

# 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 Anytime Fitness, Firehouse Subs, Advance Auto Parts, DaVita Dialysis and Regions Bank
- Located at a busy, signalized intersection of Mariner Blvd and Northcliffe Blvd – 54,500 combined AADT
- Property upgrades include a new roof in 2014, new building paint in 2015 and updated sidewalk surfaces
- Parking lot resurfaced in 2017
- Shopping center total GLA: 97,812 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	10,013	59,425	119,069
2019 Estimated Households	4,008	23,700	50,275
<b>INCOME</b>			
2019 Est. Avg HH Income	\$58,234	\$60,157	\$59,188
<b>AGE</b>			
Median Age	39	43	47
<b>TRAFFIC COUNTS</b>			
Northcliffe Blvd	29,500 AADT		
Mariner Blvd	25,000 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	Great Rooms	6,127
4199	Nail Salon	975
4201	H&R Block	1,972
4205	Spring Hill Dry Cleaners	1,010
4207	Anytime Fitness	6,720
4211	Fantastic Sams	1,301
4211-B	Liquor Store	N/A
4221	Winn-Dixie	48,315

UNIT	TENANT	SF
4235	AVAILABLE	1,950
4241	AVAILABLE	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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