

# SPRING HILL DRIVE COMMERCIAL DEVELOPMENT SITE

Approx. 15210 Copeland Way, Brooksville, FL 34604



Suncoast Pkwy

Spring Hill Dr.

2.75 Acres

Copeland Way



**SALE PRICE:**  
**\$995,000**

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# Highlights

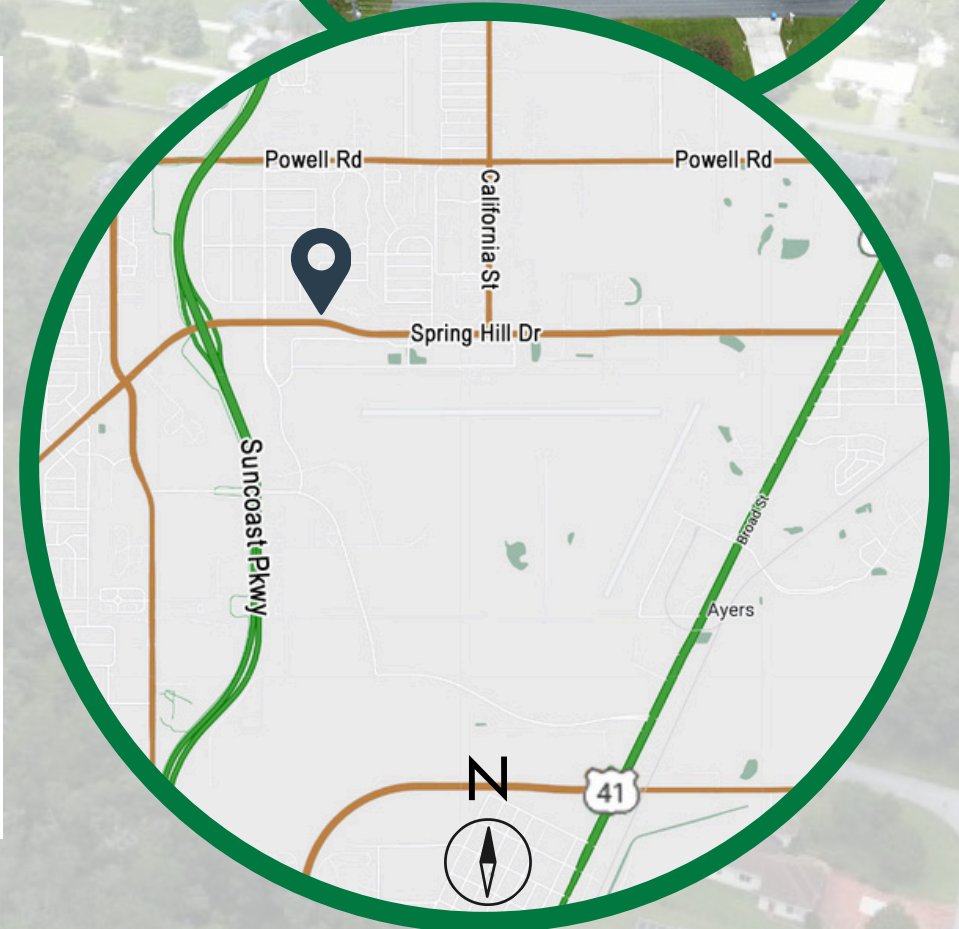
- 2.75 Acres
- Zoned Commercial
- 23,000+ cars per day
- Growth Corridor along Spring Hill Drive
- 300' of frontage
- ½ mile to the Suncoast Parkway
- 100% High and Dry

Well positioned along Spring Hill Drive's growing retail corridor, this three parcel commercial assemblage totals 2.75 acres.

