

AVAILABLE

# Retail - Storage - Office - Multifamily Land

NWC Mariner Blvd & County Line Rd | Spring Hill, FL



## Overview

**AVAILABLE** 6.10 Acres

**PRICE** Contact Broker



## Description

- Parcel available at the NWC of Mariner Blvd & County Line Rd for sale, lease or build to suit
- Property located next to existing Walgreens, McDonald's and directly across the street from a Publix anchored shopping center
- The intersection of County Line Road & Mariner Blvd is the main southern entrance into Spring Hill, as Mariner Boulevard is the main north/south artery through the heart of Spring Hill, to Cortez Boulevard (State Road 50) to the north

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	4,254	39,359	102,705
Media Household Income	\$45,541	\$47,763	\$46,409
Daytime Population	4,913	29,687	81,549

Year: 2019 | Source: ESRI

## Contact

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## Traffic Counts

County Line Rd	19,500 VPD
Mariner Blvd	28,000 VPD

Year: 2019 | Source: FDOT

**SRS REAL ESTATE PARTNERS** | 4010 Boy Scout Boulevard, Suite 355 | Tampa, FL 33607 | 813.371.0980

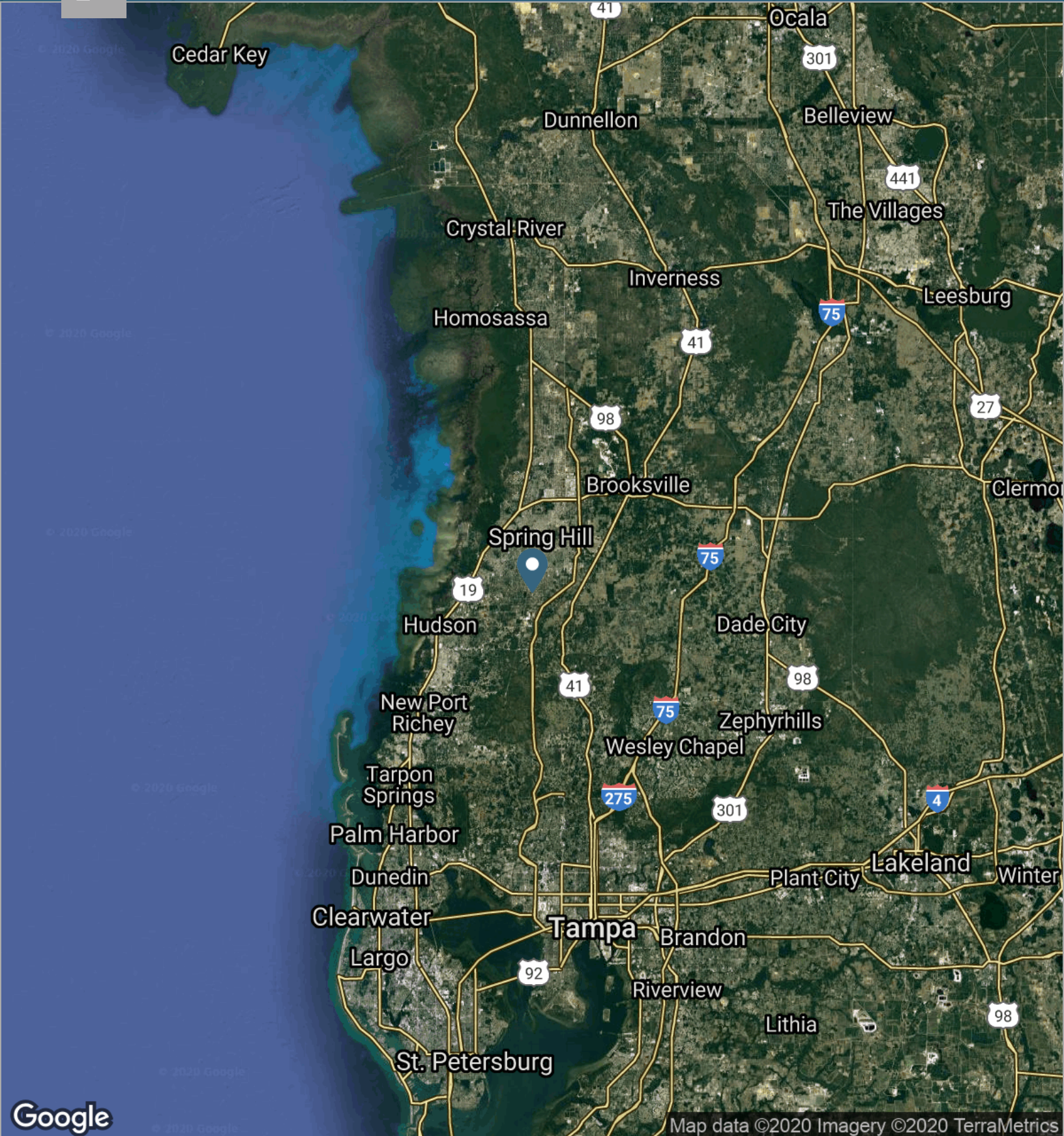
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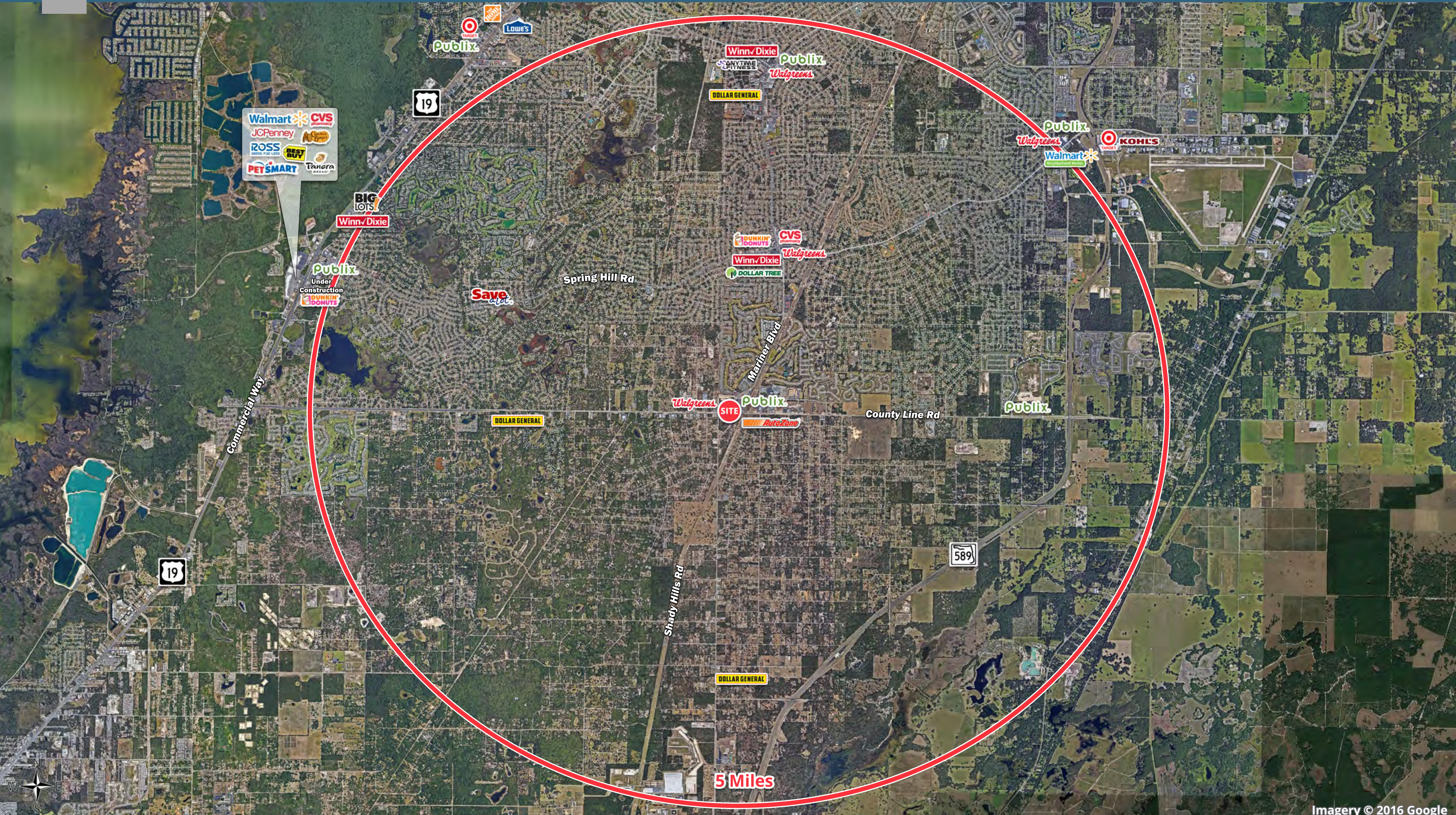


