

FOR LEASE | GROUND LEASE | BUILD TO SUIT

# NATURE COAST COMMONS

1253-1437 WENDY COURT, SPRING HILL, FL 34607

SPRING HILL'S  
DOMINANT POWER CENTER  
±1,708 SF OP SPACE AVAILABLE



±1 ACRE PAD AVAILABLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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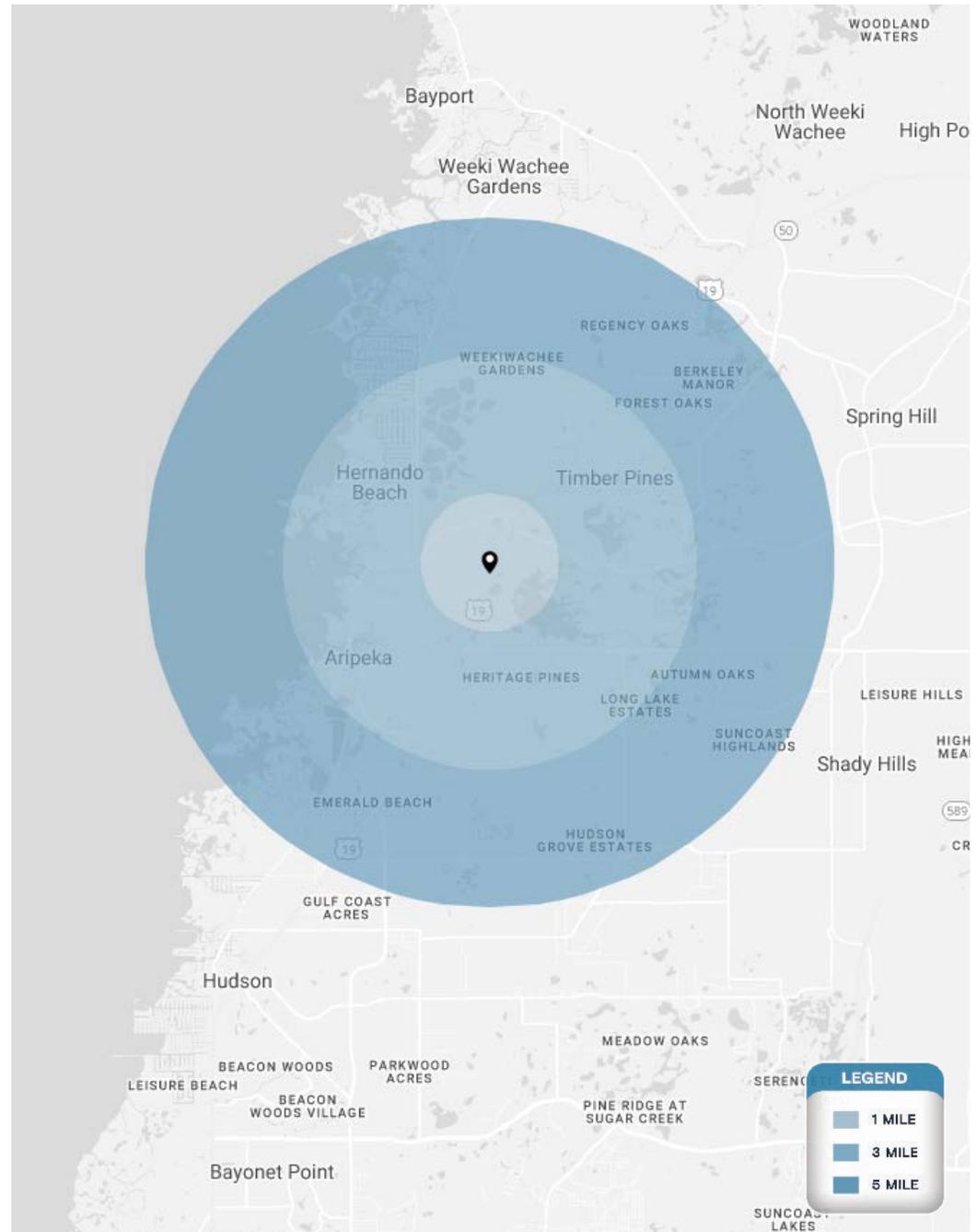
# PROPERTY OVERVIEW

