

5.4 ACRES COMMERCIAL LAND

Breakwater Blvd, Spring Hill, FL 34606



FOR SALE OR BUILD TO SUIT

- Located 1 block west of US-19
- 3 Parcels totaling 5.4± acres
- Traffic signal at US-19 intersection for easy access
- Access road connecting several points of interest
- Corner site with high visibility
- 40,500 AADT on US-19
- Offering Price: \$2,990,000

Contact:



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Broker/Owner

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PRIME LOCATION

This highly visible 5.4± acre property, located just one block west of US Hwy 19, offers an exceptional opportunity for commercial development in the thriving community of Spring Hill. With 435 feet of frontage on Breakwater Blvd and 320 feet of frontage on Frontage Rd, this corner lot is strategically positioned for maximum visibility and accessibility. The property is easily accessible due to its proximity to a traffic signal at the US-19 intersection and an access road that connects multiple points of interest.



View from parcel



Parcel next to Dollar Tree

Spring Hill, located in Hernando County, is part of the rapidly growing Tampa Bay area, which is known for its attractive quality of life, affordable cost of living, and access to a skilled workforce. The area is becoming a hub for businesses due to its strategic location, with easy access to major highways, close proximity to the Gulf Coast, and a supportive community environment. Businesses in Spring Hill can enjoy the benefits of being part of a region that is seeing increasing investment in infrastructure and industry. As Hernando County continues to expand, Spring Hill offers an ideal location for businesses to grow and thrive.

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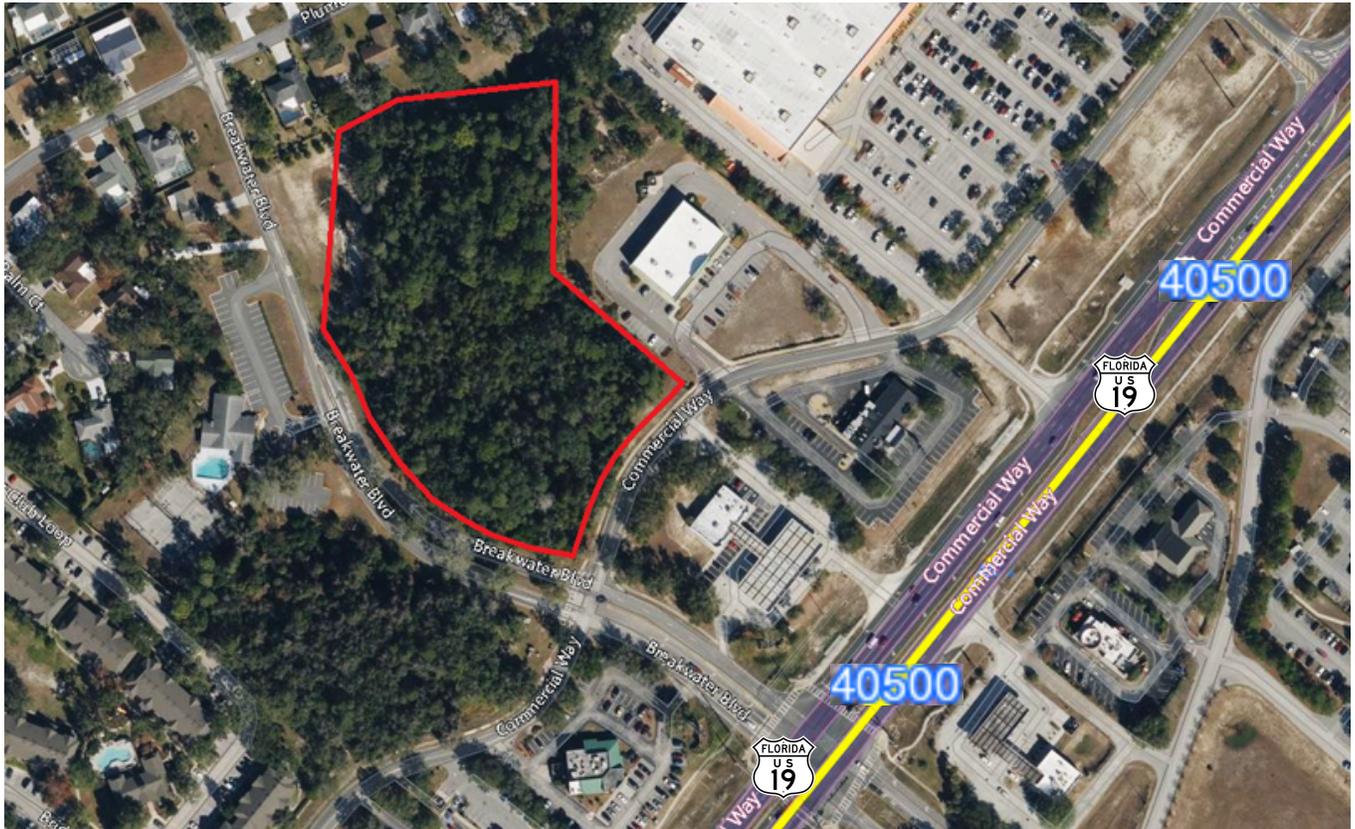
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TRAFFIC & ZONING



