

# COUNTY LINE DEVELOPMENT OPPORTUNITY

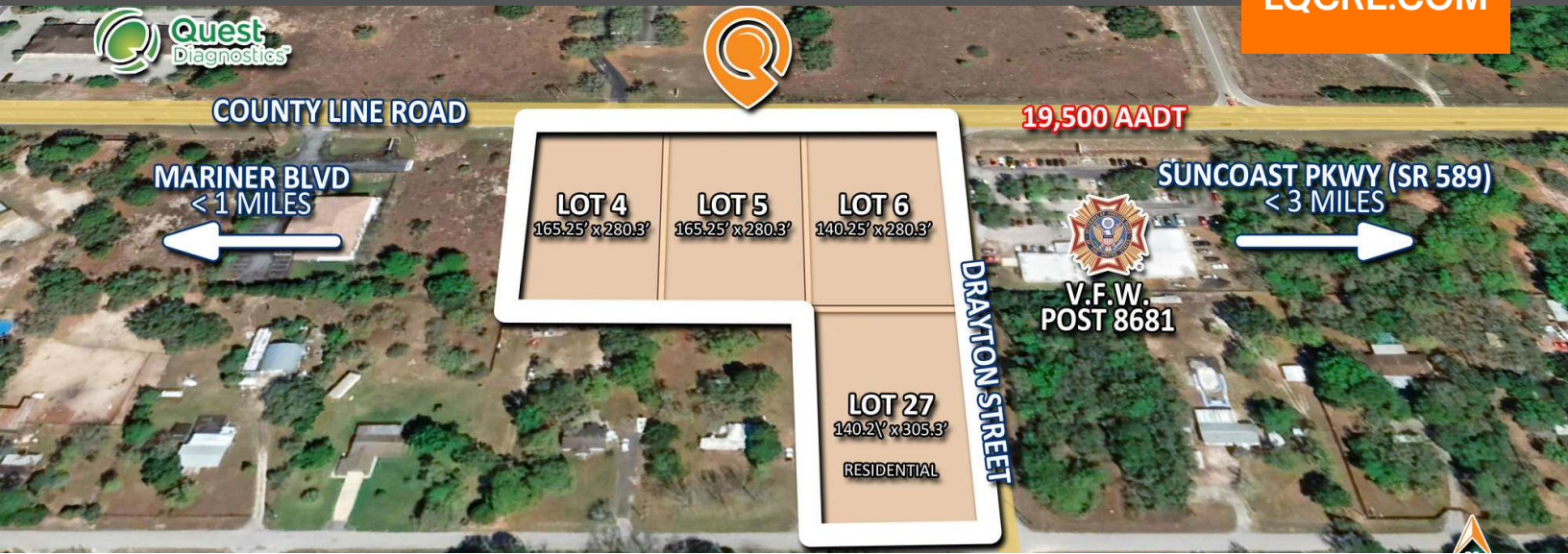
SWC County Line Rd (578) and Drayton St | Spring Hill, FL 34610

Land For Sale or Ground Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**CALL FOR  
PRICING**



**0.9 - 1.25 ACRES  
INDIVIDUAL LOTS**



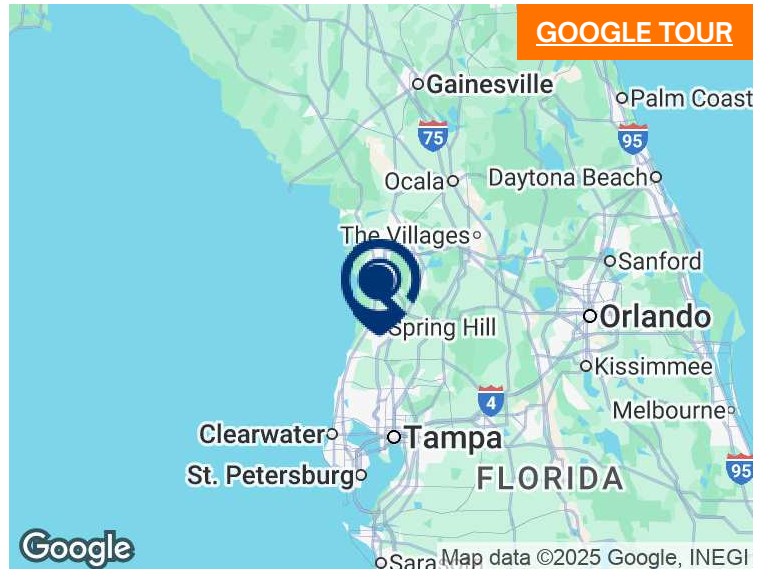
**4.27 ACRES  
TOTAL SIZE**



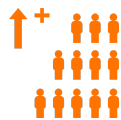
**C1 & AR  
ZONING**

- Strategic development site in one of Tampa MSA's fastest-growing corridors
- Positioned between two Publix-anchored shopping centers
- Potential uses: retail or mixed-use
- Four contiguous parcels with 800'+ frontage along County Line Road
- Located 1 mile east of Mariner Blvd and under 3 miles west of Suncoast Pkwy
- Exceptional visibility and access to a rapidly expanding residential base, including:
  - Avalon West
  - Lennar at Verano
  - Anderson Snow Estates
- Benefit from Hernando County's accelerating growth

