

compass
SELF STORAGE

G&S Rigging Inc.

O'Reilly AUTO PARTS

U-HAUL

Proposed
Walmart Fuel

Wendy's

TACO BELL

McDonald's

W

MAVIS
DISCOUNT
TIRE

MARINER VILLAGE
DENTAL CARE

St. Luke's
Life Changing Vision

SHUAYB DENTALS
Dental care

DOLLAR GENERAL

metro

H&R BLOCK

publix

Great Clips

jiffylube

SUBWAY
T-Mobile

S

CHIPOTLE
MEXICAN

TAKE 5

Public Storage

DUNKIN'

LOCOMO

Applebee's
GRILL & BAR

Vista Grand at
Spring Hill Apartments
90 units

RAMM
Recycling

Advance
Auto Parts



TAKE 5

CIRCLE K
Auto Zone

Calver's



SITE

597

HOLDEN DR

SHADY HILLS RD 15,000 VPD

Proposed
Residential

FLORATON DR

MONTVERDE DR

FOR SALE/LEASE

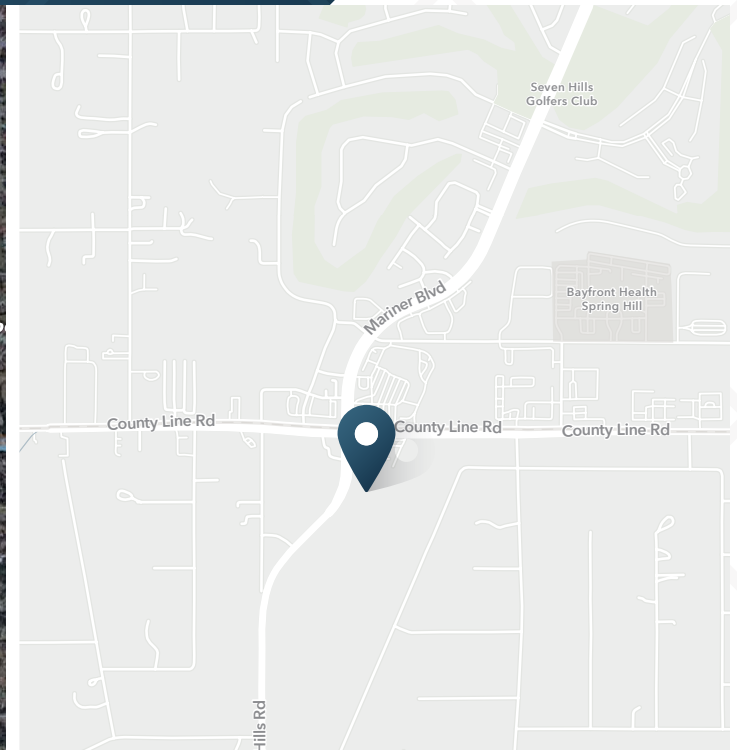
Commercial Land Available

Shady Hills Road | Spring Hill, FL

SRS

Commercial Land Available

Shady Hills Road | Spring Hill, FL 34610



3 Acres
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Shares intersection with Publix and new proposed Walmart Neighborhood Market
- Access from County Line Rd and Shady Hills Rd
- Located just West of the Suncoast Parkway
- Cross access with proposed residential development
- Located at the SEQ of the intersection of County Line Rd & Shady Hills Rd (34,500 VPD)
- 1,500+ homes planned and under construction in immediate area

