Northcliffe Blvd	27,500 AADT		
Mariner Blvd	26,000 AADT		



8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
4185	Jams Restaurant	2,332
4189	T-Mobile	2,020
<b>4193</b>	<b>AVAILABLE (Second Gen Restaurant)</b>	<b>1,032</b>
4195	New Season	6,127
4199	Nail Salon	975
4201	H&R Block	1,972
4205	Spring Hill Dry Cleaners	1,010
4207	Home of Foam	6,720
4211	MVB Barbershop	1,301
4211-B	Liquor Store	N/A
<b>4221A</b>	<b>AVAILABLE</b>	<b>24,924</b>

UNIT	TENANT	SF
4221B	ALDI	23,391
4235	Gracie Hernando	1,950
4241	Momiji Sushi & Hibachi	6,000
4245	Chinatown	1,300
4247	Smoke Shop	1,300
4249-51	DaVita Dialysis	3,153
A	Firehouse Subs	1,803
B, C & D	Leslie's Swimming Pool Supplies	3,201
E	Papa John's Pizza	1,200
OP1	Goodyear	6,101
<b>OP2</b>	<b>AVAILABLE</b>	<b>0.50 AC</b>

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