[PROPERTIES.LQCRE.COM/SPRING-HILL-PARCELS](https://properties.lqcre.com/spring-hill-parcels)



**5-MI POPULATION  
101,398**



**5-YR POP. INCREASE  
1.4%**



**5-MI AVG INCOME  
\$95,668**



5601 Mariner St #220  
Tampa, FL 33609  
**LQCRE.COM**

**Tyler Roberts**  
Senior Associate  
D: 813.288.0020 x125  
C: 813.545.1350  
[troberts@lqcre.com](mailto:troberts@lqcre.com)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



# COUNTY LINE DEVELOPMENT OPPORTUNITY

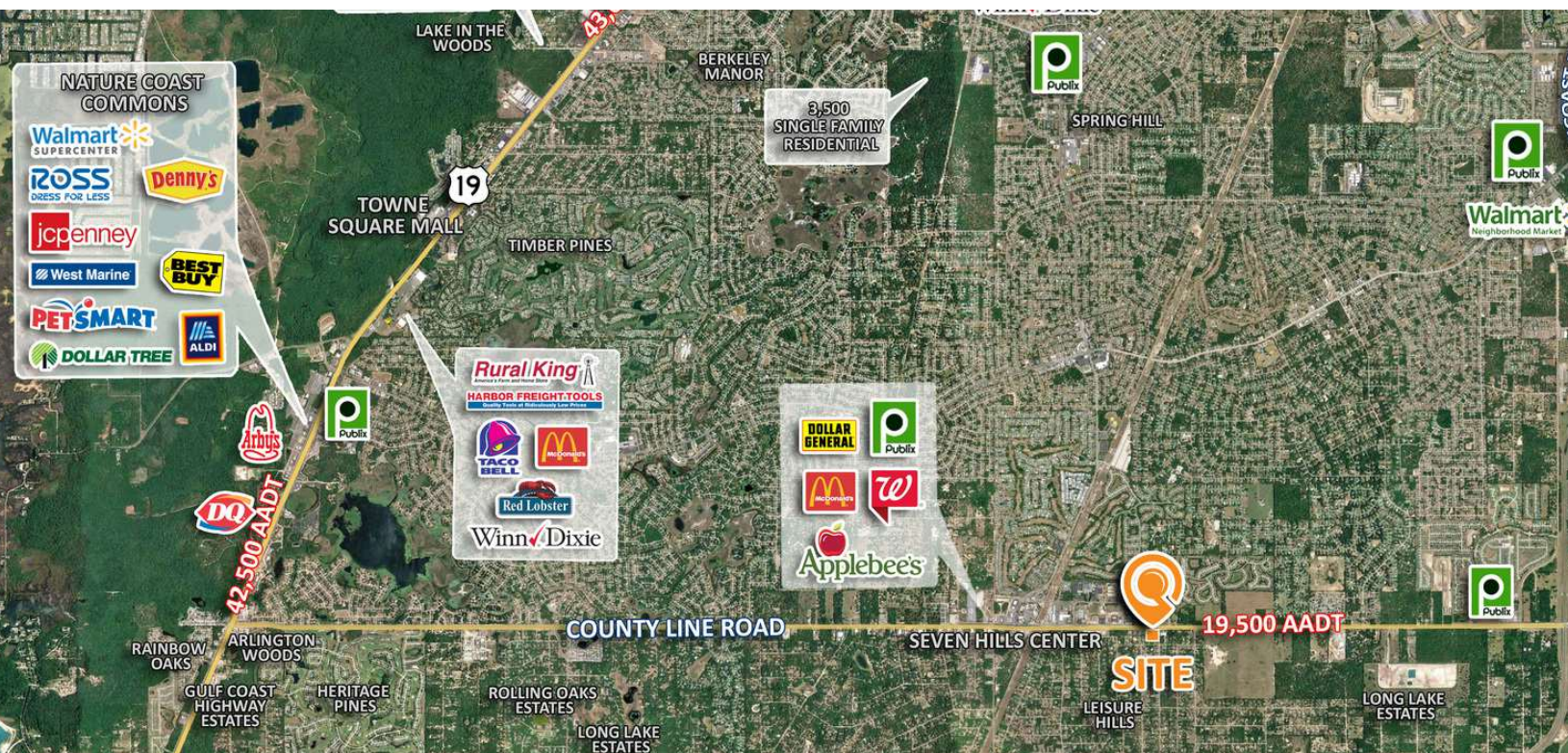
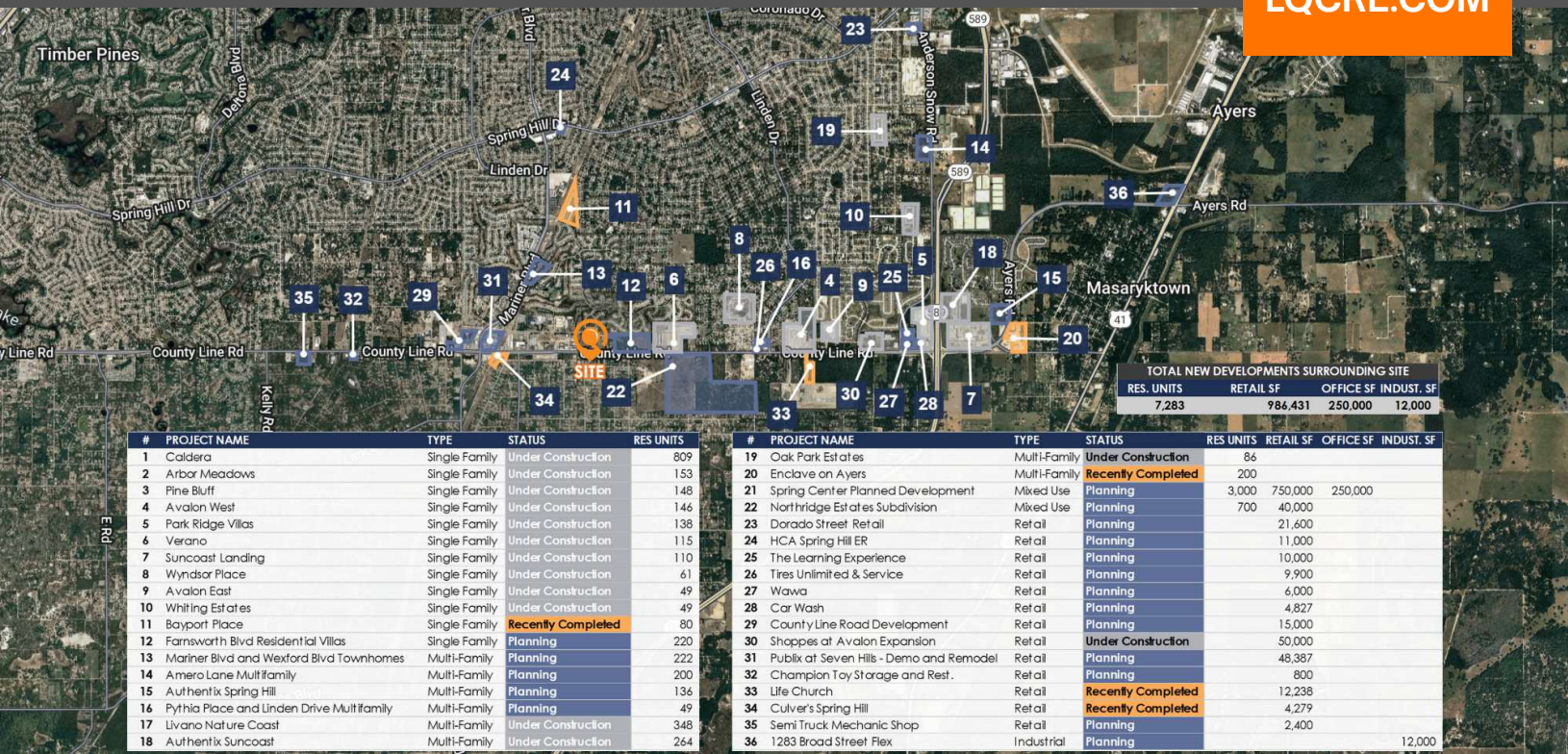
SWC County Line Rd (578) and Drayton St | Spring Hill, FL 34610

Land For Sale or Ground Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**LQ Commercial**  
REAL ESTATE SERVICES

5601 Mariner St #220

Tampa, FL 33609

**LQCRE.COM**

**Tyler Roberts**

Senior Associate

D: 813.288.0020 x125

C: 813.545.1350

**troberts@lqcre.com**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.