



SPRING HILL RETAIL FOR LEASE

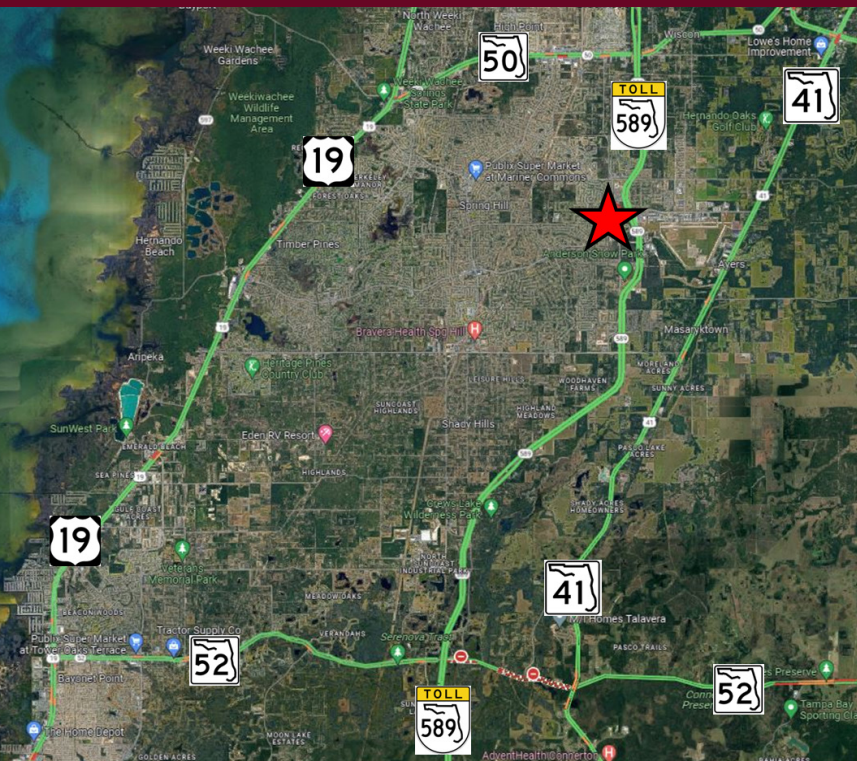
Lease Price:
\$15.50 psf
NNN

3057-3095 Anderson Snow Rd • Spring Hill, FL 34609



PROPERTY FEATURES

- ❖ 2,080 SF available for lease in Spring Hill Plaza
- ❖ Ample parking & building/monument signage available
- ❖ Easy access from curb cut and direct median break
- ❖ Space suitable for variety of Retail and Showroom uses!
- ❖ High foot-traffic co-tenants include Rookies Sports Bar & Grill, Warehouse Wine & Liquor and Century Nails
- ❖ Located in close proximity to major big box retailers Publix, Walmart and Target
- ❖ Property is positioned on the SWC of Springhill Dr. & Anderson Snow Rd. and benefits from 215 feet of frontage with traffic counts in excess of 20K VPD
- ❖ Half a mile to SunCoast Parkway exit #41 and 5 minute drive from the Brooksville - Tampa Bay Regional Airport



Demographics - 10 miles



194,924
Population



\$75,300
Average HH Income



43.1
Average Age

This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.



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Aerial Map - Local Retail



Site Plan

Rookies Sports Bar & Grill	Robinson Chiropractice	Time to Close Title	GL Massage	Wine & Liquor Warehouse	Reggae Jamaican Grill	2,080 sf available 3069	Enigma Ink Tattoos	Smoke Shop	Cleaners	Barber Shop	Nails & Spa Salon
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COMMERCIAL ASSET PARTNERS

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