



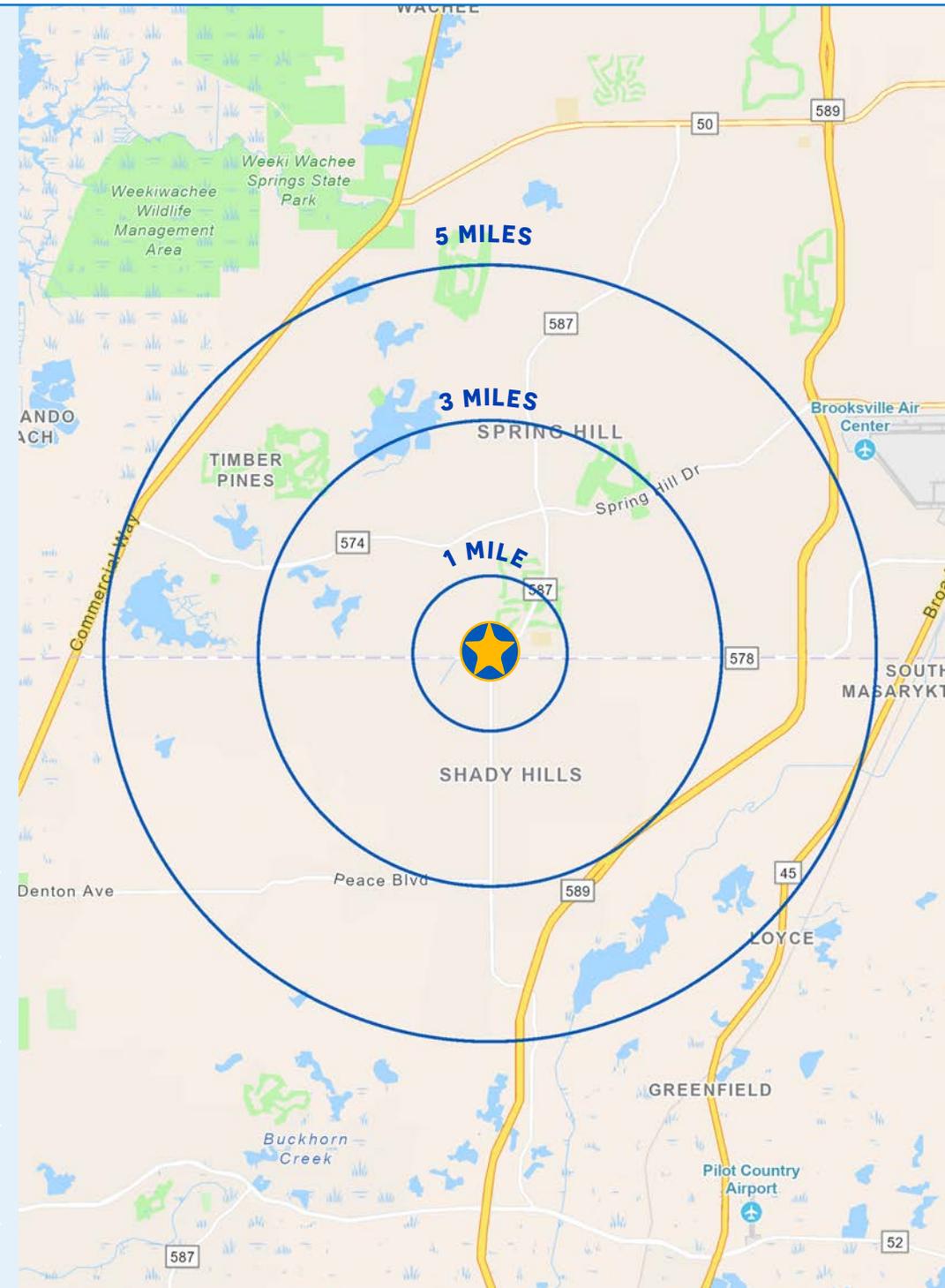
SPRING HILL, FL

0.95 ACRES AVAILABLE ON COUNTY LINE RD

GROUND LEASE, PURCHASE, OR BTS

PROPERTY HIGHLIGHTS

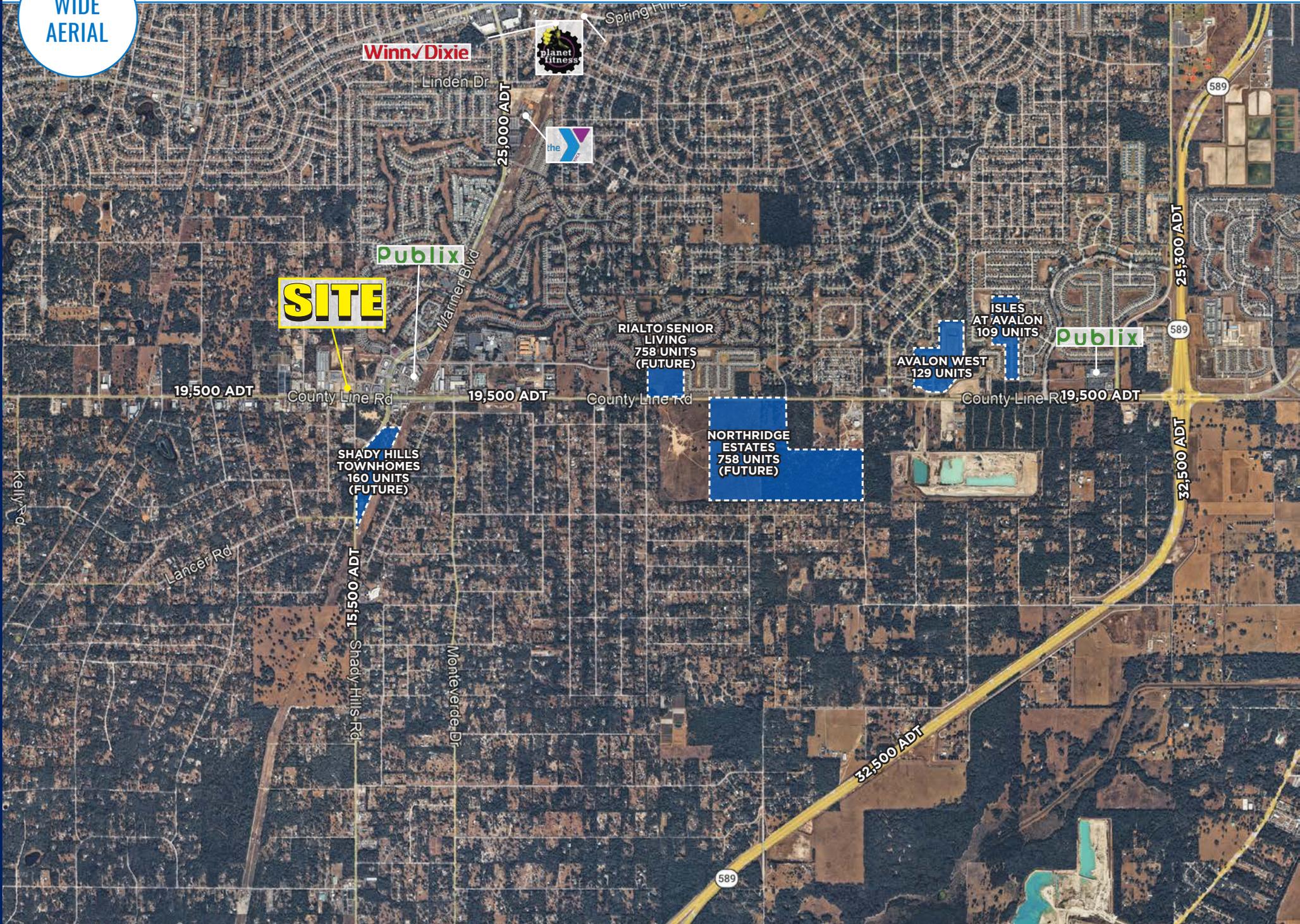
- Prime pad site opportunity off County Line Road in Spring Hill, FL, positioned with access to a signalized intersection with strong daily traffic counts
- Shadow-anchored by Walmart Neighborhood Market, driving consistent daily consumer traffic to the site
- Surrounded by national QSR and retail brands including Wendy's, Taco Bell, McDonald's, Walgreens, Starbucks, and Chipotle
- Excellent access and visibility from County Line Road with multiple full-movement ingress/egress points
- Dense residential immediately north and east of the site
- Established retail corridor with proven sales performance and long-term area growth
- Ideal for QSR, medical, service, or retail seeking high exposure and synergy with nearby anchors



