

PRIME RETAIL SPACE ADJACENT TO KOHL'S

Spring Hill, FL 34604 | 3201 Aerial Way | Spring Hill Drive & Aerial Way | #1293



- Jr. Anchor space available next to Kohl's
- Located at the SWQ of Spring Hill Drive and the Suncoast Parkway Interchange which allows the center to serve the eastern Spring Hill and Brooksville markets
- Shadow anchored by the only Target in the area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 TOTAL POPULATION	2,950	31,812	79,247	Spring Hill Drive	20,000 VPD
2018 DAYTIME POPULATION	4,733	26,758	68,658	Suncoast Parkway	16,800 VPD
2018 AVERAGE HH INCOME	74,707	71,708	63,958		
2018 MEDIAN HH INCOME	57,459	55,304	49,382		

AVAILABLE SF:
24,800 SF

FRONTAGE:
APPROX 98' 0"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

AREA ANCHORS



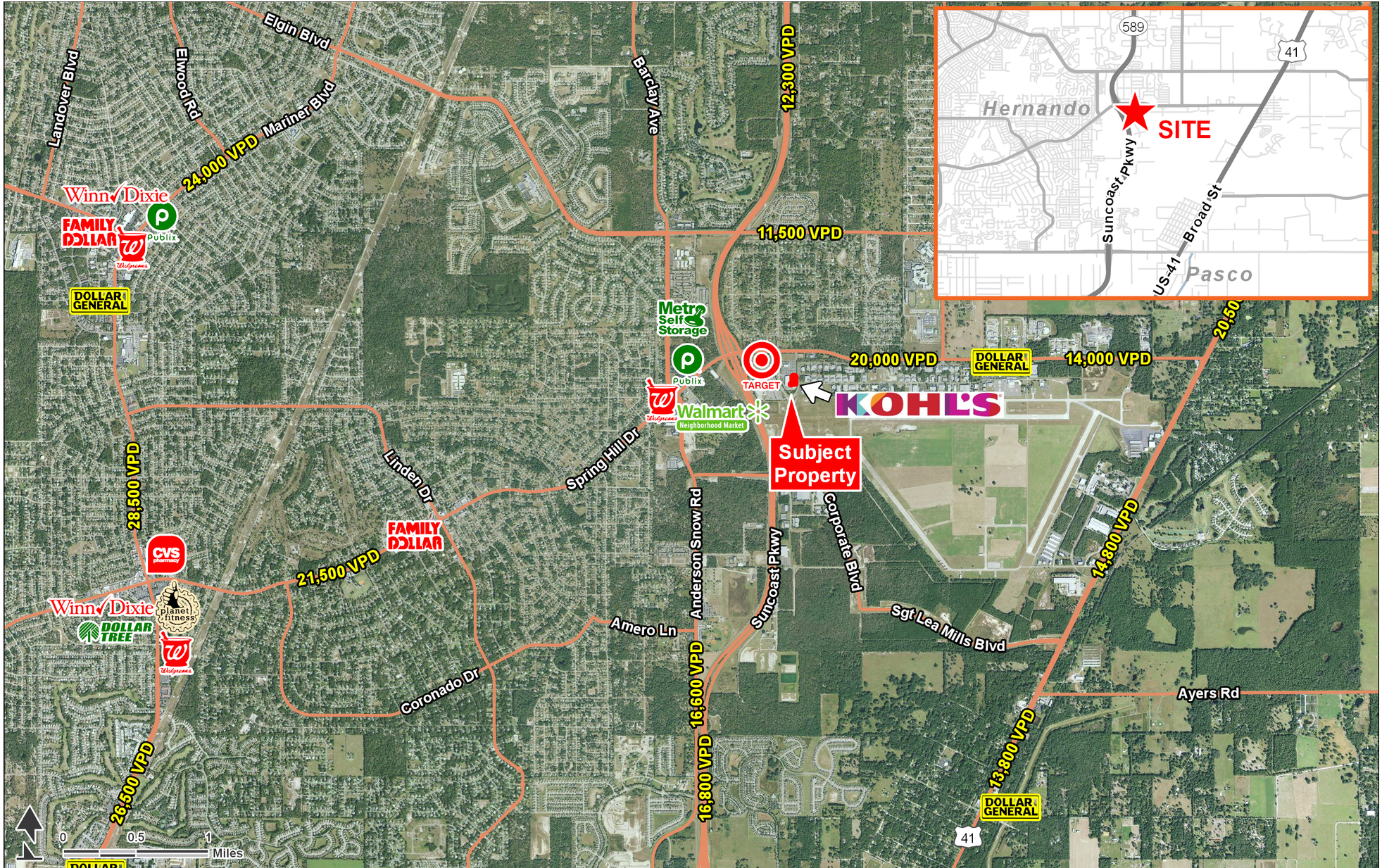
FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812
NATALIE PUCCINI • Natalie.Puccini@tscg.com • 863.354.8367

