

FOR SALE/FOR LEASE

Commercial Site on County Line Road

NEQ of County Line Rd & Medical Blvd | Spring Hill, FL



Overview

| | |
|-------------------|------------------|
| SALE PRICE | Contact Broker |
| LOT SIZE | 2.12 Acres |
| AVAILABLE | 3,780 - 4,200 SF |



Description

- Commercial lot ideally suited for development
- 250' of road frontage on County Line Rd
- Located in close proximity to Spring Hill Regional Hospital, medical offices, shopping and the Mariner Blvd & County Line Rd intersection
- Plans for County Line Road to be widened into a four-lane thoroughfare

Nearby Retailers



Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| Total Population | 4,249 | 38,312 | 100,197 |
| 2024 Growth | 0.77% | 1.07% | 1.14% |
| Median Household Income | \$48,596 | \$49,362 | \$47,298 |
| Daytime Population | 4,987 | 29,124 | 78,082 |

Year: 2020 | Source: ESRI

Contact

ALEX BISBEE
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Traffic Counts

| | |
|----------------|------------|
| County Line Rd | 19,000 VPD |
| Mariner Blvd | 27,500 VPD |

Year: 2019 | Source: FDOT

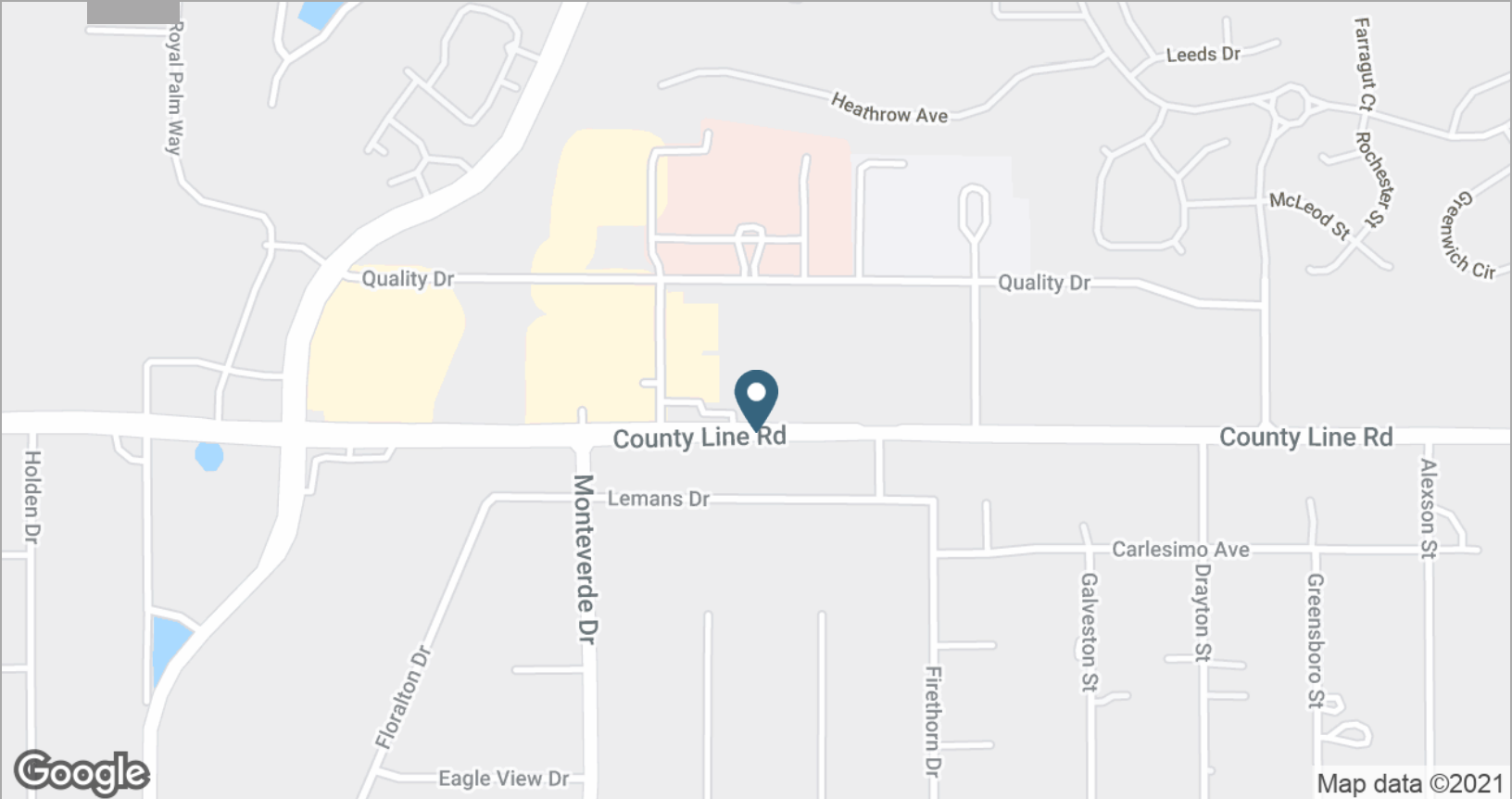
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Executive Summary