DEMOGRAPHICS

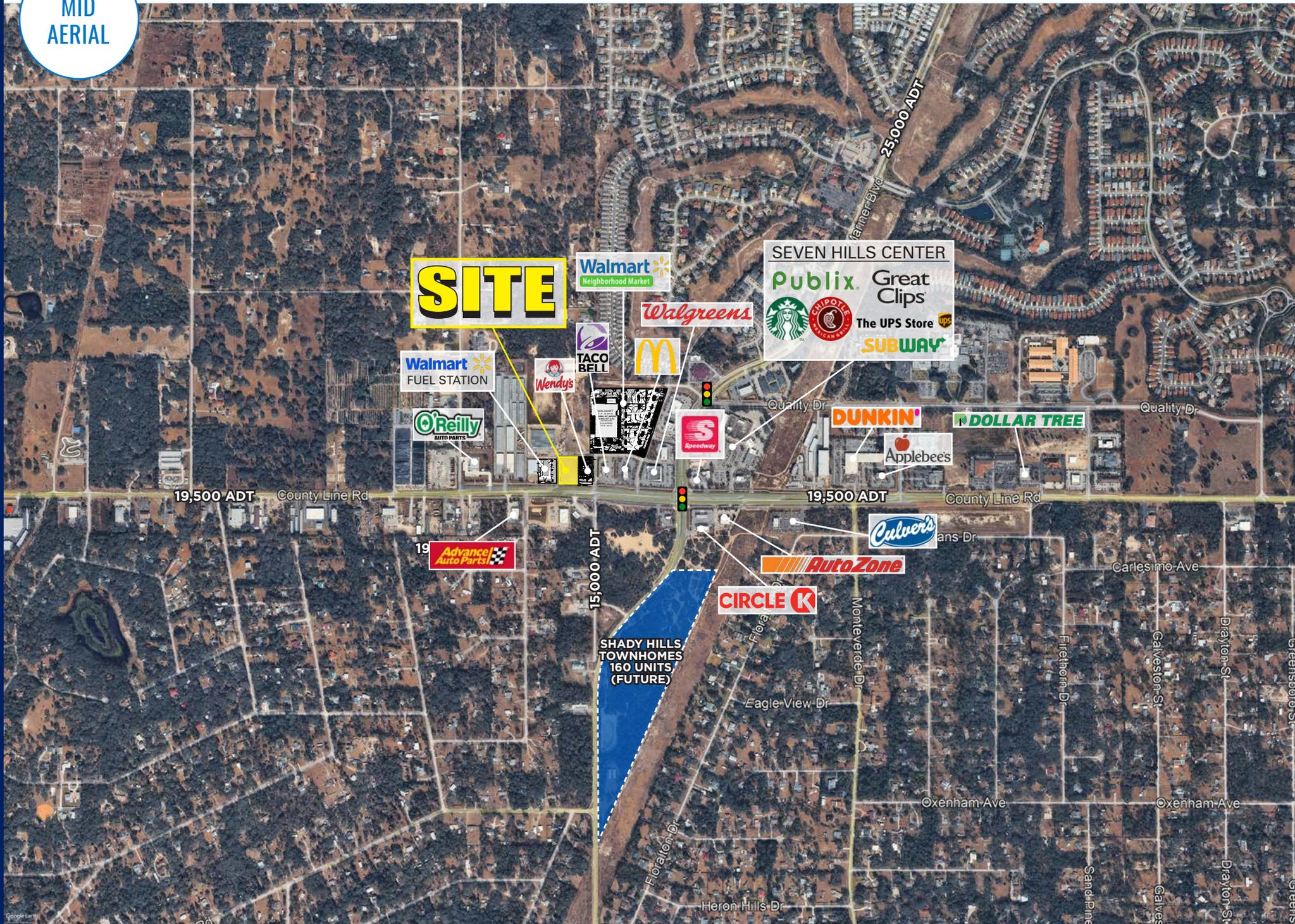
	1 MILE	3 MILE	5 MILE
POPULATION	4,177	44,141	109,831
DAYTIME POPULATION	4,480	33,344	88,209
AVERAGE HH INCOME	\$75,624	\$86,024	\$83,336
TOTAL HOUSEHOLDS	1,846	18,290	45,403

