



RURAL KING OUTLOT OPPORTUNITY

Spring Hill, Florida



JAN 23

HIGHLIGHTS

- Join successful Rural King store, which draws customers from an average of 30 miles away, Harbor Freight, Big Lots, and Winn-Dixie, along with adjacent outlet users Long John Silver's, A&W, McDonald's, Red Lobster, Taco Bell, O'Reilly Auto Parts, and Suncoast Credit Union on a rare outlet along Commercial Way (US-19)
- Traffic counts on US-19 in front of the site reach 45,000 vehicles daily. Southbound traffic on US-19 can access the site via a dedicated left turn lane and northbound traffic can access via two right-in access points. Traffic exiting the site can turn right to continue northbound and left across the median to continue southbound on US-19.
- Located between Nature Coast Commons (Walmart, JCPenney, Best Buy, Ross, Aldi, PetSmart, and more) and Lakewood Plaza (Target, Publix, JOANN, and adjacent to The Home Depot and Lowe's), two of the largest shopping destinations in Spring Hill
- Residential population of approximately 75,000 within a 5-mile radius and an average household income at approximately \$60,000/year
- AVAILABLE:** Approximately 0.5 AC outlot

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2027 Projection	76,679	221,798	336,766	523,236	1,330,793
2022 Estimate	73,486	208,959	318,386	490,949	1,255,629
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Average	\$59,931	\$62,849	\$62,312	\$67,473	\$82,980
2022 Median	\$48,049	\$50,340	\$48,616	\$51,111	\$60,497
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2022 Employees	13,473	37,850	64,905	105,829	305,273

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORLTHINGTON, OH 43085

SETH MARKS

seth@goodmanrealestate.com

Local Florida Licensed Broker

MAGGIE JONES

maggie@goodmanrealestate.com
in conjunction with State of Florida licensed broker



INTERSTATE DEVELOPMENT CO.

2151 Volunteer Parkway

Bristol, Tennessee 37625



LEASING INFORMATION
www.goodmanrealestate.com
216.381.8200

SETH MARKS
seth@goodmanrealestate.com
Local Florida Licensed Broker
MAGGIE JONES
maggie@goodmanrealestate.com
in conjunction with State of Florida licensed broker
INTERSTATE INTERSTATE DEVELOPMENT CO.
2151 Volunteer Parkway
Bristol, Tennessee 37625

RURAL KING OUTLOT OPPORTUNITY

Spring Hill, Florida

