



OFFERING MEMORANDUM

# GLEN LAKES COMMERCIAL

9480 COMMERCIAL WAY, WEEKI WACHEE, FL 34613

**RYAN SAMPSON, CCIM, ALC**  
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**Eshenbaugh**  
LAND COMPANY



## PROPERTY DESCRIPTION

The property is a 12.62± acre parcel located along Commercial Way/US 19 in Hernando County. The parcel has approximately 2,468' of frontage along US 19 and is zoned for commercial uses. The proposed access point aligns with the Glen Lakes master planned community. This site is ideally planned for multiple single tenant retail/office users on the going home side of the road. Join Publix and Ace Hardware in this immediate submarket.

## LOCATION DESCRIPTION

Located along the east side of Commercial Way (US 19) in Weeki Wachee, Hernando County, FL. Frontage along Commercial Way has an average daily traffic count of 23,120. Located directly across of GlenLakes Golf & Country Club and a Publix Shopping Center.

## PROPERTY SIZE

12.62 Acres

## ZONING

Vacant Commercial

## PARCEL ID

R1342217000000700010, R1342217000000300000

## PROPERTY OWNER

Amprop General Investments GL LLC

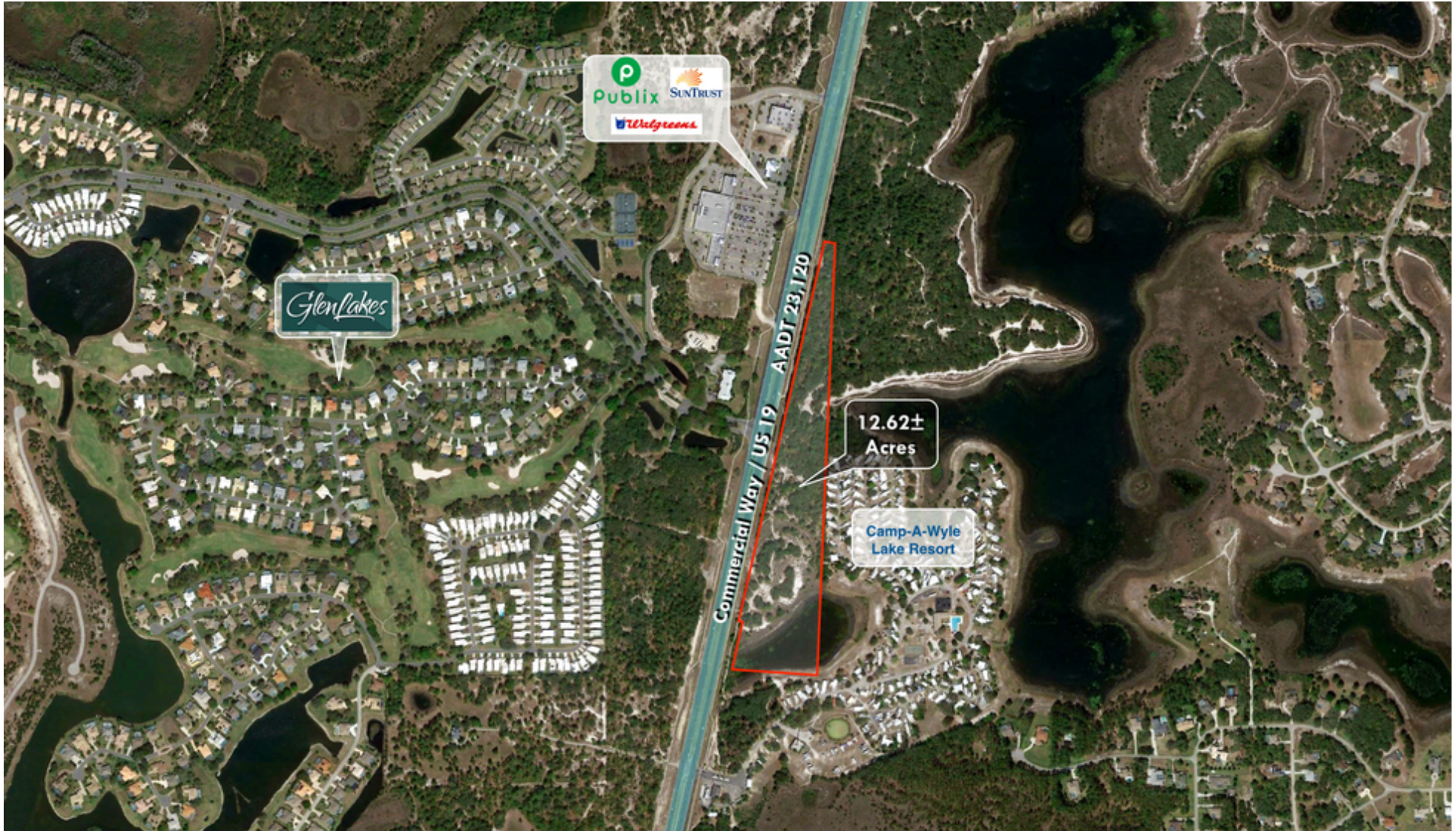
## PRICE

\$1,500,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

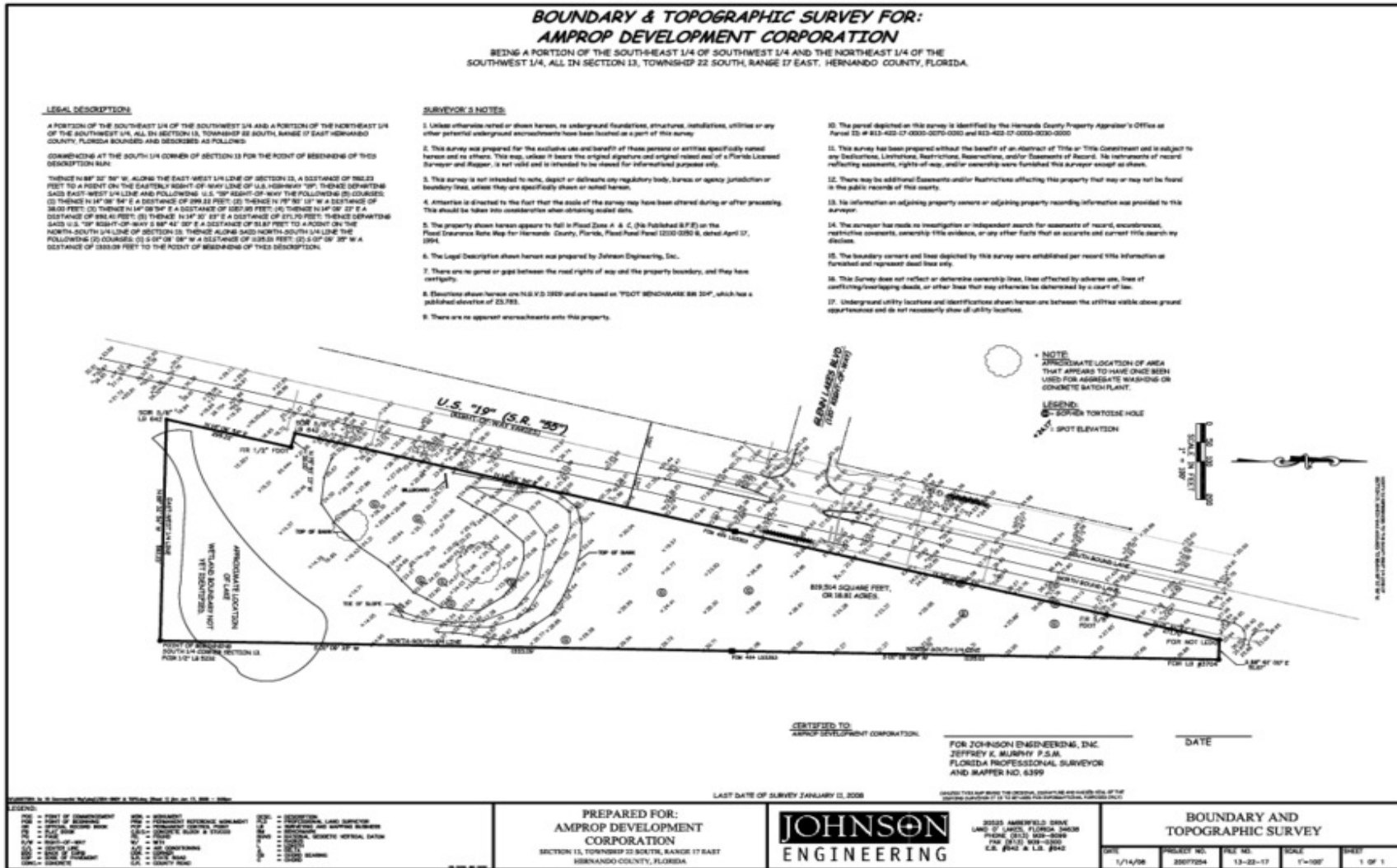






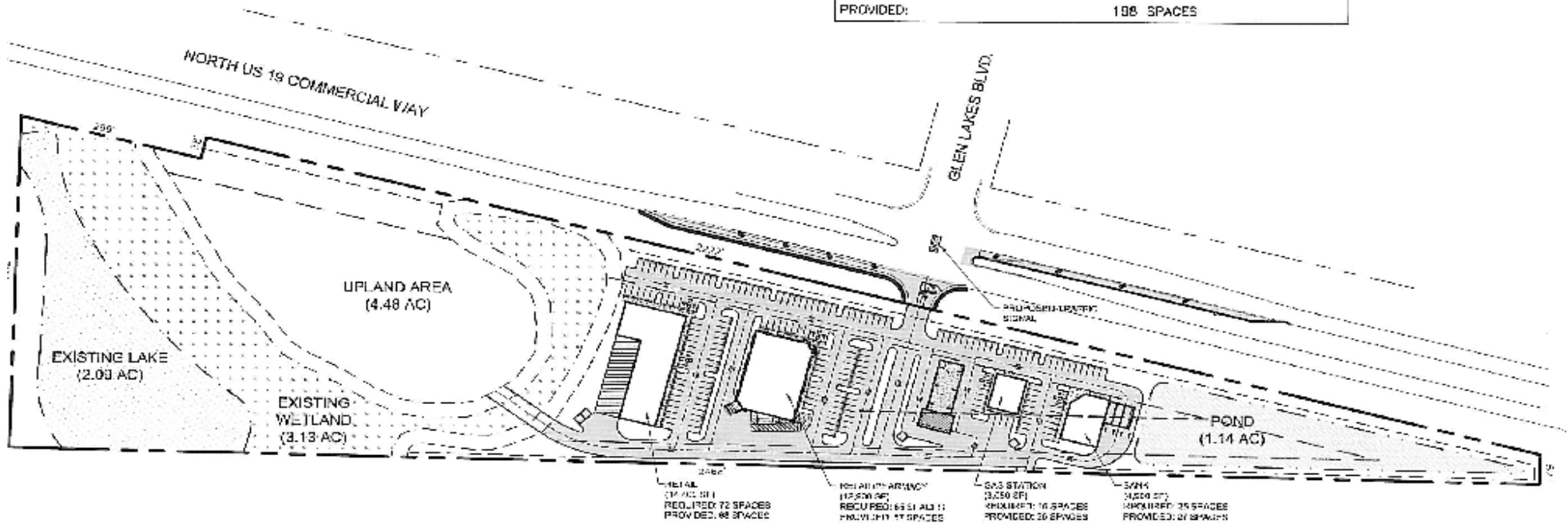
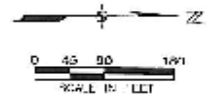






