



# SR 50 OUTPARCELS

GROUND LEASE / BTS OPPORTUNITY ON US 19 & SR 50  
SEC COMMERCIAL WAY & CORTEZ BLVD · SPRING HILL, FL 34613



CONTACT US:

**DARREN MOORE**  
Senior Advisor  
239.334.3040 Ext.208  
darren.moore@trinitycre.com

**TY HENSLEY**  
Senior Advisor  
239.334.3040 Ext.208  
ty.hensley@trinitycre.com

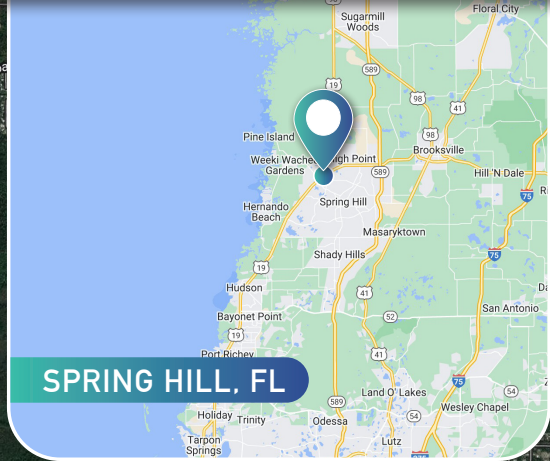
**TRINITY FIELDS**  
Transaction Coordinator  
239.334.3040 Ext.208  
trinity.fields@trinitycre.com



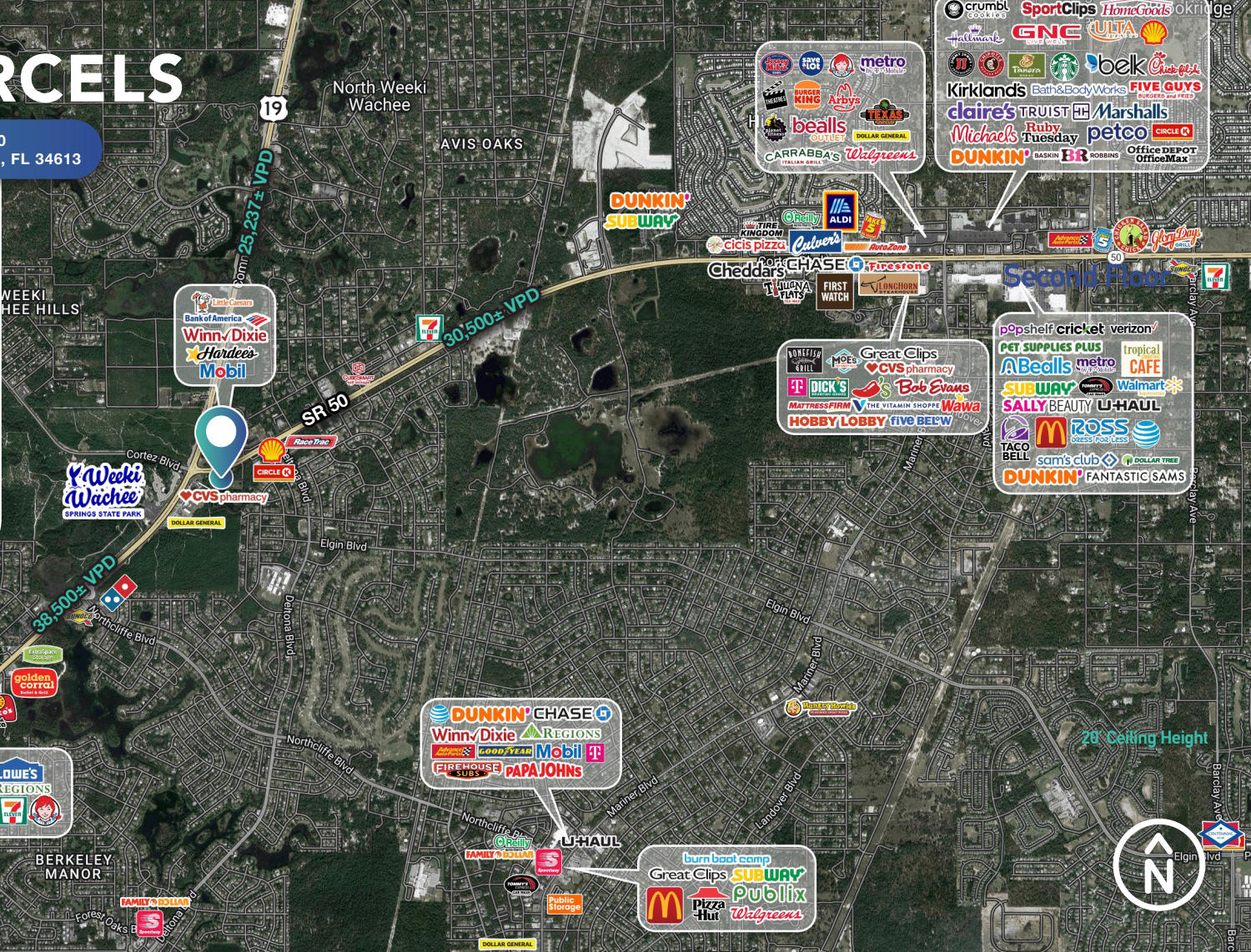


# SR50 OUTPARCELS

GROUND LEASE / BTS OPPORTUNITY ON US 19 & SR 50  
SEC COMMERCIAL WAY & CORTEZ BLVD · SPRING HILL, FL 34613



SPRING HILL, FL



## 2024 DEMOGRAPHICS SR 50 OUTPARCELS



**AVERAGE H.H INCOME**

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TIME
AVERAGE H.H INCOME	\$90,076	\$76,385	\$77,584	\$74,636