NEQ of County Line Rd & Medical Blvd | Spring Hill, FL



| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Population | | | |
| 2019 Population | 4,249 | 38,312 | 100,197 |
| 2000 Population | 2,499 | 26,697 | 67,903 |
| 2010 Population | 4,011 | 35,048 | 90,659 |
| 2024 Population | 4,415 | 40,411 | 106,016 |
| 2000-2010 Annual Rate | 4.85% | 2.76% | 2.93% |
| 2010-2019 Population: Annual Growth Rate | 0.63% | 0.97% | 1.09% |
| 2019-2024 Population: Annual Growth Rate | 0.77% | 1.07% | 1.14% |
| 2019 Median Age | 60.5 | 51.1 | 49.0 |
| Households | | | |
| 2000 Households | 1,060 | 10,670 | 28,257 |
| 2010 Households | 1,939 | 14,099 | 37,091 |
| 2019 Total Households | 2,034 | 15,187 | 40,291 |
| 2024 Total Households | 2,109 | 15,930 | 42,363 |
| 2000-2010 Annual Rate | 6.23% | 2.83% | 2.76% |
| 2010-2019 Households: Annual Growth Rate | 0.52% | 0.81% | 0.90% |
| 2019-2024 Households: Annual Growth Rate | 0.73% | 0.96% | 1.01% |
| 2019 Average Household Size | 2.08 | 2.52 | 2.48 |
| Housing Units | | | |
| 2019 Total Housing Units | 2,255 | 16,820 | 45,427 |
| 2019 Owner Occupied Housing Units | 1,665 | 12,457 | 31,044 |
| 2019 Renter Occupied Housing Units | 369 | 2,730 | 9,247 |
| 2019 Vacant Housing Units | 221 | 1,633 | 5,136 |
| Race and Ethnicity | | | |
| 2019 White Alone | 88.7% | 88.4% | 87.3% |
| 2019 Black Alone | 4.2% | 4.1% | 4.5% |
| 2019 American Indian/Alaska Native Alone | 0.3% | 0.4% | 0.4% |
| 2019 Asian Alone | 1.7% | 1.3% | 1.5% |
| 2019 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2019 Hispanic Origin (Any Race) | 13.8% | 15.6% | 16.7% |
| Income | | | |
| 2019 Median Household Income | \$48,596 | \$49,362 | \$47,298 |
| 2019 Average Household Income | \$68,622 | \$63,047 | \$59,578 |
| Per Capita Income | \$29,910 | \$25,185 | \$24,003 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 3,506 | 29,468 | 75,540 |
| High School Graduate | 28.4% | 31.5% | 30.4% |
| GED/Alternative Credential | 5.4% | 6.3% | 6.2% |
| Some College, No Degree | 23.7% | 21.6% | 23.0% |
| Associate Degree | 12.7% | 12.1% | 12.3% |
| Bachelor's Degree | 15.5% | 12.4% | 11.6% |
| Graduate/Professional Degree | 6.0% | 5.6% | 5.8% |
| Data for all businesses in area | | | |
| Total Businesses: | 147 | 849 | 1,927 |
| Total Employees: | 1,588 | 5,492 | 13,552 |
| Total Residential Population: | 4,249 | 38,312 | 100,197 |
| Employee/Residential Population Ratio: | 0.37:1 | 0.14:1 | 0.14:1 |
| 2019 Total Daytime Population | 4,987 | 29,124 | 78,082 |
| Workers | 1,954 | 5,281 | 14,193 |
| Residents | 3,033 | 23,843 | 63,889 |

Source: Esri, Esri and Infogroup, U.S. Census