TOTAL RETAIL = 35,250

SITE DATA	
PARCEL ID:	R13-422-17-0000-0070-0010 R13-422-17-0000-0030-0000
EXISTING ZONING:	VACANT COMMERCIAL
TOTAL BUILDABLE AREA: (EXCLUDING BUFFER AREA)	12.62 AC
MINIMUM BUILDING SETBACKS:	FRONT 125 FT FROM PROPERTY LINE SIDE 20 FT FROM PROPERTY LINE REAR 35 FT FROM PROPERTY LINE
<b>PARKING</b>	
REQUIRED: 5 SPACES/1,000 SF	177 SPACES
PROVIDED:	198 SPACES



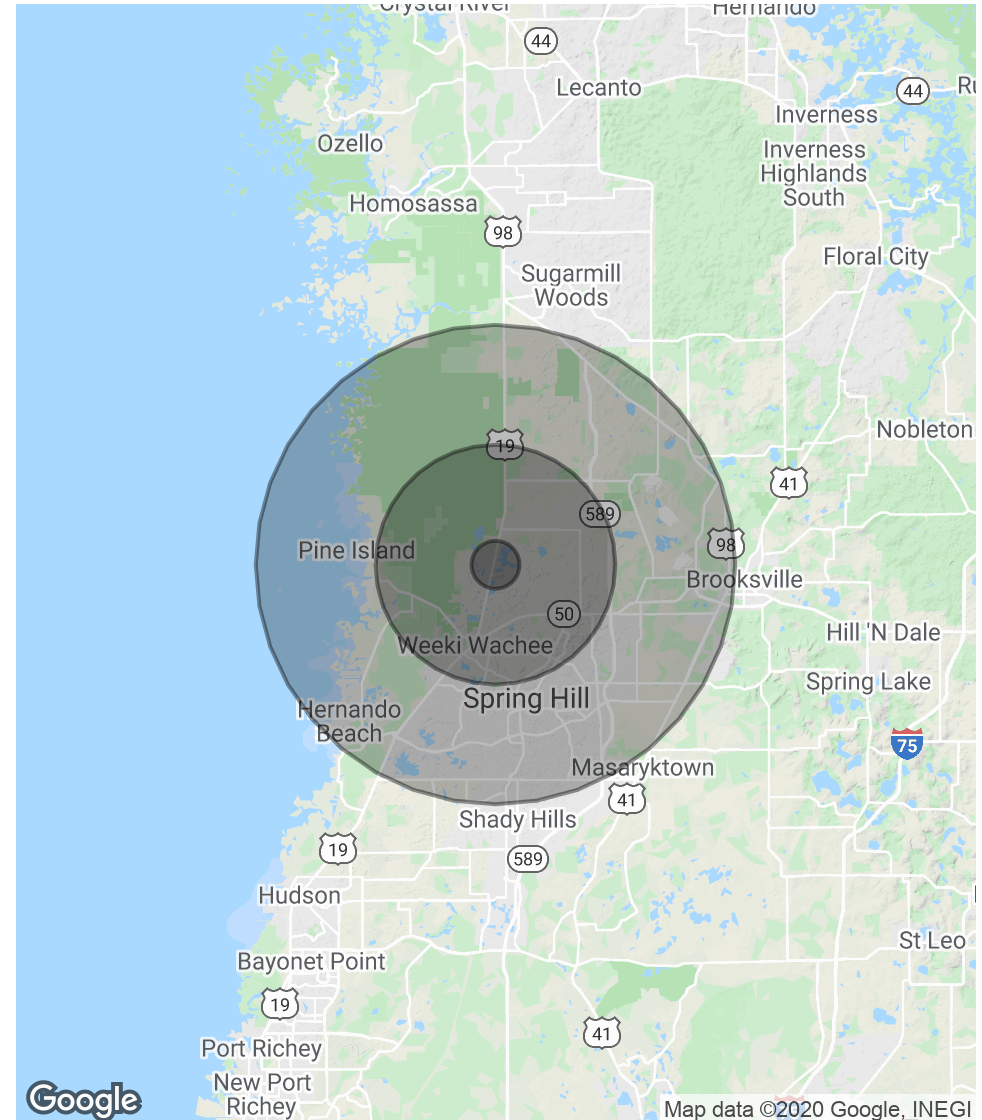
**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	897	40,048	152,884
Median age	47.3	48.0	47.4
Median age (Male)	47.5	46.7	46.7
Median age (Female)	47.1	49.7	48.3

