

County Line Road Parcel

Smitten Kitten Cat Spa and Acreage

13335 County Line Road, Spring Hill, FL 34609



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale



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- 4.7 acres on County Line Road
- 2,744 SF building – Smitten Kitten Cat Resort
- 330' + frontage; 19,500 daily traffic count
- 1 mile east of Suncoast Parkway
- Adjacent to new residential development
- In the path of CR578 widening project by FDOT
- Sale Price: \$800,000

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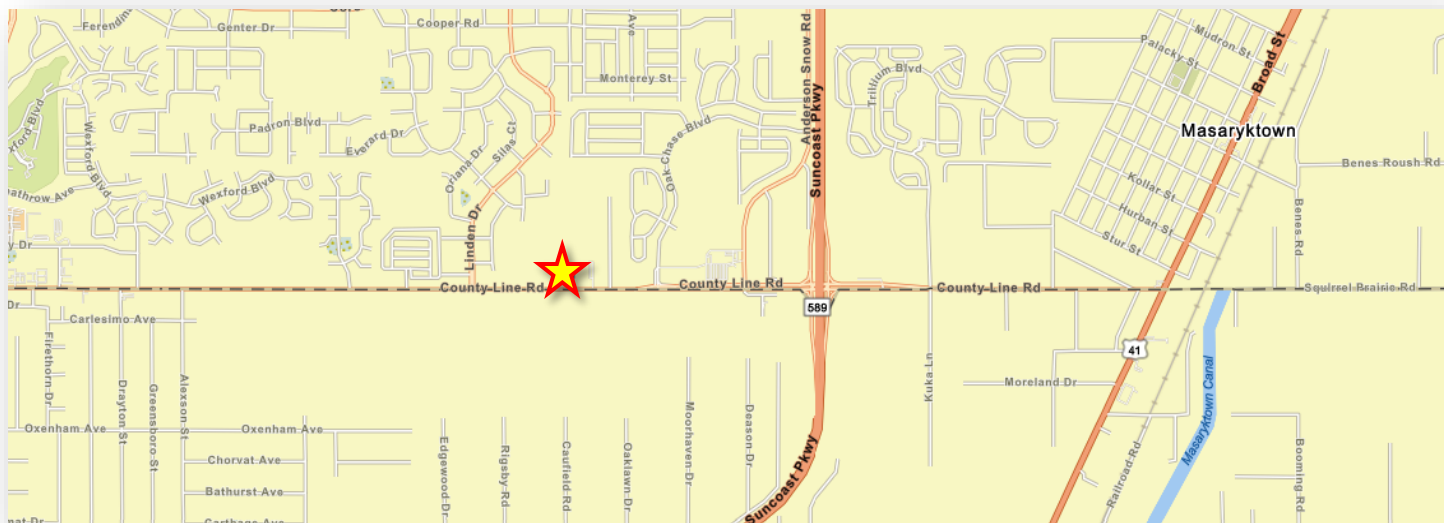


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Prime commercial location, high visibility, minutes from the Suncoast Pkwy. 4.70 acres with 330.5' frontage on CR578/County Line Road. The property is also accessible from a reverse frontage road connecting an approved community, Villages of Avalon West, to the existing Villages of Avalon and the Publix shopping plaza to the east. This commercial site is perfectly positioned to take advantage of the additional rooftops, traffic flow and complimentary commercial development currently underway.

Rezoned to General Commercial, October 2020. Eminent domain will take 85' (.64 acres) of south end of property and existing structure within the next 5 years. Owner will be compensated. 2,744 SF existing structure can be occupied or leased in the meantime. For additional information, including master plan and survey, contact agent.

AREA DEMOGRAPHICS (5 MILE RADIUS OF SUBJECT)

KEY FACTS

76,226
Population

2.6
Average Household Size

46.7
Median Age

\$52,550
Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,558
Apparel & Services

\$4,129
Groceries

\$115
Computers

\$4,732
Health Care

\$2,802
Eating Out

INCOME

\$52,550
Median Household Income

\$25,656
Per Capita Income

\$111,829
Median Net Worth

EMPLOYMENT

64%
White Collar

21%
Blue Collar

15%
Services

9.1%
Unemployment Rate

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