## HIGHLIGHTS

- Spring Hill's dominant power center
- Over 41,000 daily vehicles on US-19
- ±1 acre pad available
- ±1,708 SF outparcel available
- Co-Tenants include: **ROSS** DRESS FOR LESS, **TJ-MAXX**, **BEST BUY**, **PETSMART**
- **ALDI**, **HOME** CENTRIC, **FIVE BELOW**, **DOLLAR TREE**, **Panera** BREAD, **West Marine**
- Shadow anchored by: **Walmart**, **JCPenney**
- Nearby tenants: **p**, **TARGET**, **bealls**, **THE HOME DEPOT**, **LOWE'S**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	1,994	27,109	61,658
HOUSEHOLDS	832	12,555	26,856
DAYTIME EMPLOYEES	1,677	23,753	53,363
AVERAGE HH INCOME	\$62,451	\$65,061	\$68,580
	5 Minutes	10 Minutes	15 Minutes
POPULATION	12,924	48,019	97,093
HOUSEHOLDS	5,874	21,193	41,836
DAYTIME EMPLOYEES	11,237	41,566	83,719
AVERAGE HH INCOME	\$61,119	\$65,885	\$70,863



# NATURE COAST COMMONS | EXECUTIVE SUMMARY



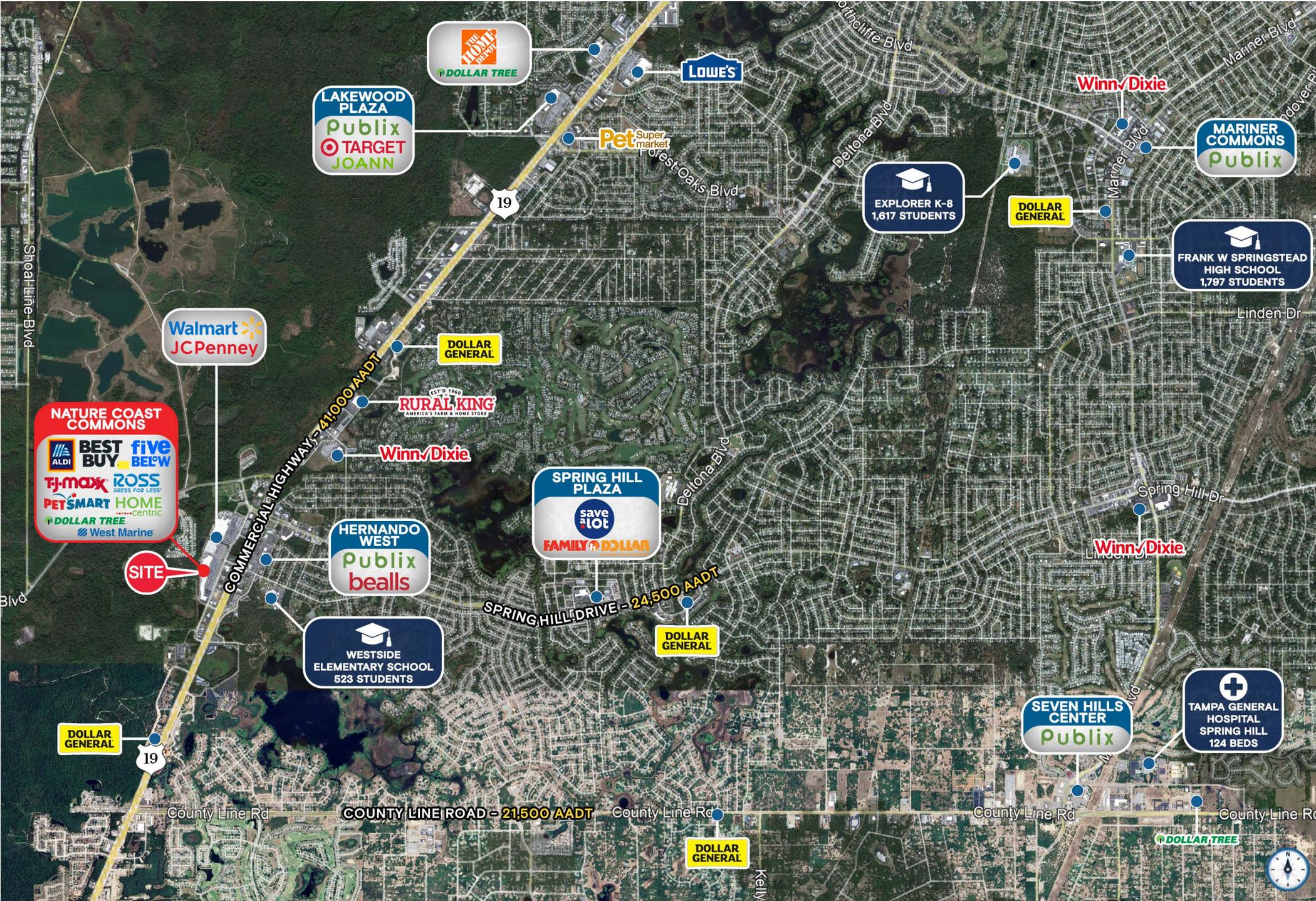
## TENANT ROSTER

100	Aldi	125	Dollar Tree	160A	Shoe Station	232	Bright Now Dental	PAD	1 Acre Available
110	Blown Away Hair Lounge	130	Home Centric	160B	TJ Maxx	234	Panera Bread		
112	Spa 1 Nails	140	David's Bridal	165	Ross	236	1,708 SF Available		
114	Anytime Fitness	145	Petsmart	210	Twistee Treat	238	Supercuts		
118	Sally Beauty Supply	150	Five Below	215	Wells Fargo	240	GNC		
120	West Marine	155	Best Buy	230	Verizon Wireless		Pending - 7 Brew (0.65 Acres)		