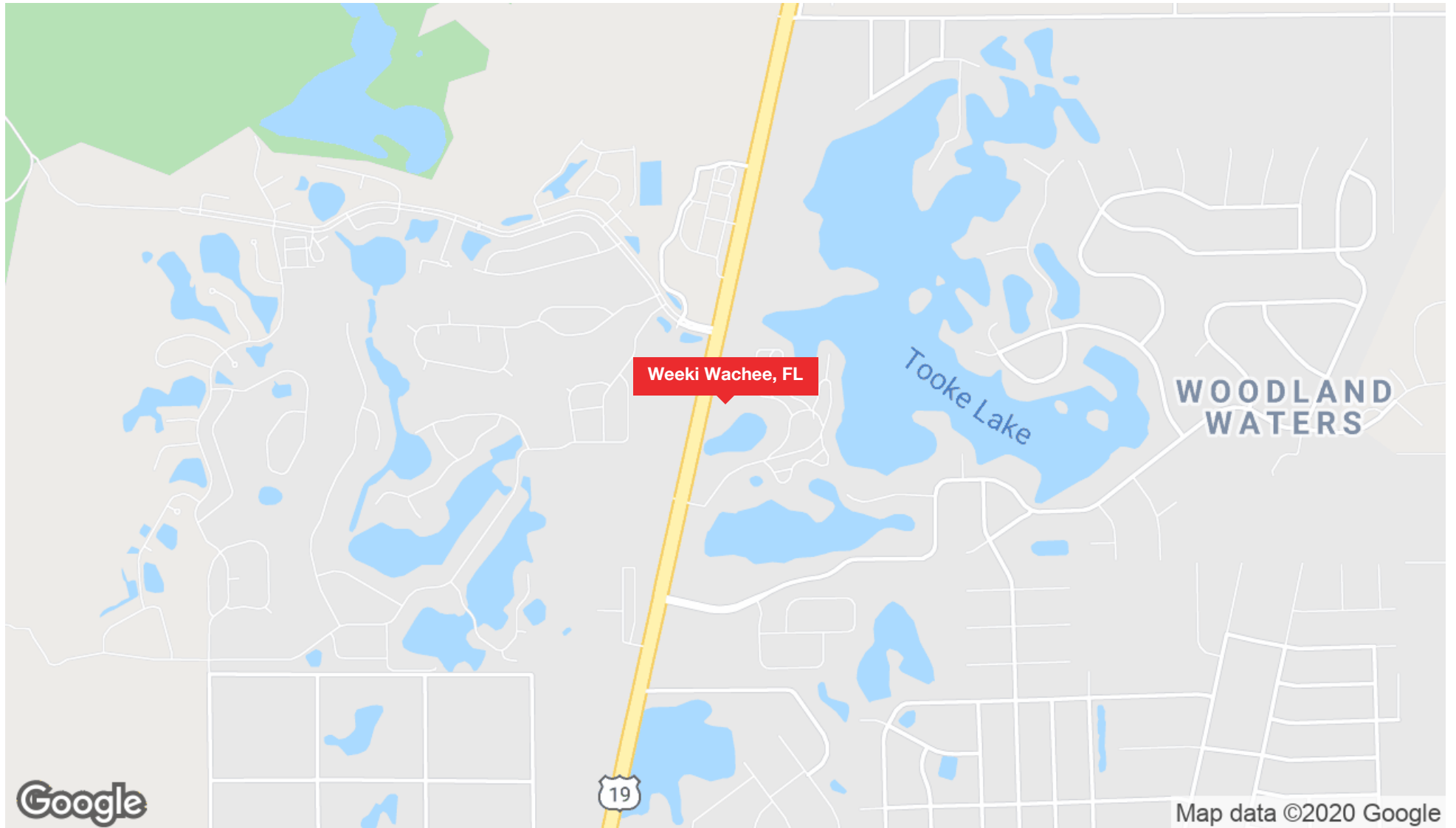
**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	344	16,159	63,290
# of persons per HH	2.6	2.5	2.4
Average HH income	\$52,606	\$49,465	\$53,092
Average house value	\$226,121	\$162,847	\$175,138

