

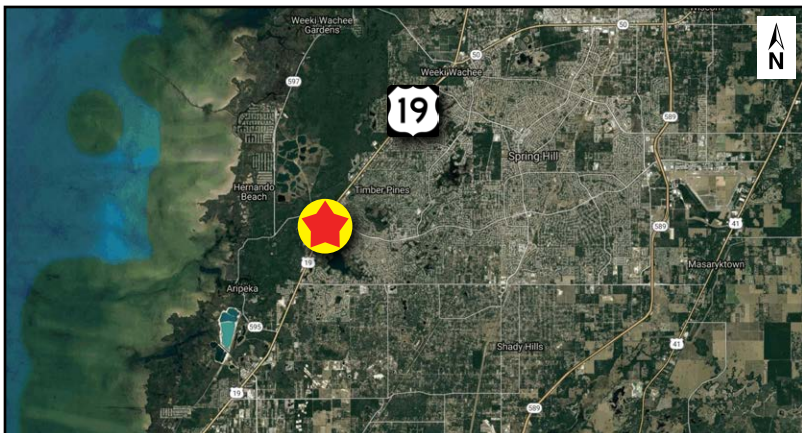
# HERNANDO WEST PLAZA

1338 – 1498 Pinehurst Dr | Spring Hill, FL 34606



### PROPERTY HIGHLIGHTS:

- Anchored by Publix Super Market and Bealls Outlet
- Located on US Hwy 19 across from Regional Center
- Strong tenant mix
- Located in dense retail area
- Pylon signage available
- Ample parking



KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2018 Estimated Population	3,858	30,549	62,337
2018 Estimated Households	1,635	13,840	27,015
<b>INCOME</b>			
2018 Est. Avg HH Income	\$44,792	\$57,493	\$58,614
<b>AGE</b>			
Median Age	46	53	51
<b>DAYTIME DEMOS</b>			
Number of Businesses	300	857	1,634
Number of Employees	2,859	7,051	11,989
Total Daytime Population	4,763	25,008	44,706
<b>TRAFFIC COUNTS</b>			
US Hwy 19 (N/S)	46,000 AADT		
Spring Hill Dr (E/W)	21,500 AADT		



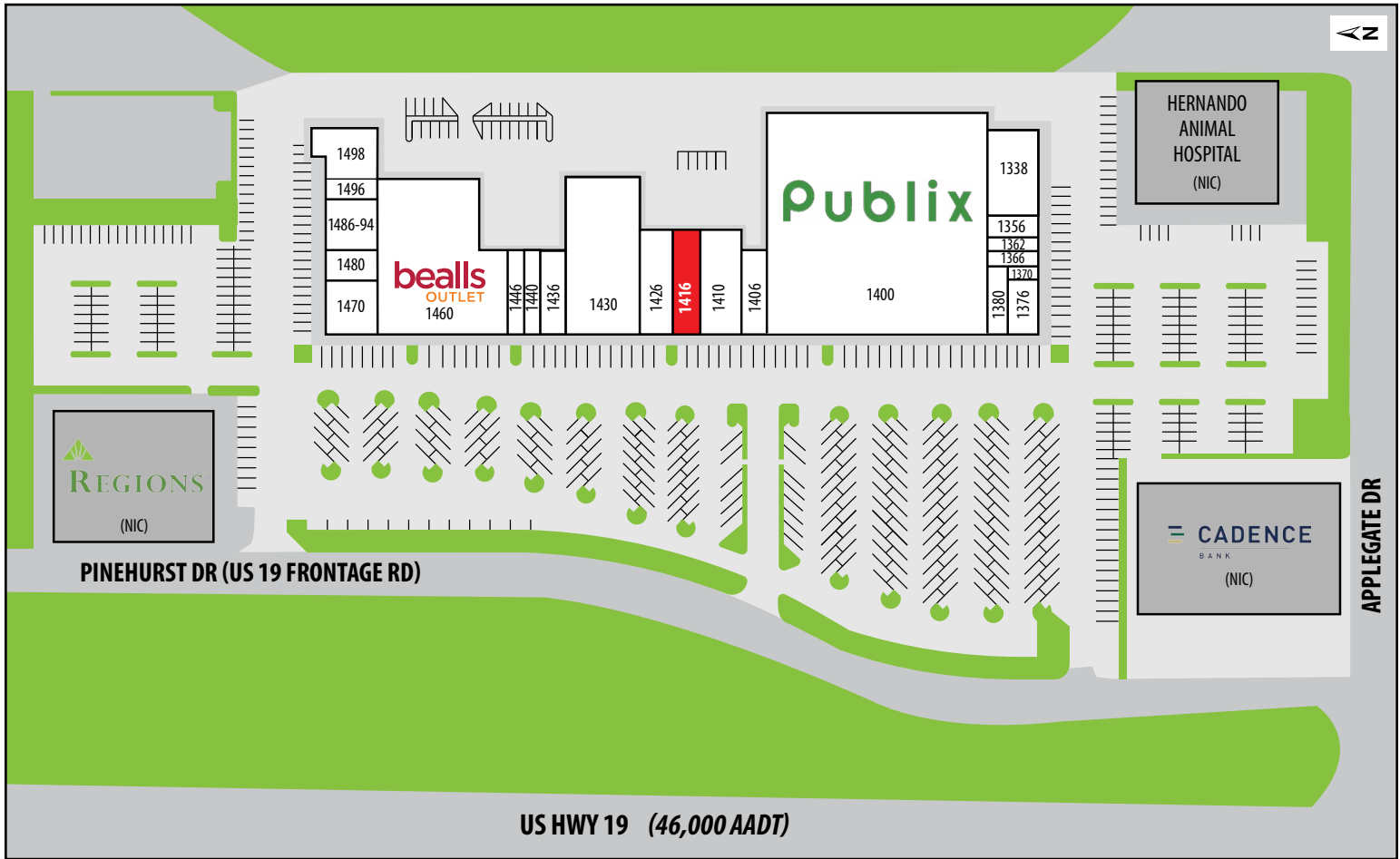
### FOR LEASING INFORMATION:

Kerri Atkins  
813.960.8154 x264  
katkins@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

# HERNANDO WEST PLAZA

1338 – 1498 Pinehurst Dr | Spring Hill, FL 34606



UNIT	TENANT	SF
1338-50	PJ's Gym & Fitness	4,000
1356-62	Hair Salon	1,750
1366	Miracle Ear	750
1370	Spring Hill Barber Shop	507
1376	Restaurant	1,500
1380	Optical Office	1,240
1400	Publix Super Market	45,723
1406	Smile Design Dental	2,000
1410-12	AAA Auto Club	5,000
<b>1416</b>	<b>AVAILABLE</b>	<b>2,000</b>

UNIT	TENANT	SF
1426	Liquor Outlet	3,000
1430	Sheriffs Ranches Thrift Store	10,800
1436	Mattress Avenue	2,000
1440	Mattress Avenue	1,200
1446	China One	1,200
1460	Bealls Outlet	17,400
1470	Little Caesar's Pizza	2,500
1480-94	Beauty School	4,000
1496	Nails & Beautee	1,000
1498	Washing Well	2,797

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 011019



**FOR LEASING INFORMATION:**

Kerri Atkins  
813.960.8154 x264  
katkins@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com