With an average daily traffic count of 40,500 vehicles on nearby US-19, this property is well-suited for businesses that can benefit from high traffic exposure.

The site is currently in the process of being rezoned for commercial use and is available for sale or build to suit. Surrounding uses include PDP (GHC), which is Planned Development Project (General Highway Commercial), as well as C1 and C2 zoning, making this location ideal for a variety of commercial enterprises.



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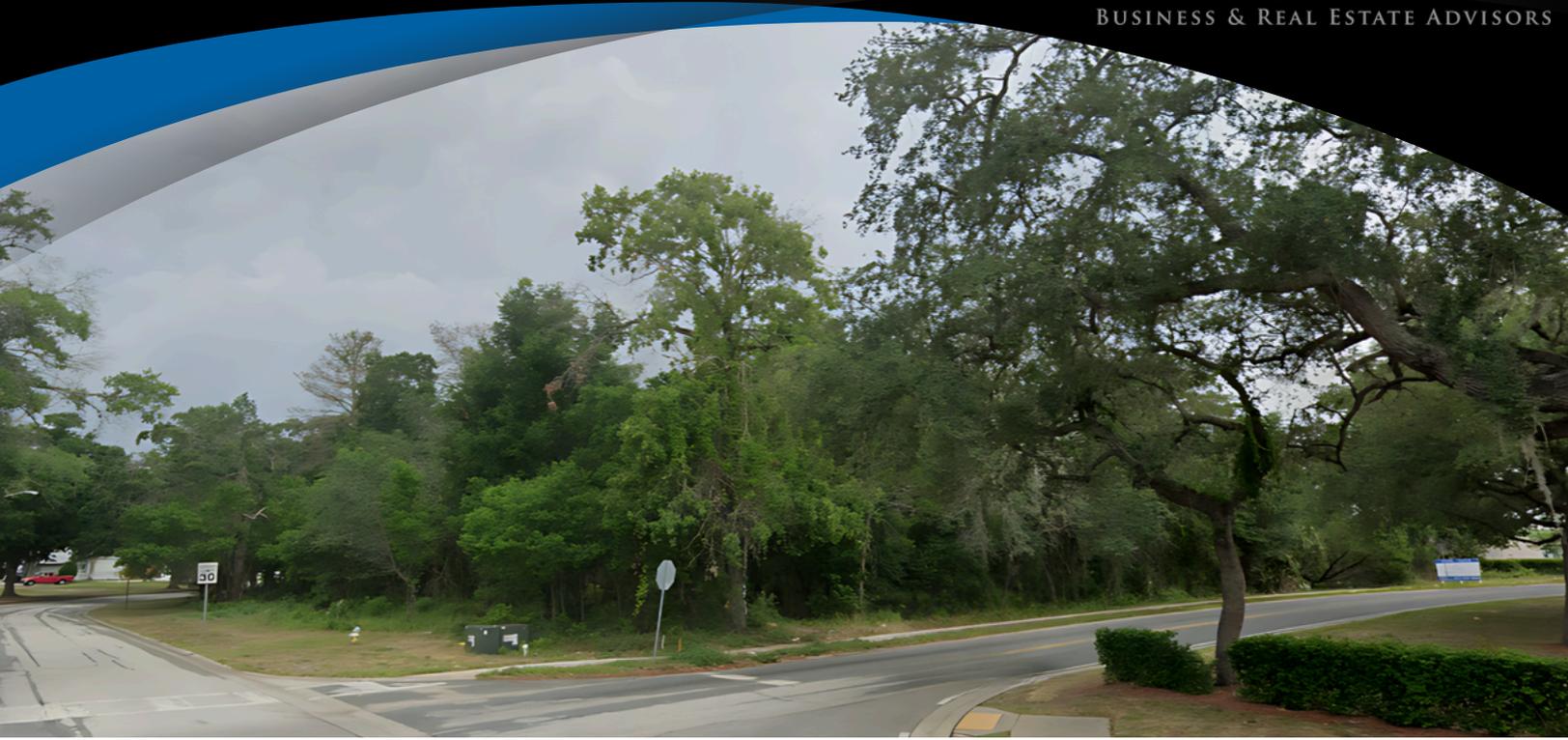


