

MARINER CROSSING

4185 – 4251 Mariner Blvd | Spring Hill, FL 34609



PROPERTY HIGHLIGHTS:

- Full access at Northcliffe Blvd and Mariner Blvd
- Winn-Dixie anchored shopping center that includes co-tenants Advance Auto Parts, Firehouse Subs, DaVita Dialysis, and Regions Bank
- Located at a busy, signalized intersection of Mariner Blvd and Northcliffe Blvd with a combined AADT of 45,500
- Outparcel and inline space available
- 2021 upgrades to the center include landscaping, LED lights in the parking lot and walkways, Winn-Dixie renovation
- Shopping center total GLA: 97,812 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	10,771	63,927	127,695
2023 Estimated Households	4,253	24,974	53,150
INCOME			
2023 Estimated Avg HH Income	\$82,227	\$83,710	\$80,195
AGE			
Median Age	40	43	47
TRAFFIC COUNTS			
Northcliffe Blvd	25,500 AADT		
Mariner Blvd	23,000 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
4185	Jams Restaurant	2,332
4189	T-Mobile	2,020
4193	Copacabana Restaurant	1,032
4195	New Season	6,127
4199	Nail Salon	975
4201	H&R Block	1,972
4205	Spring Hill Dry Cleaners	1,010
4207	Home of Foam	6,720
4211	MVB Barbershop	1,301
4211-B	Liquor Store	N/A
4221	Winn-Dixie	48,315

UNIT	TENANT	SF
4235	Gracie Hernando	1,950
4241	Golden Star Sushi	6,000
4245	Chinatown	1,300
4247	Smoke Shop	1,300
4249-51	DaVita Dialysis	3,153
A	Firehouse Subs	1,803
B, C & D	Leslie's Swimming Pool Supplies	3,201
E	Papa John's Pizza	1,200
OP1	Goodyear	6,101
OP2	AVAILABLE	0.40 AC

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