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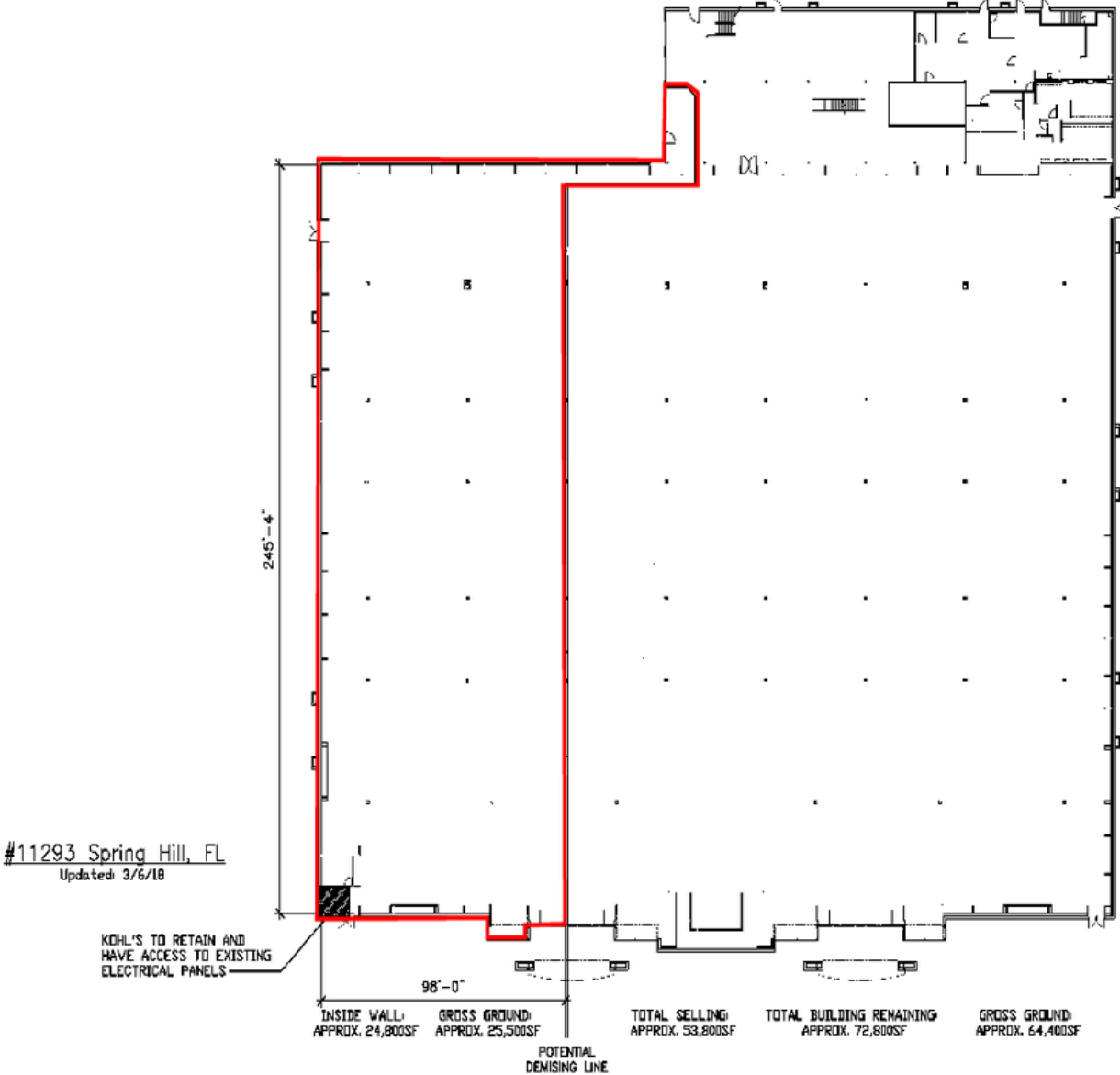
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