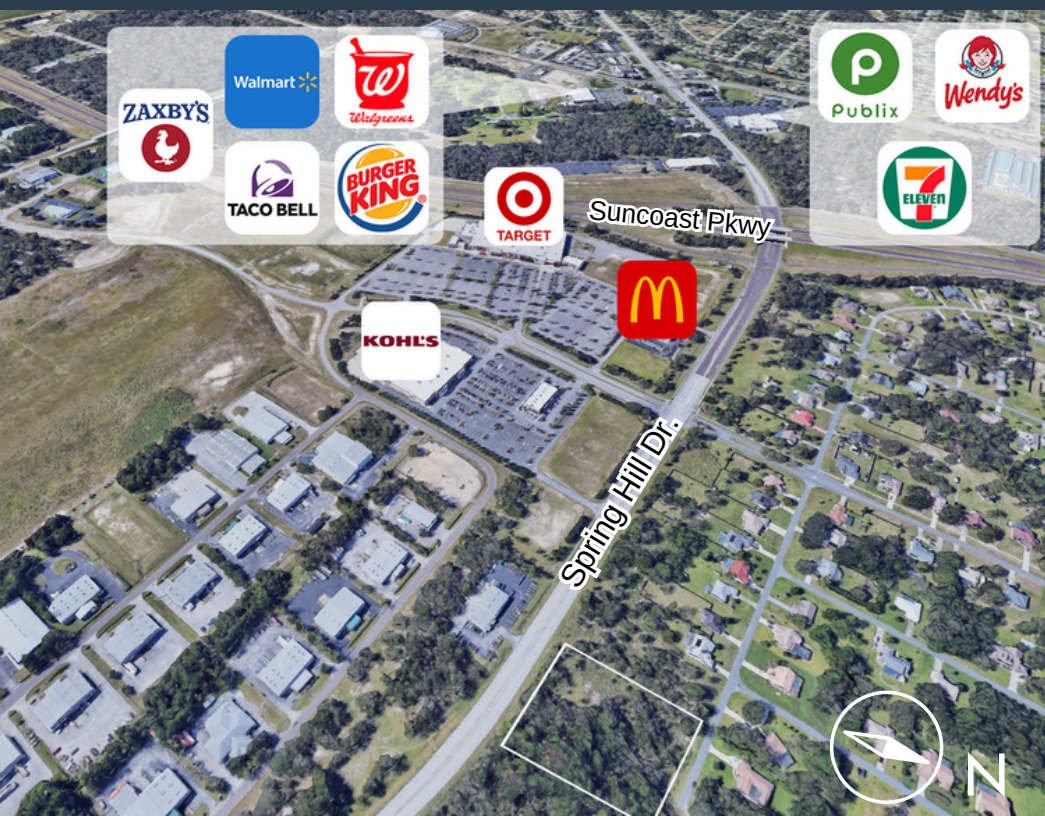
Directly to the west you'll find McDonalds, Target and Kohls. To the south is the Brooksville-Tampa Bay Regional Airport. The Suncoast Parkway access is less than a half mile from the site, and adjacent is a burgeoning retail development node including Walmart, Publix and several national QSR chains.

The market is in significant development mode with new business and residential, as well as the Space Hub Incubation Center.

Ideally located, with 300' of frontage and over 23,000 cars per day, this site is prime for Medical or Professional office uses, retail and QSR.



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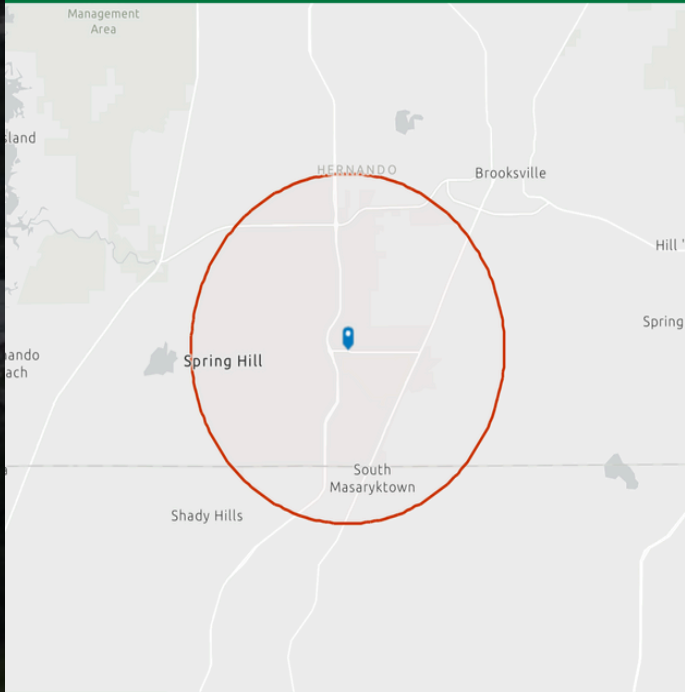
# Demographics



## DEMOGRAPHIC PROFILE

15210 Copeland Way, Brooksville FL

Ring of 5 miles



### EMPLOYMENT



59.5%

White Collar



21.9%

Blue Collar



18.5%

Services

5.4%

Unemployment Rate

### INCOME



\$75,902

Median Household Income



\$291,698

Median Net Worth

### KEY FACTS

88,341

Population

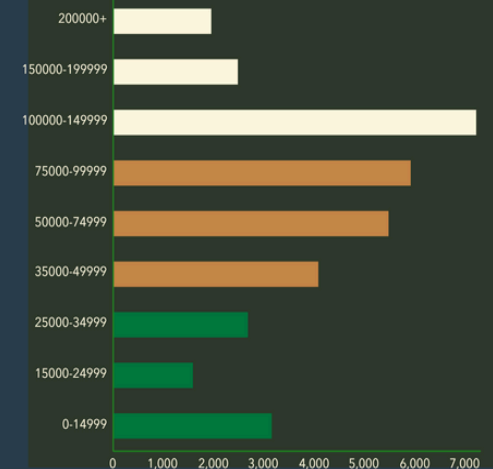
47.2

Median Age

34,490

Households

### HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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