

# HERNANDO WEST PLAZA

Pinehurst Dr. between Spring Hill Dr. (CR 574) & Applegate Dr. • Spring Hill, FL



## LOCATION:

1338-1498 Pinehurst Dr.  
Spring Hill, FL

## FEATURES:

- Great visibility from U.S. Hwy. 19
- Located across the street from a new power center
- Servicing an established market
- Excellent access & parking
- Pylon signage available
- Great tenant mix

## ANCHORS:

- Publix Super Market
- Bealls Outlet

## GROSS LEASABLE AREA:

- 110,367 S.F. (mol)

## TRAFFIC COUNTS:

- U.S. Hwy. 19: 41,500 A.D.T. (N/S)



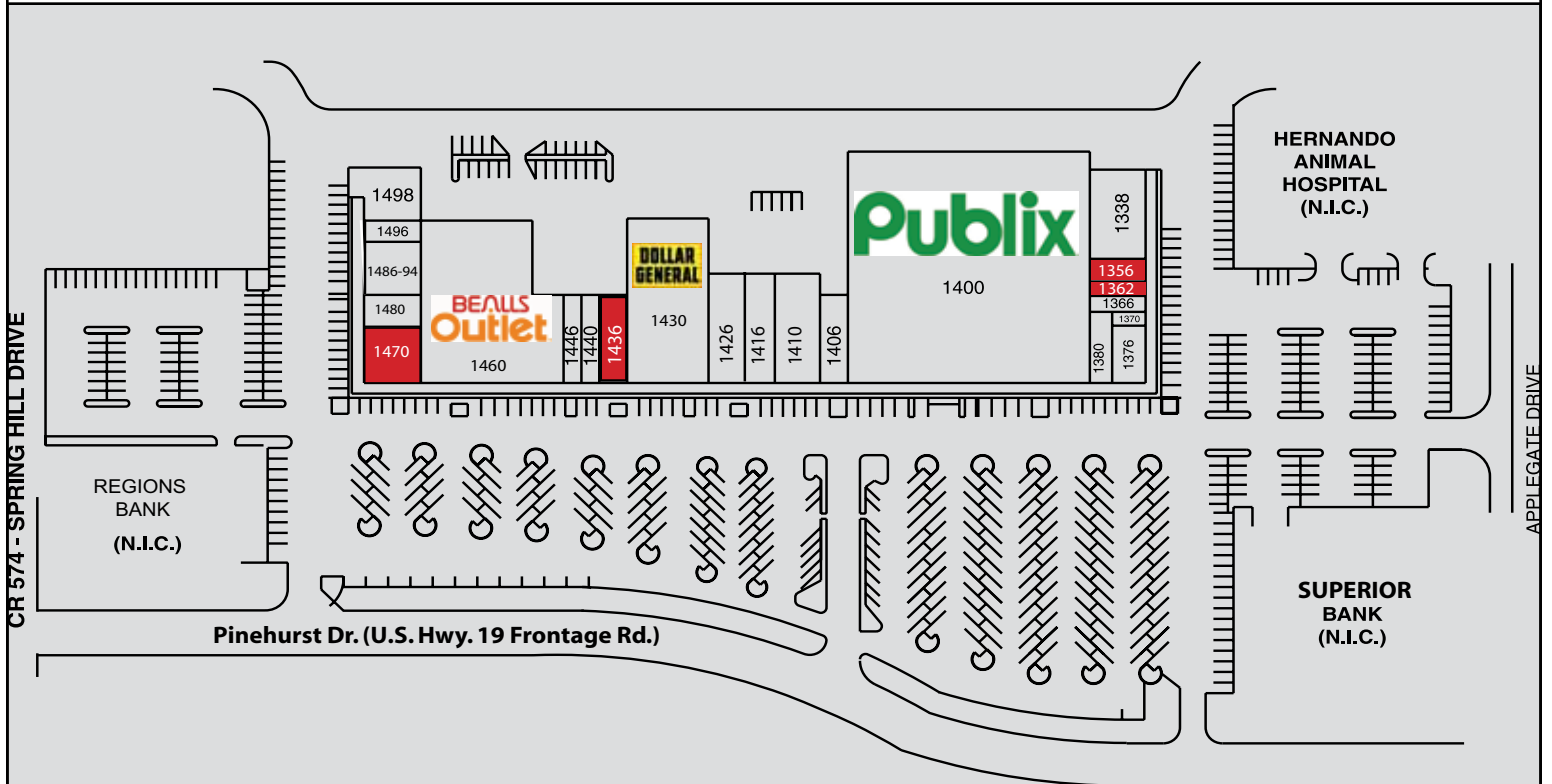
1733 W. Fletcher Ave  
Tampa, FL 33612  
P: 800.728.5379  
F: 813.963.2596  
www.RMCPG.com

## LEASING CONTACT

Kerri Atkins  
800.728.5379 Ext. 264  
www.RMCPG.com



# HERNANDO WEST PLAZA



Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

## TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1338-50	AT&T		1426	Medical All Florida	3,000
1356	Advertising	4,000	1430	Dollar General	10,800
1362	Available (20x50)	1,000	1436	Available	2,000
1366	Carney		1440	2/\$1.00	1,200
	Managment	750	1446	China One	1,200
1370	Spring Hill Barber	507	1460	Bealls Outlet	17,400
1376	Breakfast & Lunch Nook	1,500	1470	Available	2,500
1380	Spring Hill Optical	1,240	1480-94	Bene's Int'l School of Beauty	4,000
1400	Publix	45,723	1496	Nails 7 Beautee	1,000
1406	Gulf Coast Dental	2,000	1498	Washing Well	2,797
1410-12	AAA Auto Club	5,000			
1416	BonWorth	2,000			

## POPULATION:

• 1-mile:	3,092
• 3-mile:	30,227
• 5-mile:	61,257

## HOUSEHOLDS:

• 1-mile:	1,439
• 3-mile:	13,741
• 5-mile:	26,640

## AVG HOUSEHOLD INCOME:

• 1-mile:	\$51,027
• 3-mile:	\$52,668
• 5-mile:	\$51,909

## MEDIAN AGE:

• 1-mile:	57
• 3-mile:	59
• 5-mile:	56