JOIN THESE RETAILERS

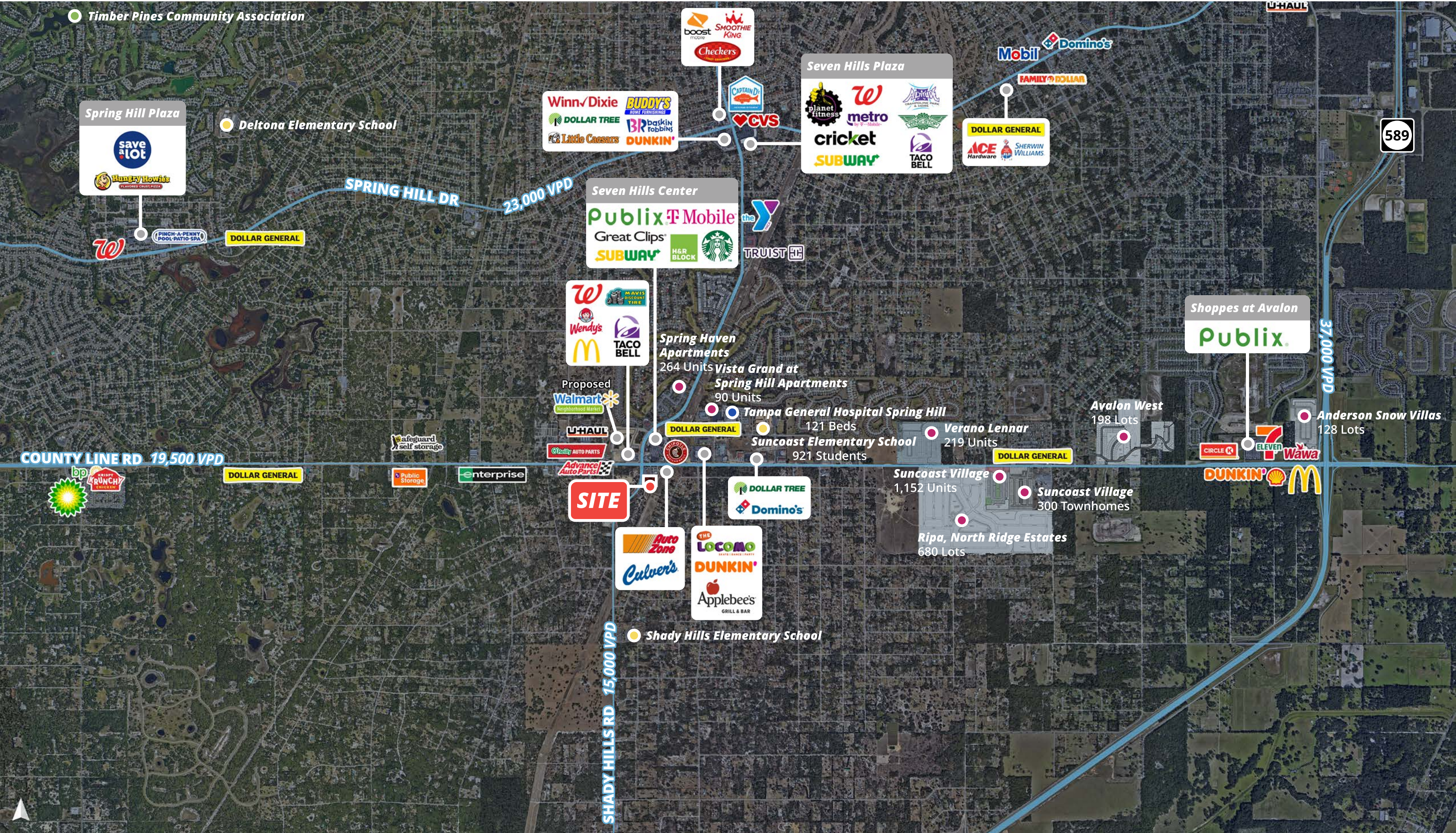


TRAFFIC COUNTS

Shady Hills Road
County Line

Year: 2025 | Source: FDOT

15,000 VPD
19,500 VPD



Commercial Land Available

Shady Hills Road | Spring Hill, FL 34610



DEMOGRAPHIC HIGHLIGHTS

2 MILES

4,889	3,409	\$147,104	1,726
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

