



0.95 AC  
AVAILABLE

Walmart  
Neighborhood Market

SPACE SHOP  
SELF STORAGE

Walmart  
FUEL STATION

Wendy's

TACO BELL



Atlantic  
RETAIL

SPRING HILL, FL

# 0.95 ACRES AVAILABLE ON COUNTY LINE RD

GROUND LEASE, PURCHASE, OR BTS

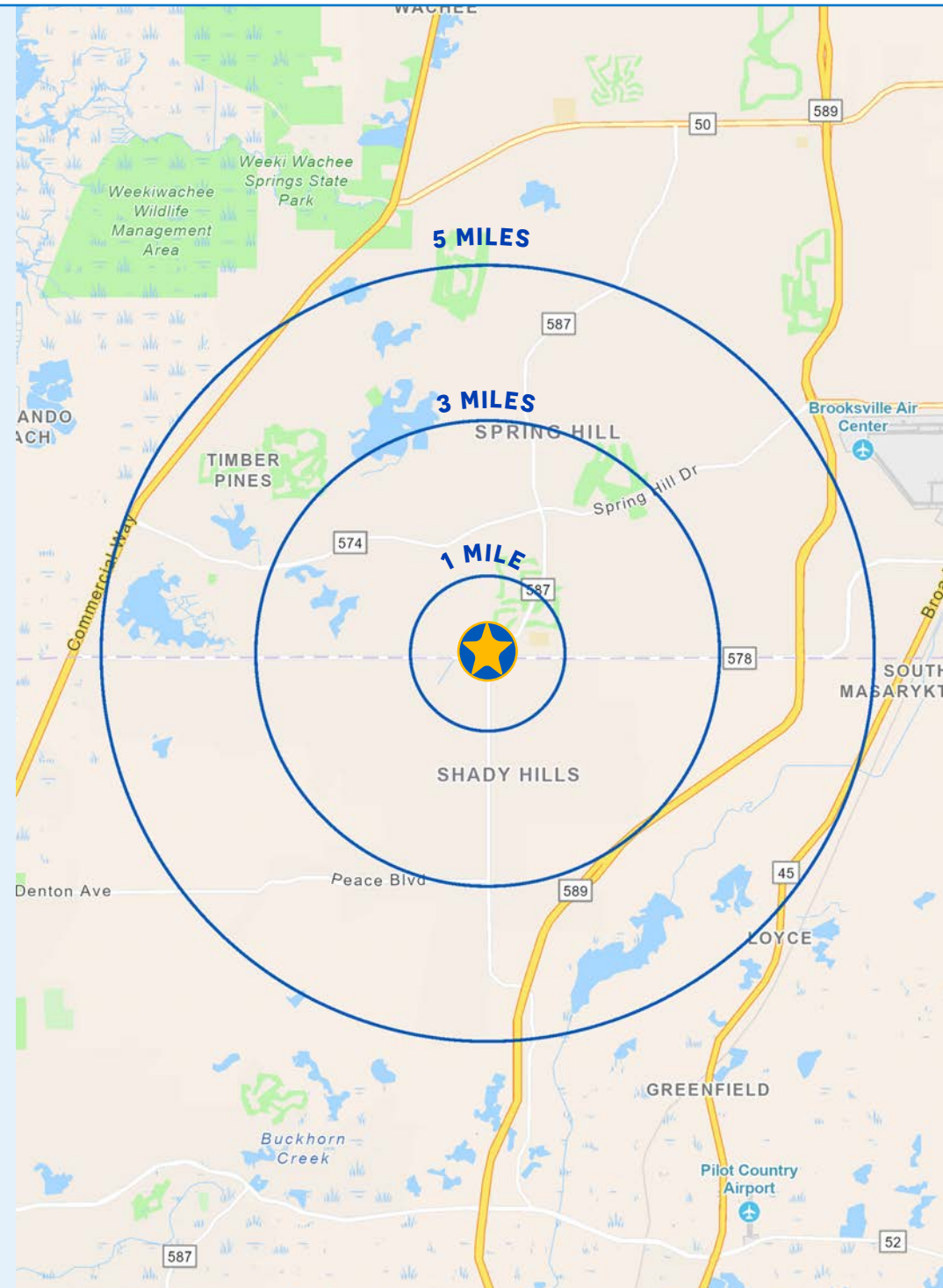
PROJECT  
DETAILS

COUNTY LINE RD • 0.95 AC AVAILABLE • GROUND LEASE, PURCHASE, OR BTS



## PROPERTY HIGHLIGHTS

- Prime pad site opportunity on County Line Road in Spring Hill, FL, positioned with access to a signalized intersection with strong daily traffic counts
- Shadow-anchored by Walmart Neighborhood Market, driving consistent daily consumer traffic to the site
- Co-tenancy with national QSR and retail brands including Wendy's, Taco Bell, McDonald's, Walgreens, Starbucks, and Chipotle
- Excellent access and visibility from County Line Road with multiple full-movement ingress/egress points
- Dense residential immediately north and east of the site
- Established retail corridor with proven sales performance and long-term area growth
- Ideal for QSR, medical, service, or retail seeking high exposure and synergy with nearby anchors