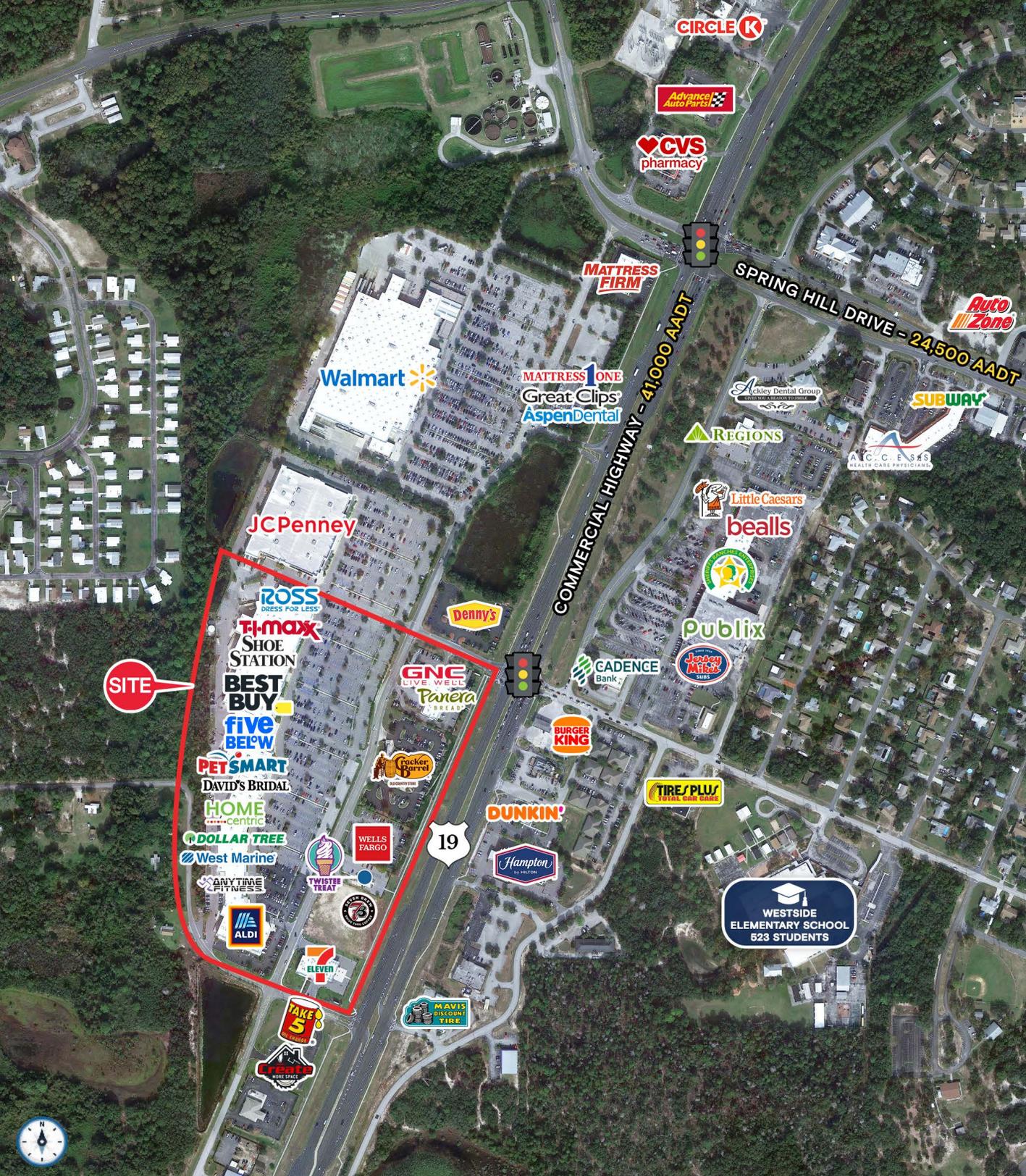
# NATURE COAST COMMONS | SITE PLAN



NATURE COAST COMMONS | SITE PHOTOS



# NATURE COAST COMMONS | EXTENDED TRADE AERIAL



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