

HERNANDO WEST PLAZA

1338-1498 Pinehurst Dr , Spring Hill, FL 34606



SPRINGHILL, FL

2,000 SF AVAILABLE

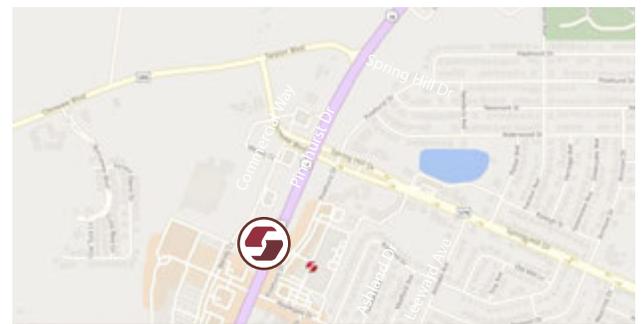
- Publix-anchored center among established community
- Situated in Spring Hill's retail hub, surrounded by retailers JPCenny, Walmart, Best Buy, Ross, PetSmart, Aldi, David's Bridal, among several others
- Just one mile south of Pasco-Hernando State College's Spring Hill campus, with 1,400 students
- Two traffic signals on Commercial Way, with several full access points to the shopping center

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Q3 2019 Population	29,703	62,247	115,381
Q3 2019 Households	13,675	27,376	49,197
Q3 2019 Avg HH Income	\$54,912	56,313	57,082

TRAFFIC COUNTS

Commercial Way	43,000
Spring Hill Drive	20,500

LOCATION



LAT: 28.455853 / LON: -82.627416

Leasing Contact

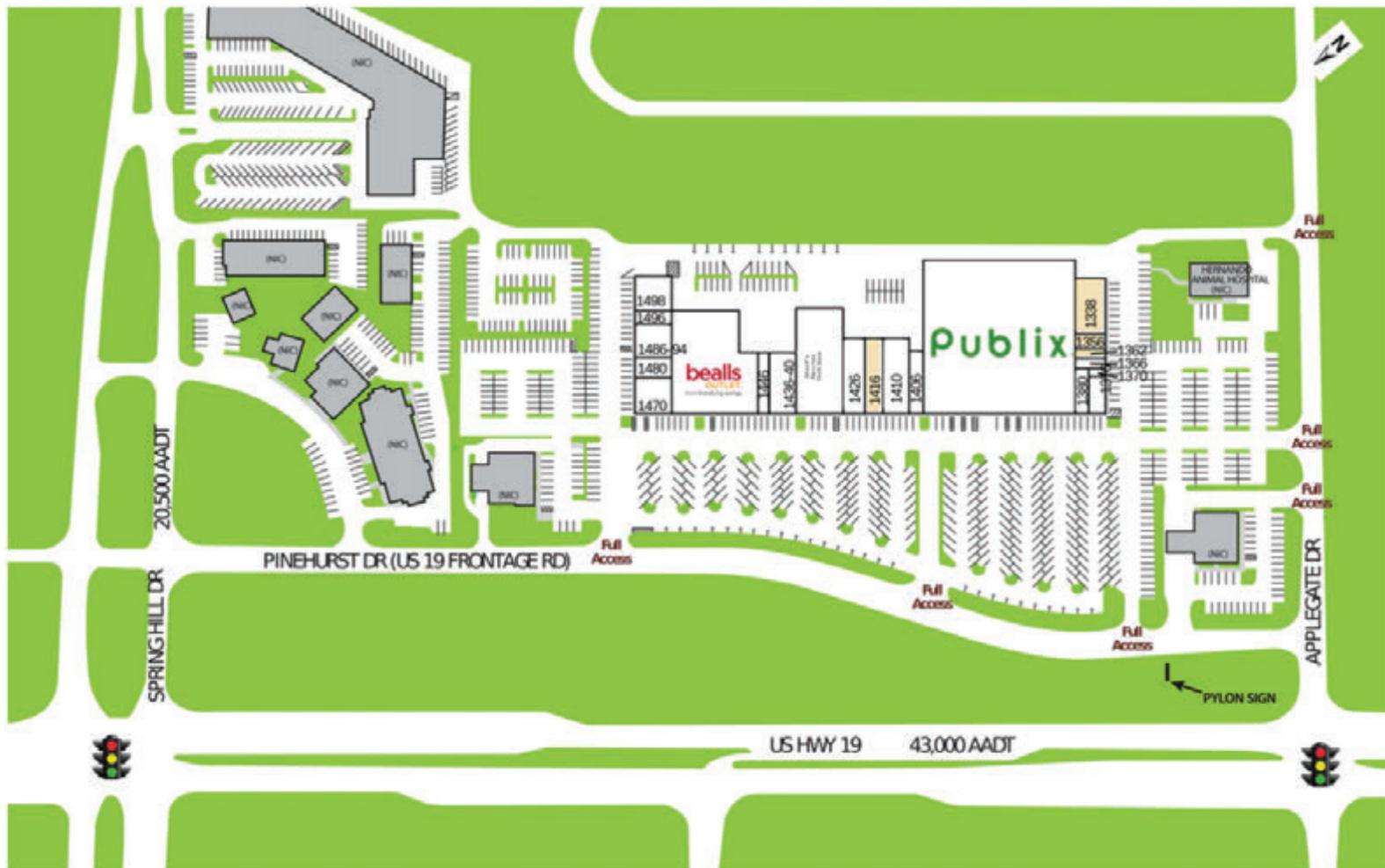
Serina Morison
Leasing Representative
727.384.6000 x 3148
serina.morison@sembler.com

The Sembler Company | 800.940.6000 | www.sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

HERNANDO WEST PLAZA

1338-1498 Pinehurst Dr , Spring Hill, FL 34606



SITE PLAN

1338	Available	4,000	1426	Liquor Outlet	3,000
1356/1362	Available	1,750	1430	Sheriffs Ranches Thrift Store	10,800
1366	Miracle Ear Center	750	1436/1440	Mattress Avenue	3,200
1370	Spring Hill Barber Shop	507	1446	Zhen Li Guo	1,200
1376	Breakfast & Lunch Nook	1,500	1460	Beall's Outlet	17,400
1380	Spring Hill Optical	1,240	1470	Little Caesars Pizza	2,500
1400	Publix	45,723	1480/1486	Bene's Int'l School of Beauty	4,000
1406	Smile Design Dental	2,000	1496	Nails & Beantee	1,000
1410	AAA Auto Club	5,000	1498	The Washing Well	2,797
1416	Available	2,000			

The Sembler Company | 800.940.6000 | www.sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.