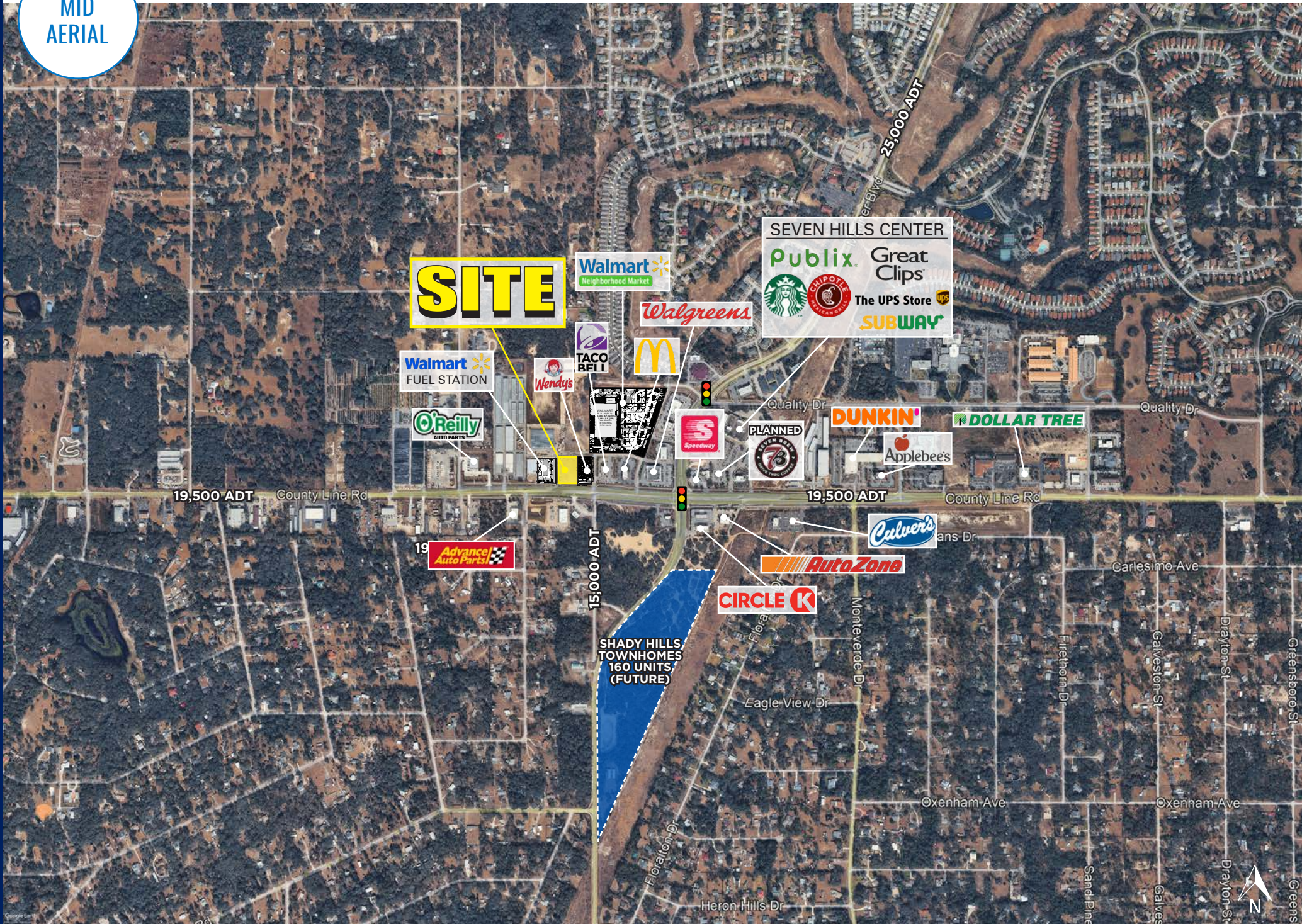
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	4,177	44,141	109,831
 <b>DAYTIME POPULATION</b>	4,480	33,344	88,209
 <b>AVERAGE HH INCOME</b>	\$75,624	\$86,024	\$83,336
 <b>TOTAL HOUSEHOLDS</b>	1,846	18,290	45,403



**MID AERIAL**

COUNTY LINE RD • 0.95 AC AVAILABLE • GROUND LEASE, PURCHASE, OR BTS

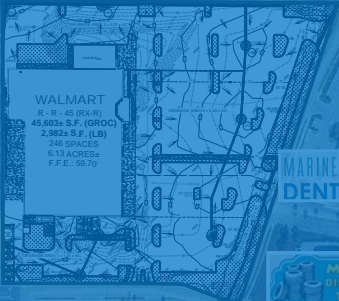


COUNTY LINE RD | SPRING HILL, FL

# 0.95 AC AVAILABLE

**GROUND LEASE, PURCHASE, OR BTS**

## SITE



Walmart  
FUEL STATION



MARINER VILL  
DENTAL C

MAVIS  
DISCOUNT  
TIRE



19,500 ADT



Walgreen

Advance  
Auto Parts

müv  
CANNABIS



Holden Dr

15000 ADT

**JOHN DOTTORE**

407.919.6162  
JDOTTORE@ATLANTICRETAIL.COM

**COLLIN MACCONNELL**

609.709.9209  
CMACCONNELL@ATLANTICRETAIL.COM



**ORLANDO**

1180 SOLANA AVENUE  
WINTER PARK FL, 32789  
407.919.6575

**ALBANY**

**ATLANTA**

**BOSTON**

**CHARLESTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**PITTSBURGH**

**WEST PALM BEACH**

[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)  
 [INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

RETAIL ADVISORS