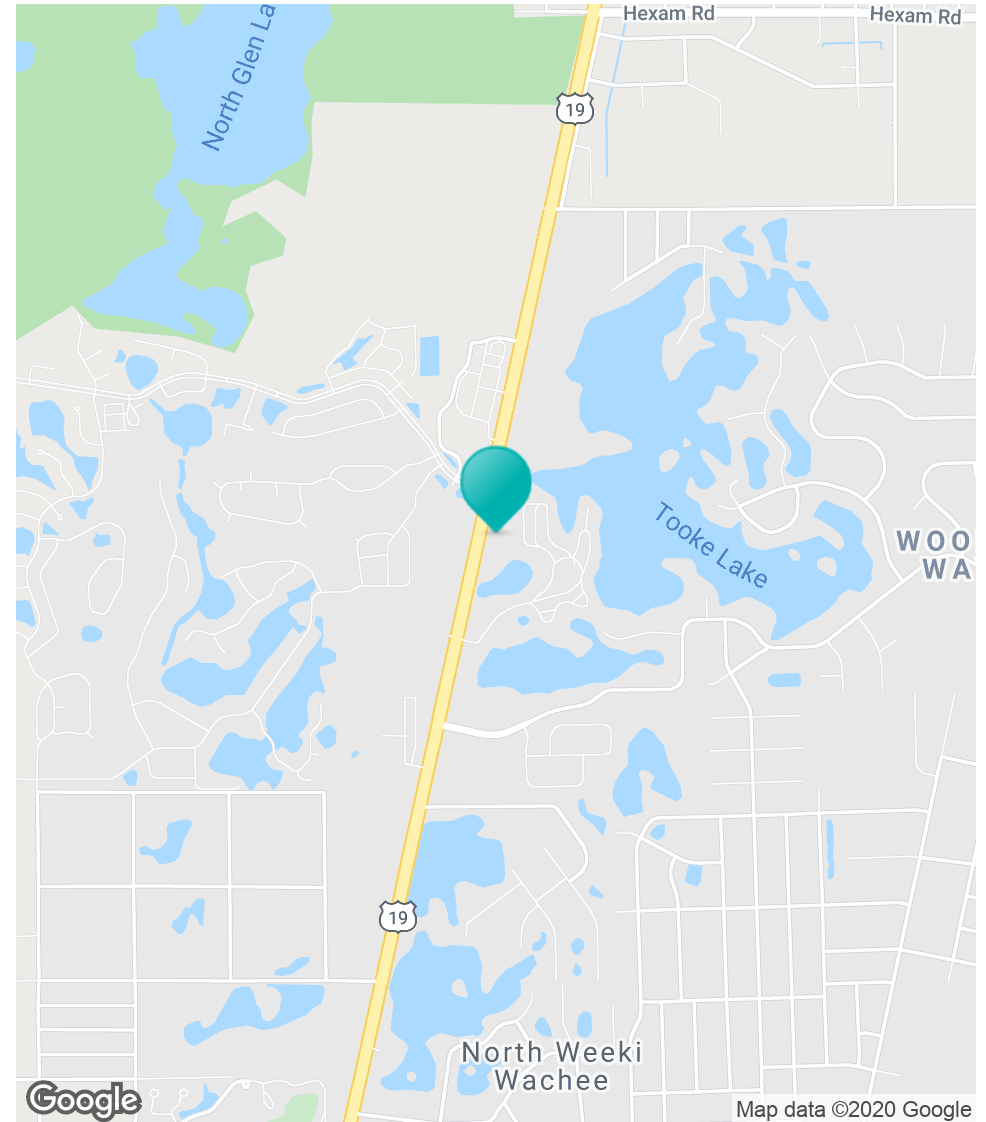
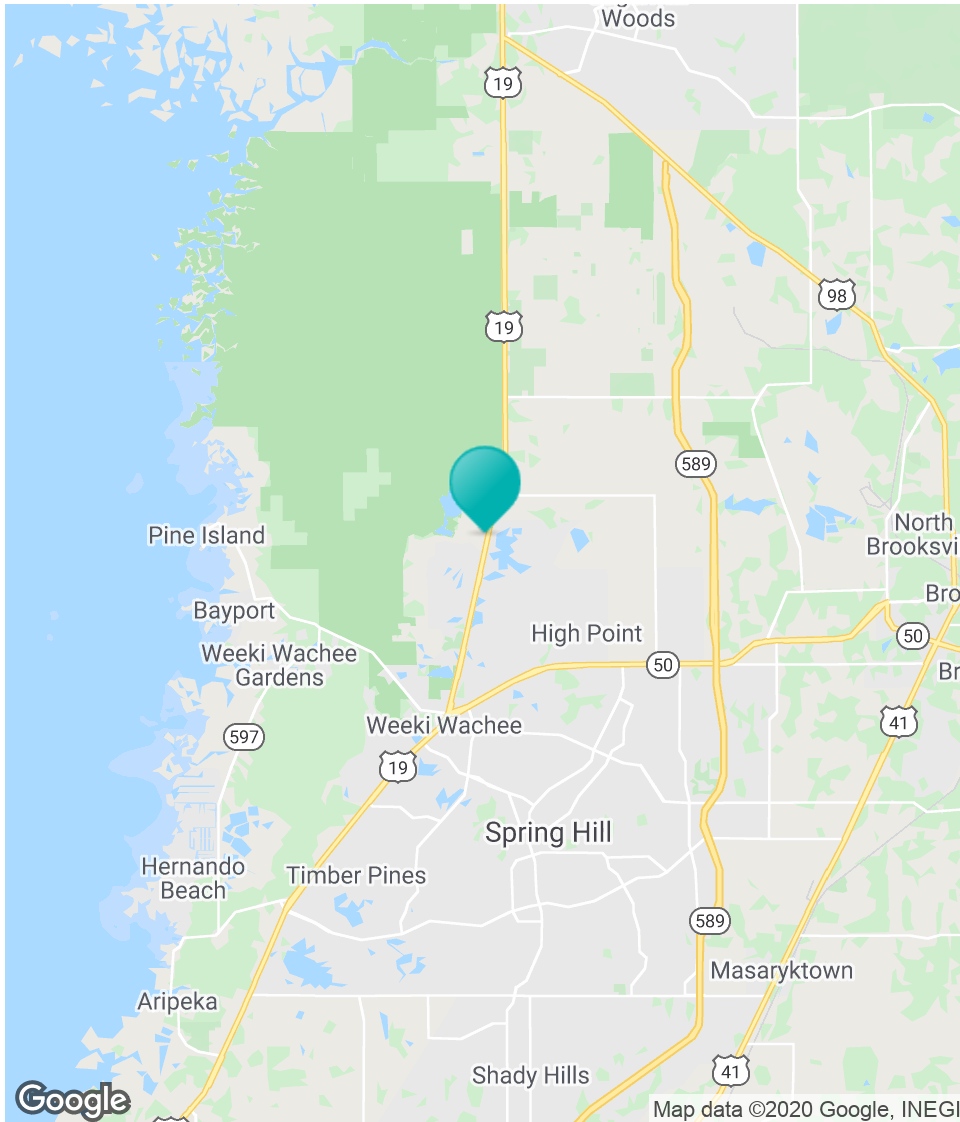
\* Demographic data derived from 2010 US Census











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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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