

FOR LEASE | GROUND LEASE | BUILD TO SUIT

NATURE COAST COMMONS

1253-1437 Wendy Court, Spring Hill, FL 34607

SPRING HILL'S
DOMINANT POWER CENTER
±1,708 SF OP SPACE AVAILABLE



±1 ACRE PAD AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

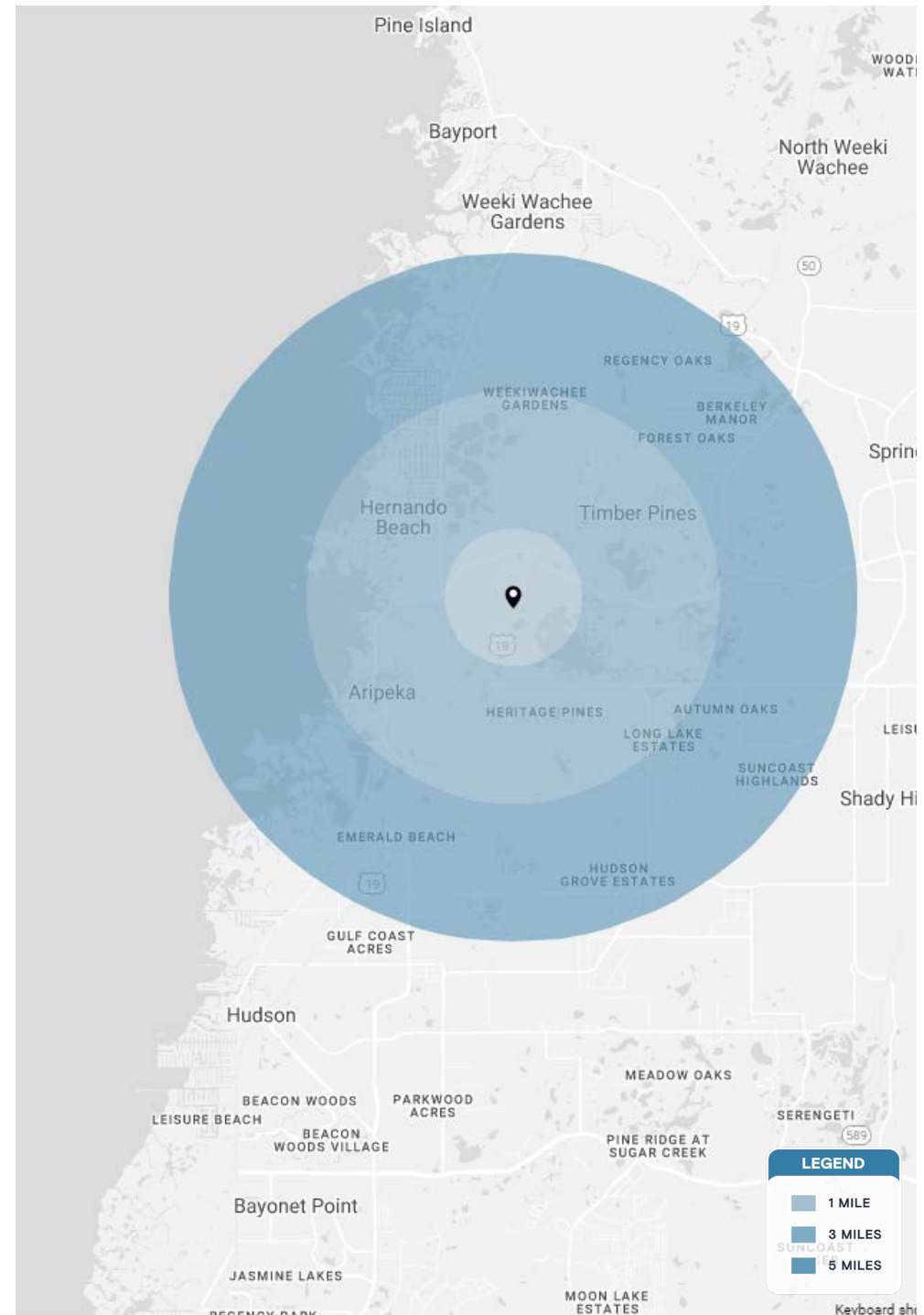
HIGHLIGHTS

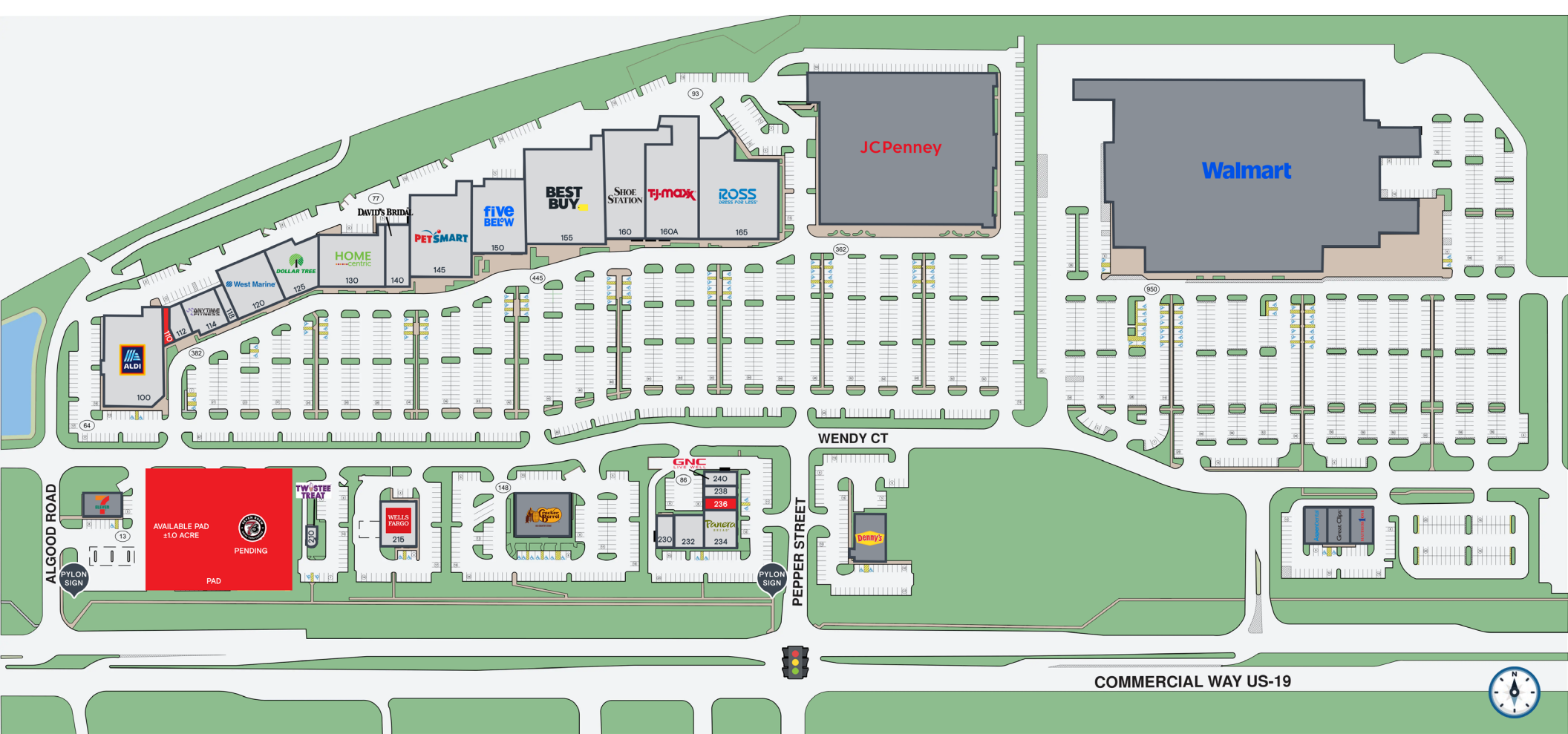
- Spring Hill's dominant power center
- Over 41,000 daily vehicles on US-19
- ±1 acre pad available
- ±1,708 SF outparcel available
- Co-Tenants include: **ROSS** DRESS FOR LESS, **TJ-MAXX**, **BEST BUY**, **PETSMART**, **ALDI**, **HOME** centric, **FIVE BELOW**, **DOLLAR TREE**, **Panera** BREAD, **West Marine**
- Shadow anchored by: **Walmart**, **JCPenney**
- Nearby tenants: **p**, **TARGET**, **bealls**, **THE HOME DEPOT**, **LOWE'S**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,994	27,109	61,658
HOUSEHOLDS	832	12,555	26,856
EMPLOYEES	1,677	23,753	53,363
AVERAGE HH INCOME	\$62,451	\$65,061	\$68,580

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	12,924	48,019	97,093
HOUSEHOLDS	5,874	21,193	41,836
EMPLOYEES	11,237	41,566	83,719
AVERAGE HH INCOME	\$61,119	\$65,885	\$70,863