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NWC Mariner Blvd & County Line Rd | Spring Hill, FL







Imagery © 2016 Google





**6.10 AC  
AVAILABLE**

**FUTURE QUALITY DR EXTENSION**

**SOLD 2018**



**Walgreens**

**SOLD 2019**



**COMING SOON**



**28,000 CPD**



**PROPOSED**



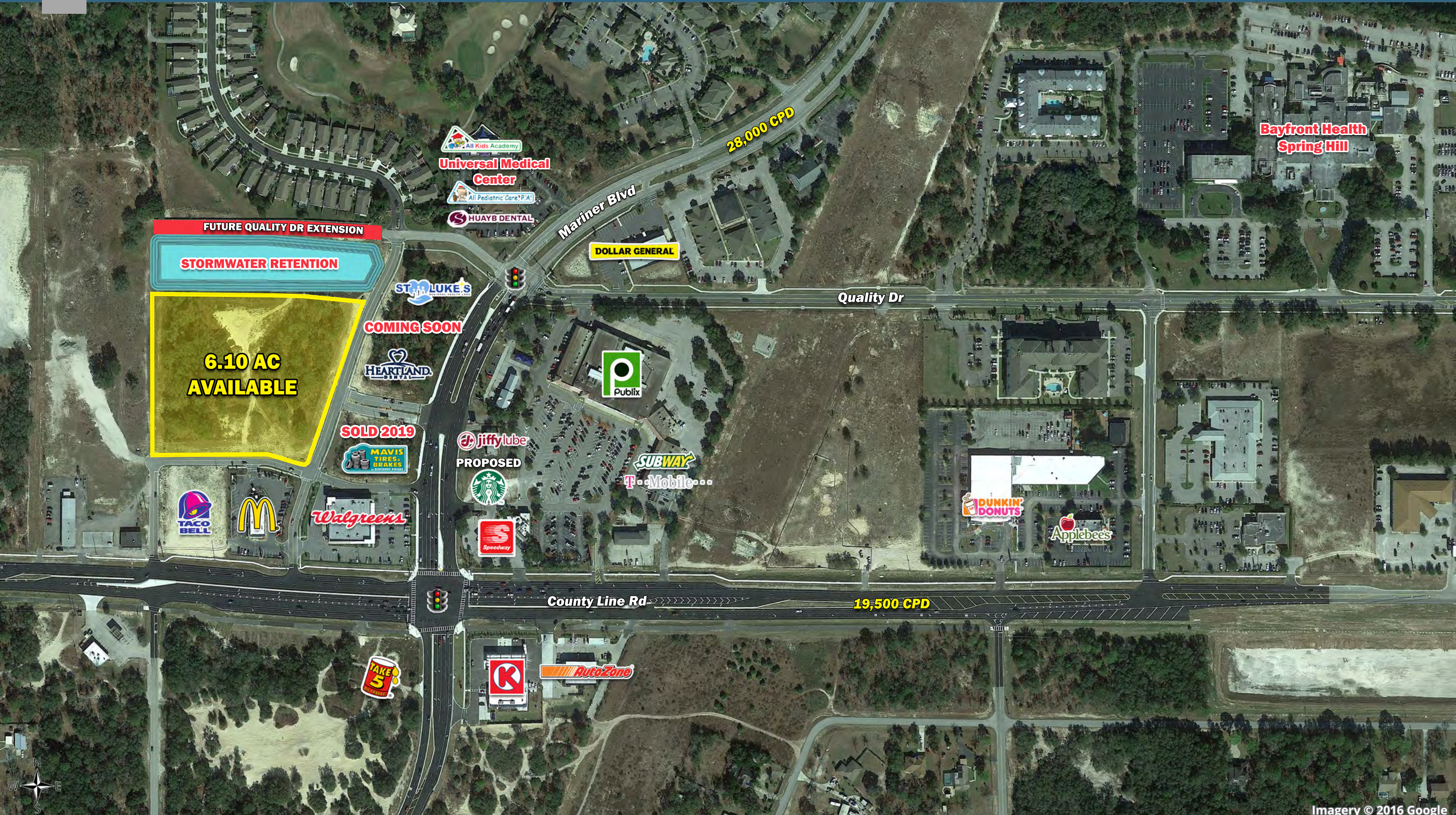
**County Line Rd**

**19,500 CPD**

**Mariner Blvd**







FUTURE QUALITY DR EXTENSION

STORMWATER RETENTION

6.10 AC AVAILABLE

COMING SOON

SOLD 2019

28,000 CPD

19,500 CPD

Bayfront Health  
Spring Hill

All Kids Academy  
Universal Medical Center  
All Pediatric Care P.A.  
HUAYB DENTAL

DOLLAR GENERAL

ST. LUKE'S

HEARTLAND  
DENTAL

Publix

jiffylube  
PROPOSED

SUBWAY

T-Mobile

TACO BELL

McDonald's

Walgreens

Starbucks

Speedway

DUNKIN' DONUTS

Applebee's

TAKE 5

Kwik-Fill

AutoZone



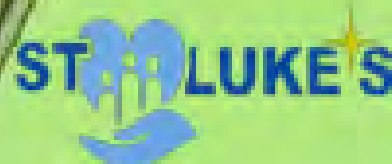




PDP  
(MULTI-FAMILY)

FUTURE EXTENSION  
(QUALITY DRIVE)

Master  
Stormwater  
Pond



COMING  
SOON



6.10 AC  
AVAILABLE



MARINER BLVD  
AADT: 21,115 (45MPH)

COUNTY LINE ROAD  
AADT: 17,313 (45MPH)



E-3 CENTRAL

# Executive Summary

NWC Mariner Blvd & County Line Rd | Spring Hill, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2019 Population	4,254	39,359	102,705
2000 Population	2,490	28,287	71,177
2010 Population	3,950	36,252	93,399
2024 Population	4,457	41,350	108,474
2000-2010 Annual Rate	4.72%	2.51%	2.75%
2010-2018 Population: Annual Growth Rate	0.80%	0.89%	1.03%
2018-2023 Population: Annual Growth Rate	0.94%	0.99%	1.10%
2019 Median Age	53.2	51.8	50.1
<b>Households</b>			
2000 Households	1,003	11,533	29,894