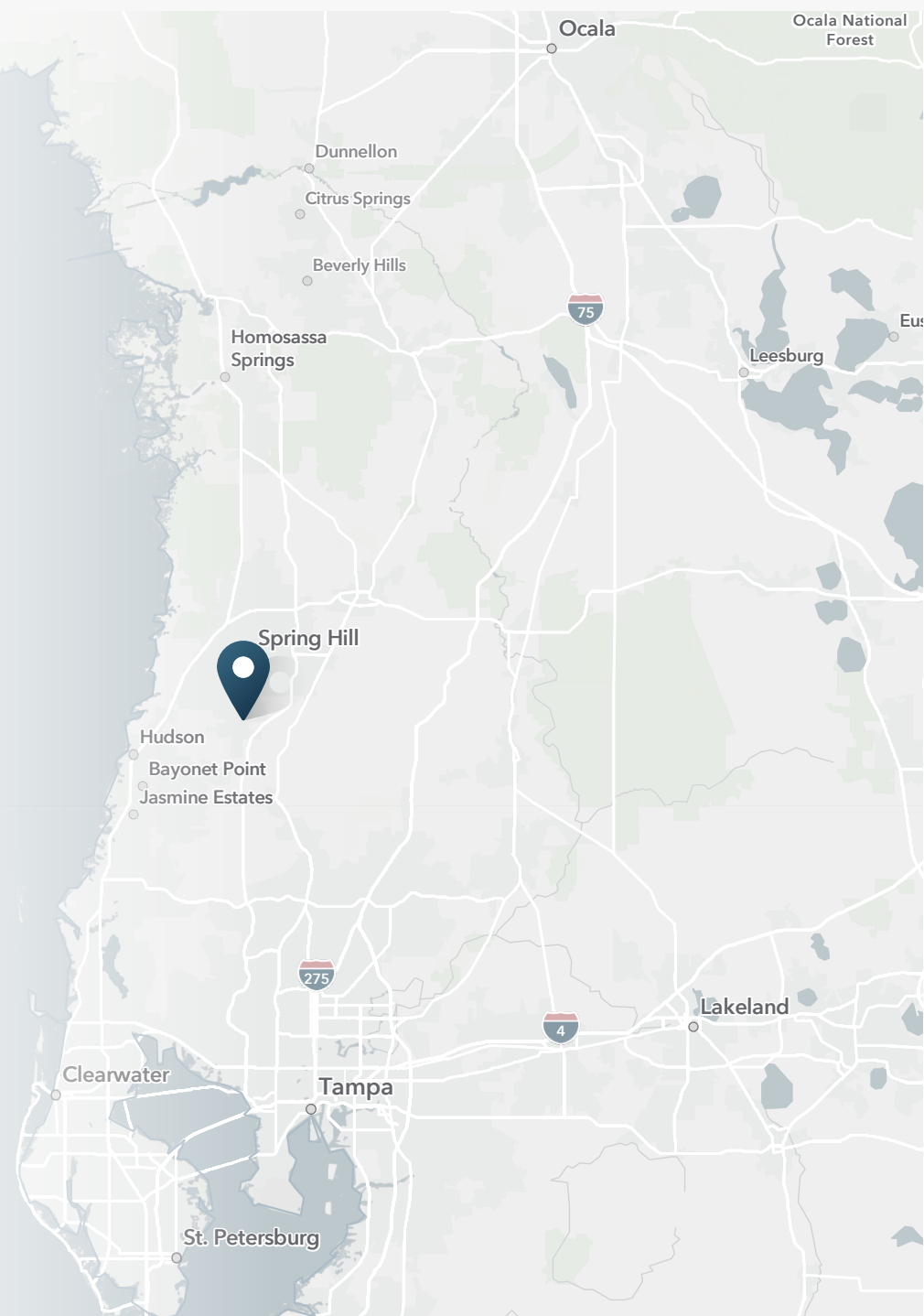
35,298	24,588	\$109,359	13,295
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

74,566	55,961	\$108,778	28,164
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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