**POPULATION**

POPULATION	3,253	39,229	97,134	60,824
------------	-------	--------	--------	--------



**EMPLOYMENT DENSITY**

EMPLOYMENT DENSITY	1,227	11,123	21,588	16,510
--------------------	-------	--------	--------	--------

## PROPERTY FEATURES

<b>LEASE RATE</b>	CALL FOR DETAILS
<b>AVAILABLE</b>	1.00 - 3.20± AC (Divisible)
<b>PARCEL ID</b>	R02 423 17 0000 0010 0011
<b>ZONING</b>	Commercial (Hernando County)
<b>LOCATION</b>	The subject site is located on the SEC of US 19 & SR 50 in Spring Hill, Florida.



trinitycre.com  
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928  
© 2024 Trinity Commercial Group  
This information is considered accurate, but not guaranteed.

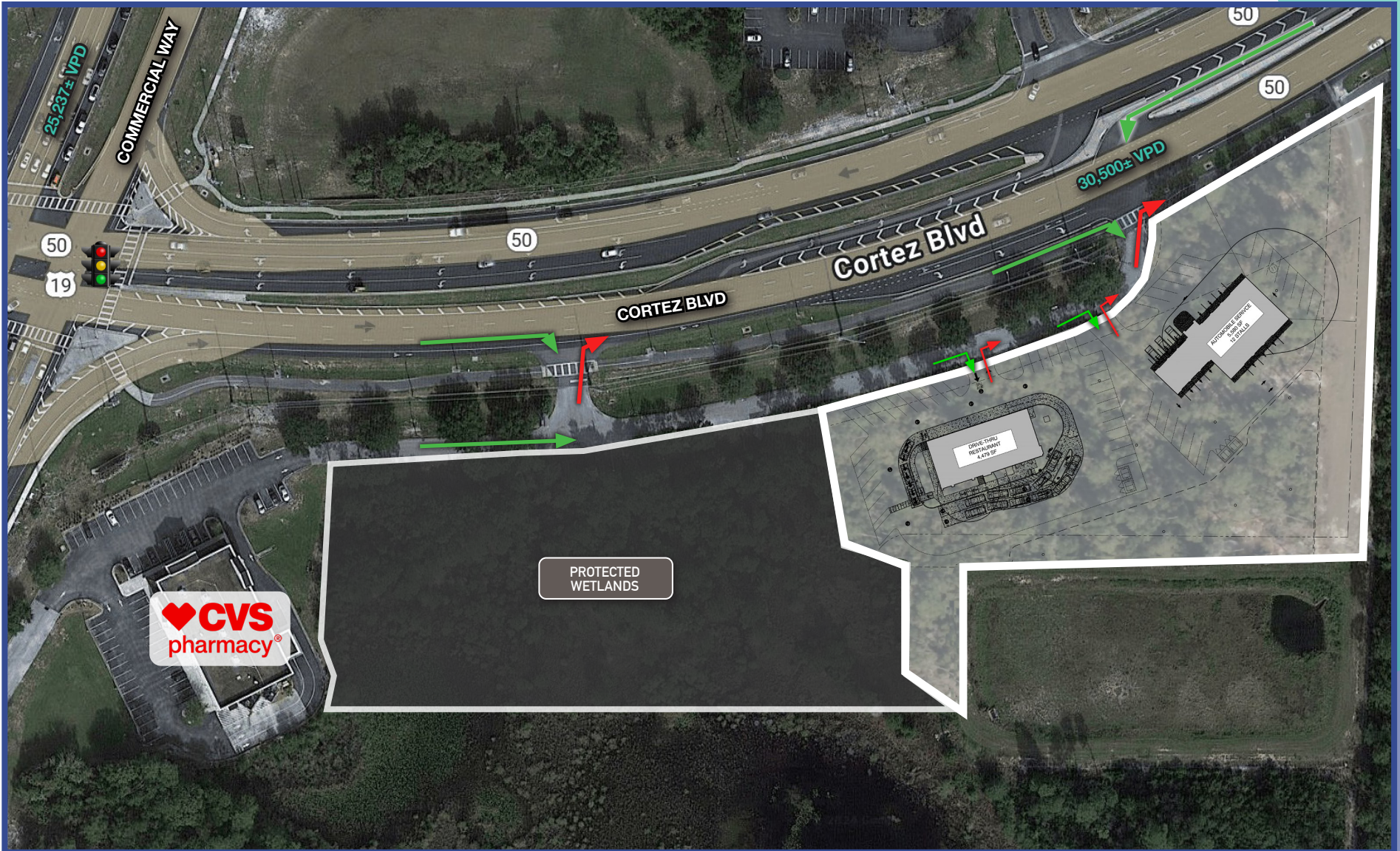




# SR50 OUTPARCELS

EXAMPLE SITE PLAN

GROUND LEASE / BTS OPPORTUNITY ON US 19 & SR 50  
SEC COMMERCIAL WAY & CORTEZ BLVD • SPRING HILL, FL 34613



CONTACT US:

**DARREN MOORE**  
Senior Advisor  
239.334.3040 Ext.208  
darren.moore@trinitycre.com

**TY HENSLEY**  
Senior Advisor  
239.334.3040 Ext.208  
ty.hensley@trinitycre.com

**TRINITY FIELDS**  
Transaction Coordinator  
239.334.3040 Ext.208  
trinity.fields@trinitycre.com

