

# HERNANDO WEST PLAZA

1338-1498 Pinehurst Dr , Spring Hill, FL 34606



## SPRINGHILL, FL

### UP TO 4,000 SF AVAILABLE

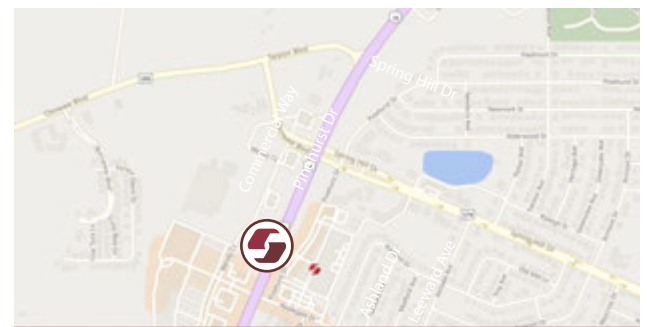
- Publix-anchored center among established community
- Situated in Spring Hill’s retail hub, surrounded by retailers JPCenny, Walmart, Best Buy, Ross, PetSmart, Aldi, David’s Bridal, among several others
- Just one mile south of Pasco-Hernando State College’s Spring Hill campus, with 1,400 students
-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

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	29,615	62,146	115,272
Q2 2020 Households	13,641	27,333	49,155
Q2 2020 Avg HH Income	\$55,348	\$56,728	\$57,505

### TRAFFIC COUNTS

Commercial Way	43,000
Spring Hill Drive	20,500

### LOCATION



LAT: 28.455853 / LON: -82.627416

#### Leasing Contact

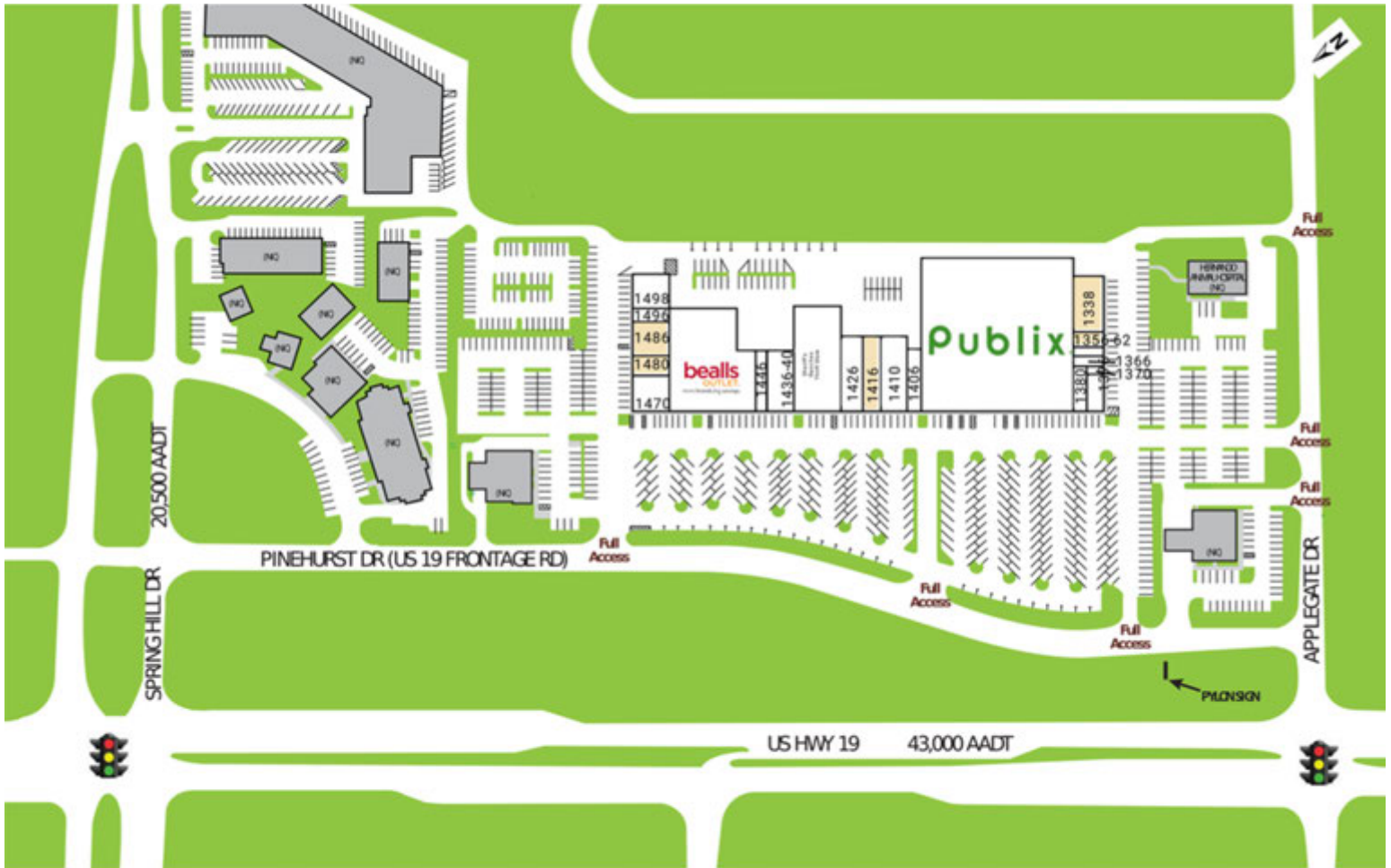
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## SITE PLAN

<b>1338</b>	<b>AVAILABLE</b>	<b>4,000</b>	1426	Liquor Outlet	3,000
<b>1356/1362</b>	<b>AVAILABLE</b>	<b>1,750</b>	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	<b>1480</b>	<b>AVAILABLE</b>	<b>1,500</b>
1406	Smile Design Dental	2,000	<b>1486</b>	<b>AVAILABLE</b>	<b>2,500</b>
1410	AAA Auto Club	5,000	1496	Nails & Beantee	1,000
<b>1416</b>	<b>AVAILABLE</b>	<b>2,000</b>	1498	The Washing Well	2,797

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