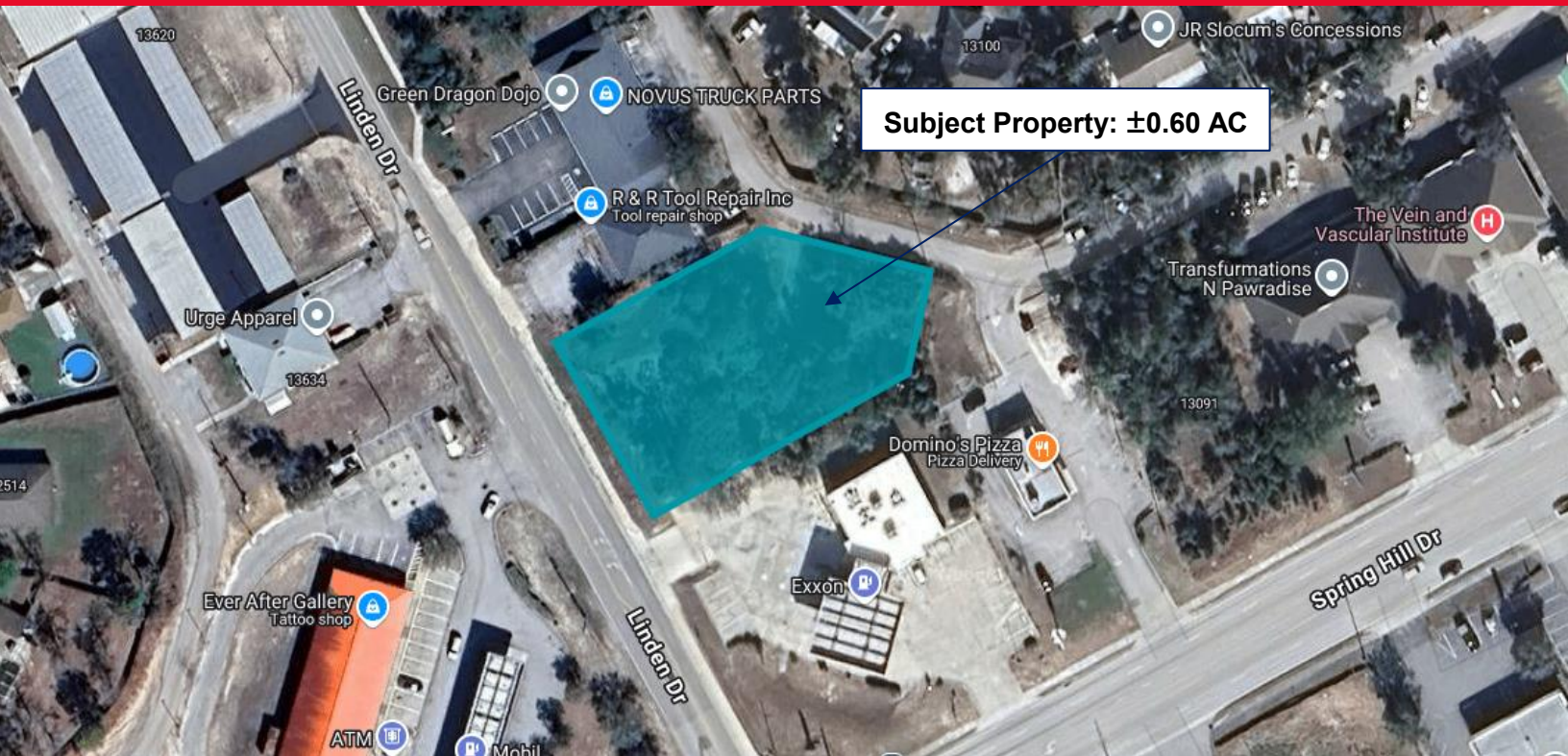


FOR SALE

NE Corner of Spring Hill Drive & Linden Drive
Spring Hill, Florida 34609



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street, as an exclusive advisor, is pleased to present qualified investors the opportunity to acquire the enclosed property in Spring Hill, Florida. The site is positioned at/near the northeast corner of Spring Hill Drive and Linden Drive, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Spring Hill MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	24,126	1-MILE (POP.)	7,355
YEAR BUILT	N/A	3-MILE (POP.)	56,700
PARKING	N/A	MED. INCOME	62,500
TRAFFIC COUNTS	8,200 VPD	SPACE USE	Development



JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

MARSHALL DURRETT
Managing Director
+1 737 279 9850
Marshall.durrett@franklinst.com

LAURA FRETWELL
Senior Associate
+1 737 932 8279
Laura.Fretwell@franklinst.com

FOR SALE

NE Corner of Spring Hill Drive & Linden Drive Spring Hill, Florida 34609

ADDITIONAL INFORMATION

Spring Hill, Florida is a growing suburban community located in Hernando County along Florida's Nature Coast, about 45 miles north of Tampa. Originally developed in the 1960s as a planned retirement community, Spring Hill has evolved into a family-friendly area with a diverse population and a blend of suburban and semi-rural charm.

Known for its affordability, natural beauty, and proximity to both the Gulf Coast and larger urban centers, Spring Hill offers residents access to parks, golf courses, and the Weeki Wachee Springs State Park — home of the famous live mermaid shows and crystal-clear natural springs ideal for kayaking and swimming.

The area features a mix of residential neighborhoods, local businesses, and new developments, making it attractive for both retirees and younger families seeking a slower pace of life without sacrificing modern conveniences. With ongoing growth and development, Spring Hill continues to be a hidden gem on Florida's west coast.

LEGAL INFORMATION

TAX PARCEL ID	R32 323 17 5130 0858 0121
2024 RE TAXES	\$2,236.28
ZONING	PDP (GHC)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

MARSHALL DURRETT
Managing Director
+1 737 279 9850
Marshall.durrett@franklinst.com

LAURA FRETWELL
Senior Associate
+1 737 932 8279
Laura.Fretwell@franklinst.com