EXECUTIVE SUMMARY

Property Address	Breakwater Blvd, Spring Hill, FL 34606
Parcel #s	R10 223 17 1420 1120 0010; R10 223 17 1420 1210 0050; R10 223 17 1420 0100 0015
Land Size	5.4± Acres
Zoning	PDP - in the process of being rezoned as commercial
Access	Traffic signal at US-19 with access road connecting several POIs
Visibility	Prime corner site with high visibility
Location Descripton	At the intersection of Frontage & Breakwater Blvd; W of US-19
Frontage	435' on Breakwater Blvd 320' on Frontage Rd
Taffic Count	40,500 AADT on US-19
Flood Zone	X - with a few small areas in zone A that can easily be mitigated
Opportunity Zone	No
Legal Description	BERKELEY TOWNSITE OF BLK 112 LOTS 1 THRU 16; BERKELEY TOWNSITE OF BLK 121 LOT 5; BERKELEY TOWNSITE OF 1.5 AC MOL LYING N OF BREAKWATER BLVD & W OF US 19

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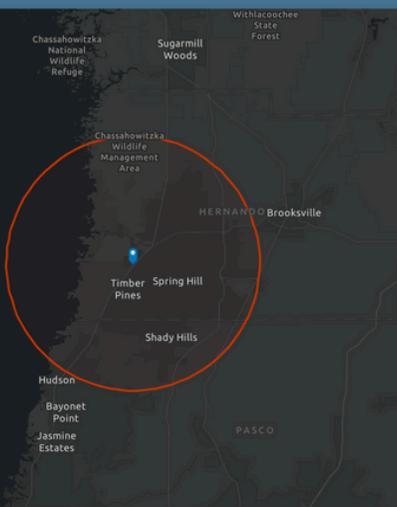
DEMOGRAPHIC PROFILE

10-MILE RADIUS

DEMOGRAPHIC PROFILE

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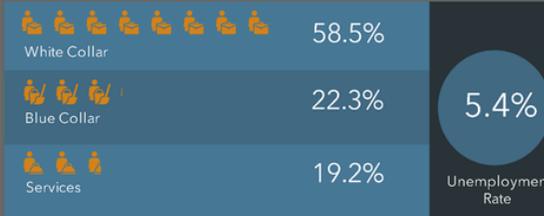
Ring of 10 miles



EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



ANNUAL HOUSEHOLD SPENDING



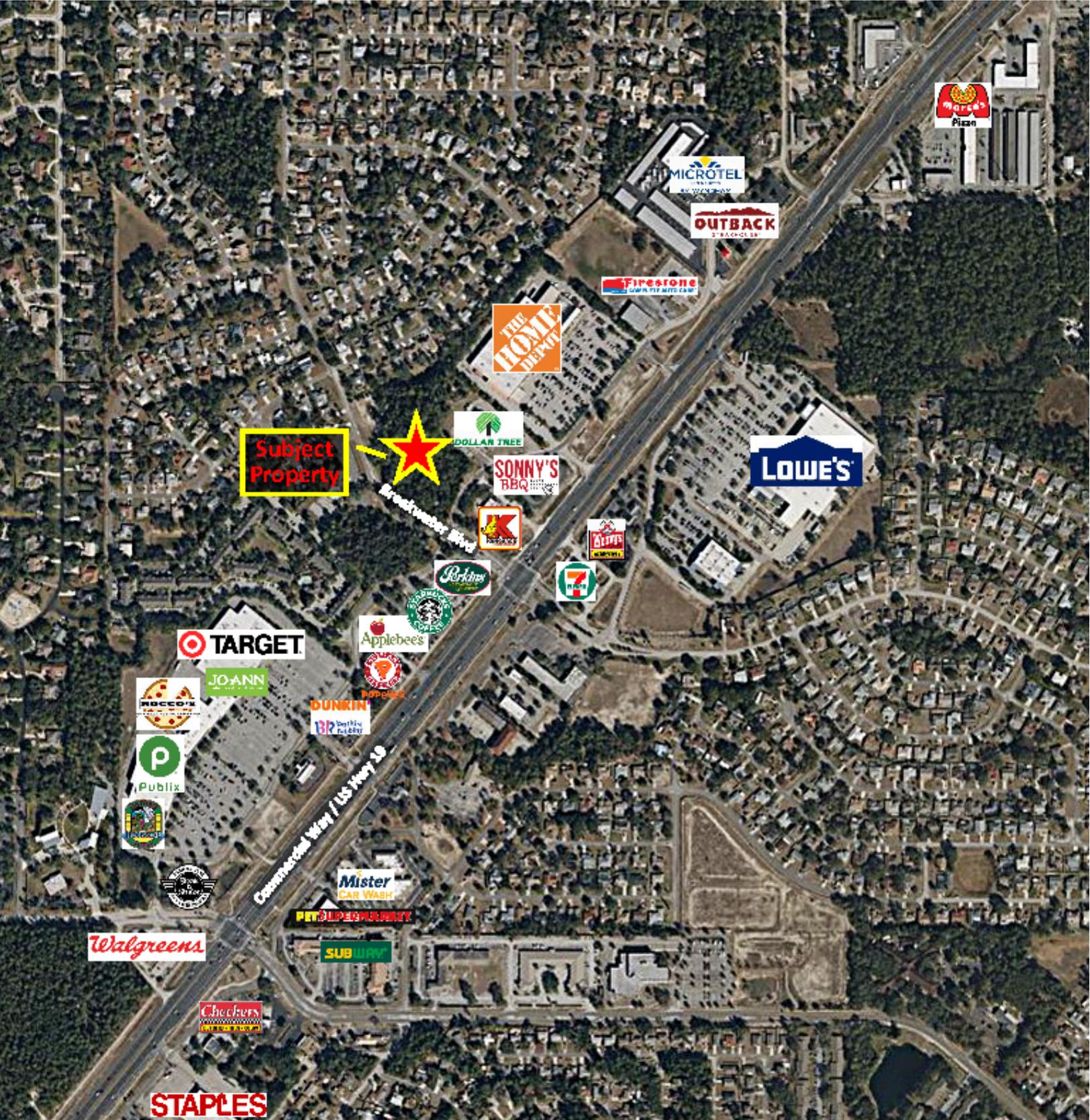
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POINTS OF INTEREST



Subject Property



Franklin St

Commercial Way / US Hwy 29