2010 Households	1,739	14,802	38,633
2019 Total Households	1,854	15,849	41,759
2024 Total Households	1,935	16,566	43,830
2000-2010 Annual Rate	5.66%	2.53%	2.60%
2010-2018 Households: Annual Growth Rate	0.69%	0.74%	0.84%
2018-2023 Households: Annual Growth Rate	0.86%	0.89%	0.97%
2019 Average Household Size	2.29	2.48	2.46
<b>Housing Units</b>			
2019 Total Housing Units	2,078	17,566	47,212
2019 Owner Occupied Housing Units	1,245	12,806	32,299
2019 Renter Occupied Housing Units	608	3,043	9,461
2019 Vacant Housing Units	224	1,717	5,453
<b>Race and Ethnicity</b>			
2019 White Alone	86.0%	88.3%	87.6%
2019 Black Alone	4.7%	4.0%	4.4%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Asian Alone	2.1%	1.3%	1.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	18.2%	15.5%	16.4%
<b>Income</b>			
2019 Median Household Income	\$45,541	\$47,763	\$46,409
2019 Average Household Income	\$66,272	\$62,133	\$59,003
Per Capita Income	\$28,036	\$25,099	\$24,061
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,272	30,431	78,024
High School Graduate	30.3%	31.6%	30.7%
GED/Alternative Credential	5.6%	6.7%	6.1%
Some College, No Degree	26.2%	21.7%	23.1%
Associate Degree	12.8%	11.5%	12.1%
Bachelor's Degree	12.5%	12.5%	11.7%
Graduate/Professional Degree	4.1%	5.5%	5.8%
<b>Data for all businesses in area</b>			
Total Businesses:	176	736	2,126
Total Employees:	1,681	4,905	14,814
Total Residential Population:	4,254	39,359	102,705
Employee/Residential Population Ratio:	0.4:1	0.12:1	0.14:1
2019 Total Daytime Population	4,913	29,687	81,549
Workers	2,087	4,895	15,450
Residents	2,826	24,792	66,099

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