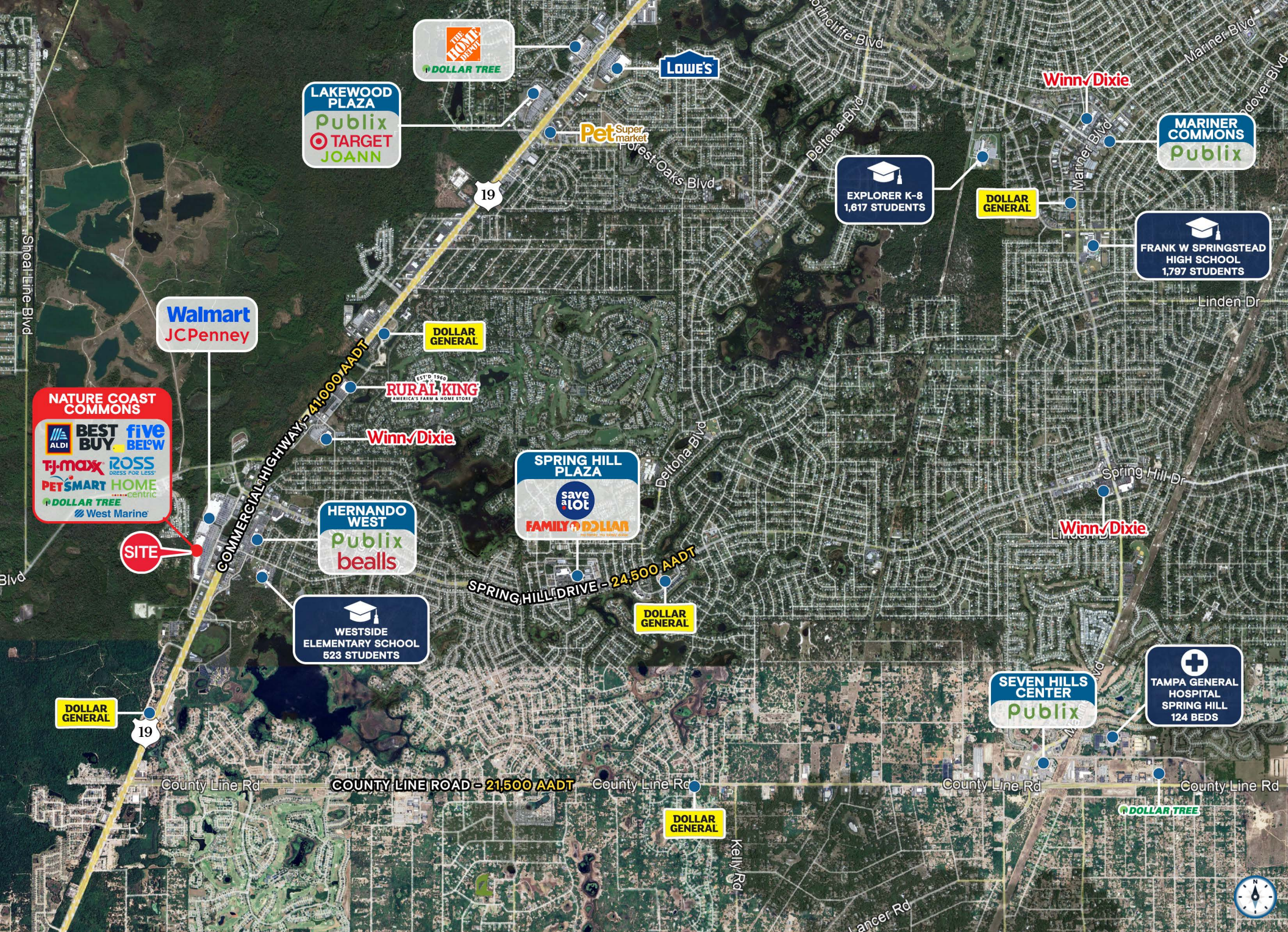


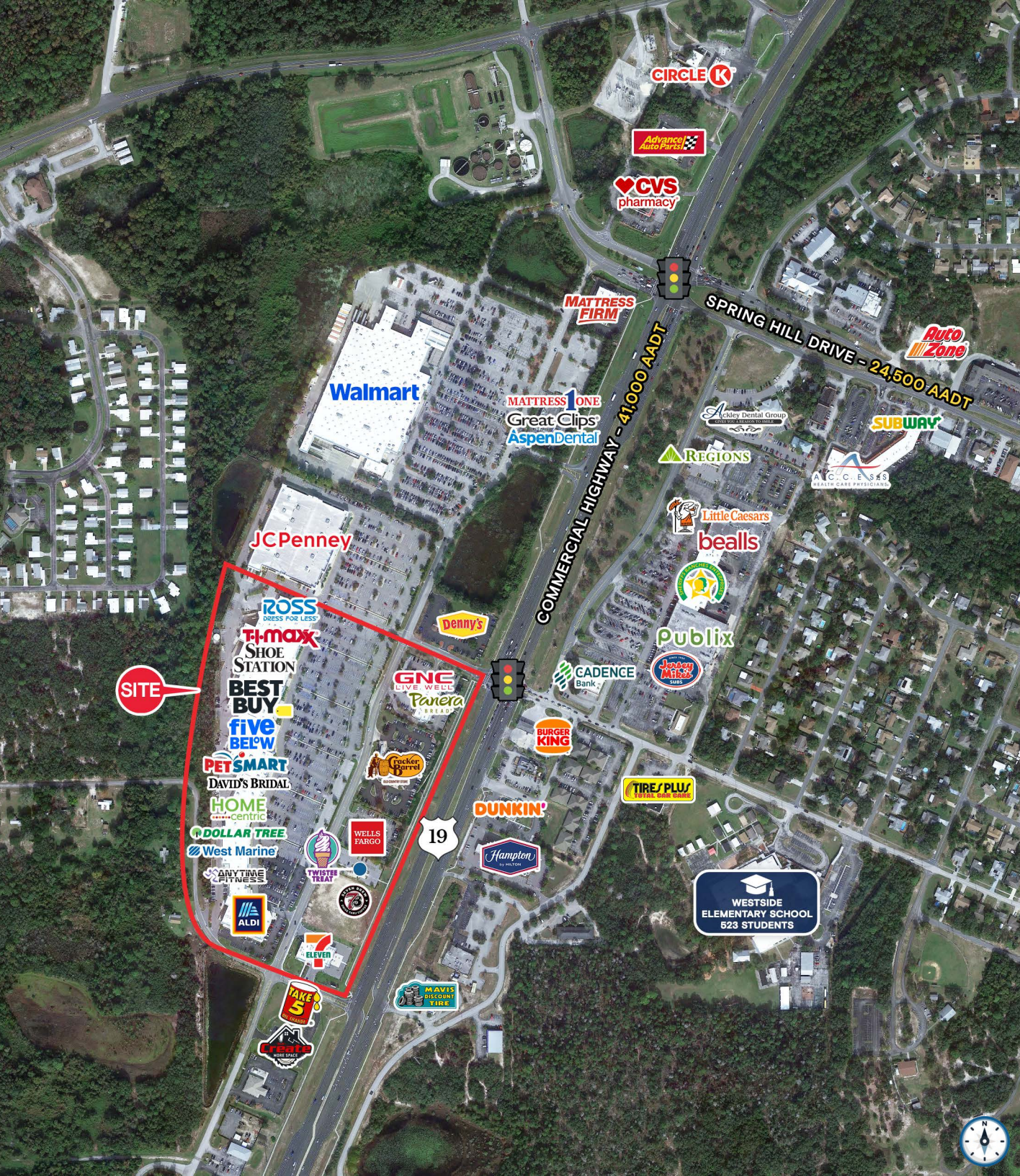


Tenants Roster

100	Aldi	20,640 SF	120	West Marine	10,268 SF	150	Five Below	15,000 SF	210	Twistee Treat	700 SF	236	Available	1,708 SF
110	Available	1,174 SF	125	Dollar Tree	9,000 SF	155	Best Buy	30,183 SF	215	Wells Fargo	5,733 SF	238	Supercuts	1,161 SF
112	Spa 1 Nails	2,208 SF	130	Home Centric	13,518 SF	160A	Shoe Station	19,183 SF	230	Verizon Wireless	1,815 SF	240	GNC	1,522 SF
114	Anytime Fitness	5,393 SF	140	David's Bridal	5,998 SF	160B	TJ Maxx	22,555 SF	232	Bright Now Dental	4,016 SF	PAD	Pending - 7 Brew	0.65 AC
118	Sally Beauty Supply	1,400 SF	145	Petsmart	20,096 SF	165	Ross	27,683 SF	234	Panera Bread	4,730 SF	PAD	Available	1 AC







Contact Brokers

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