

# HERNANDO WEST PLAZA

1338-1498 Pinehurst Dr Spring Hill, FL 34606

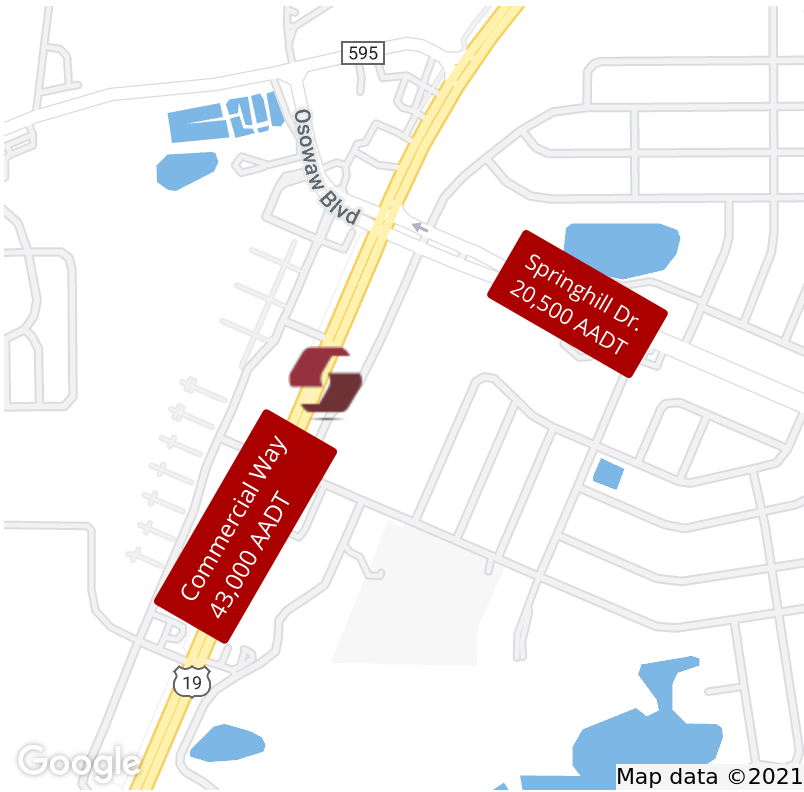


## PROPERTY HIGHLIGHTS

- Publix-anchored center located on Commercial Way/US Hwy 19, a major north and south thoroughfare among established community, with more than 43,000 vehicles daily
- Situated in Spring Hill's retail hub, surrounded by retailers JCPenny, 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 Blvd, with several full-access points to the shopping center

## DEMOGRAPHICS    3 MILES    5 MILES    7 MILES

Total Households	13,638	27,355	49,294
Total Population	29,616	62,215	115,664
Average HH Income	\$57,514	\$58,927	\$60,114



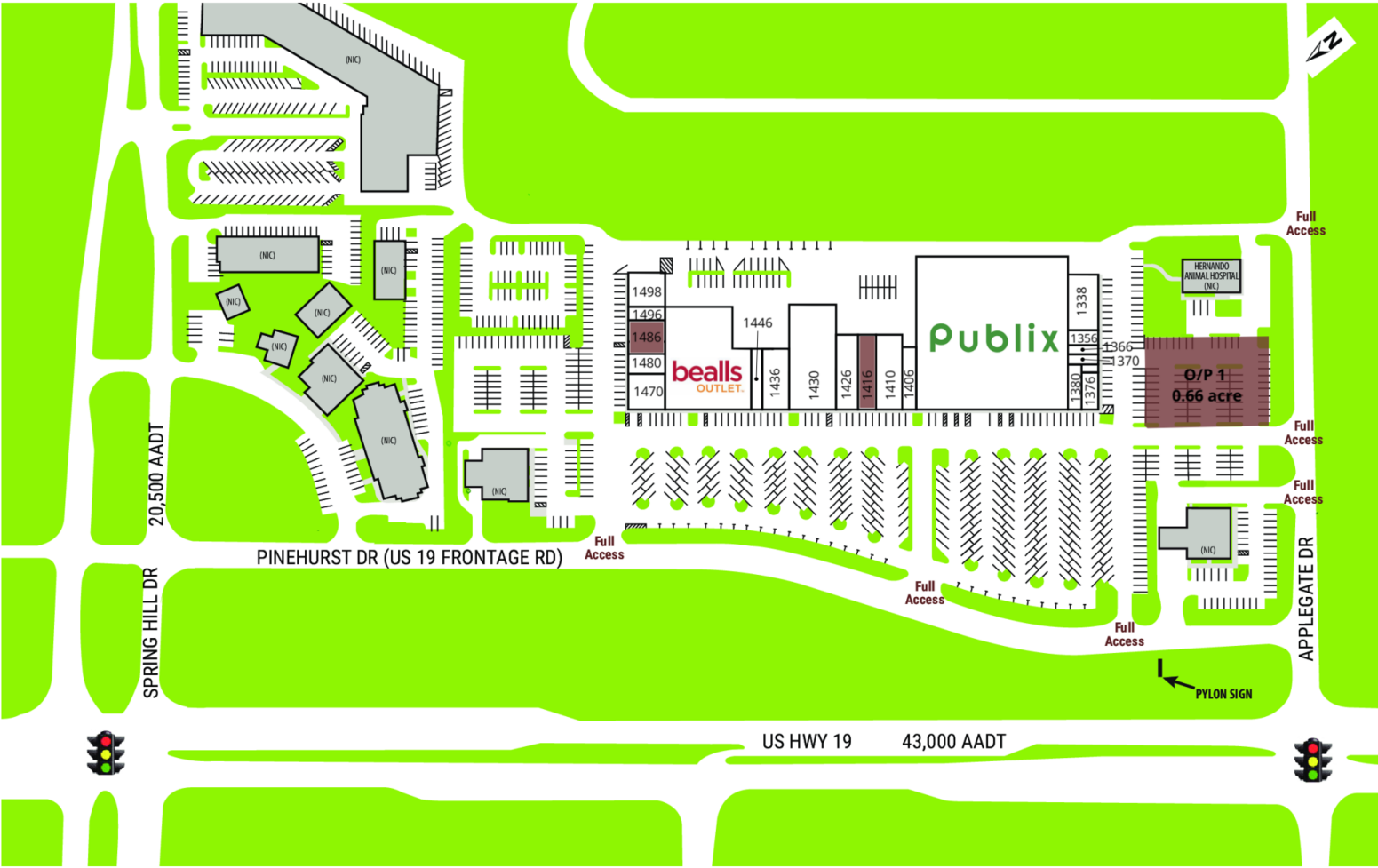
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## SITE PLAN & AVAILABILITY

1366	Miracle Ear	750 SF	1416	AVAILABLE	2,000 SF	1470	Little Caesar's	2,500 SF
1370	Spring Hill Barber Shop	507 SF	1426	Liquor Outlet	3,000 SF	1480	Jackson Hewitt	1,500 SF
1376	Breakfast & Lunch Nook	1,500 SF	1430	Sheriff's Ranches Thrift Store	10,800 SF	1486	AVAILABLE	2,500 SF
1380	Spring Hill Optical	1,240 SF	1436	Mattress Avenue	3,200 SF	1496	Nails & Beantee	1,000 SF
1400	Publix	45,723 SF	1446	China One	1,200 SF	1498	Washing Well	2,797 SF
1406	Smile Design Dental	2,000 SF	1460	Beall's Outlet	17,400 SF	OP-1	AVAILABLE	0.66 ACRES
1410	AAA Auto Club	5,000 SF						

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