WIDE
AERIAL



MID AERIAL

COUNTY LINE RD • 0.95 AC AVAILABLE • GROUND LEASE, PURCHASE, OR BTS



COUNTY LINE RD | SPRING HILL, FL

0.95 AC AVAILABLE

GROUND LEASE, PURCHASE, OR BTS

JOHN DOTTORE

407.919.6162
JDOTTORE@ATLANTICRETAIL.COM

COLLIN MACCONNELL

609.709.9209
CMACCONNELL@ATLANTICRETAIL.COM



ORLANDO

1180 SOLANA AVENUE
WINTER PARK FL, 32789
407.919.6575

ALBANY

ATLANTA

BOSTON

CHARLESTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

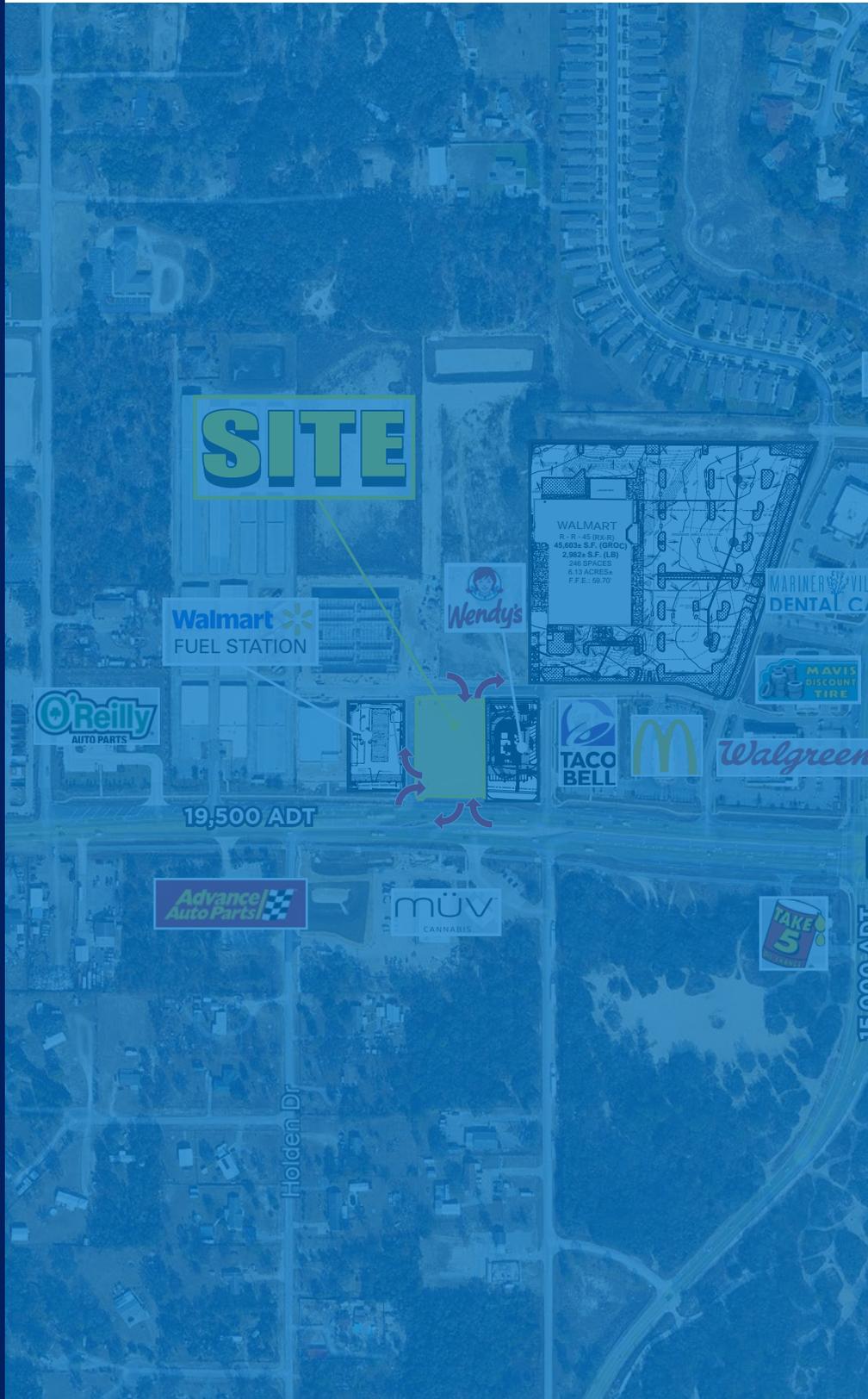
PITTSBURGH

WEST PALM BEACH

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