

HERNANDO WEST PLAZA

1338 – 1498 Pinehurst Dr | Spring Hill, FL 34606



PROPERTY HIGHLIGHTS:

- **PURCHASE PRICE: \$9,570,000**
- 110,367 SF shopping center for sale
- Anchored by Publix Super Market (45,723 SF) and Bealls Outlet (17,400 SF)
- Rare opportunity to acquire a Publix Super Market lease not subject to Right of First Refusal (ROFR)
- Center is 98.19% occupied
- 880' of frontage along US Hwy 19 (43,000 AADT)
- Property has access to two (2) traffic signals leading into the shopping center at US Hwy 19 & Spring Hill Dr and US Hwy 19 & Applegate Dr
- Publix Super Market reports strong sales

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2019 Estimated Population	30,851	62,503	112,543
2019 Estimated Households	14,387	27,889	48,763
INCOME			
2019 Est. Avg HH Income	\$55,097	\$57,215	\$58,655
AGE			
Median Age	52	50	49
DAYTIME DEMOS			
Number of Businesses	990	1,838	3,353
Number of Employees	7,367	12,807	22,788
Total Daytime Population	24,858	44,530	76,909
TRAFFIC COUNTS			
US Hwy 19 (N/S)	43,000 AADT		
Spring Hill Dr (E/W)	22,000 AADT		



FOR SALE INFORMATION:

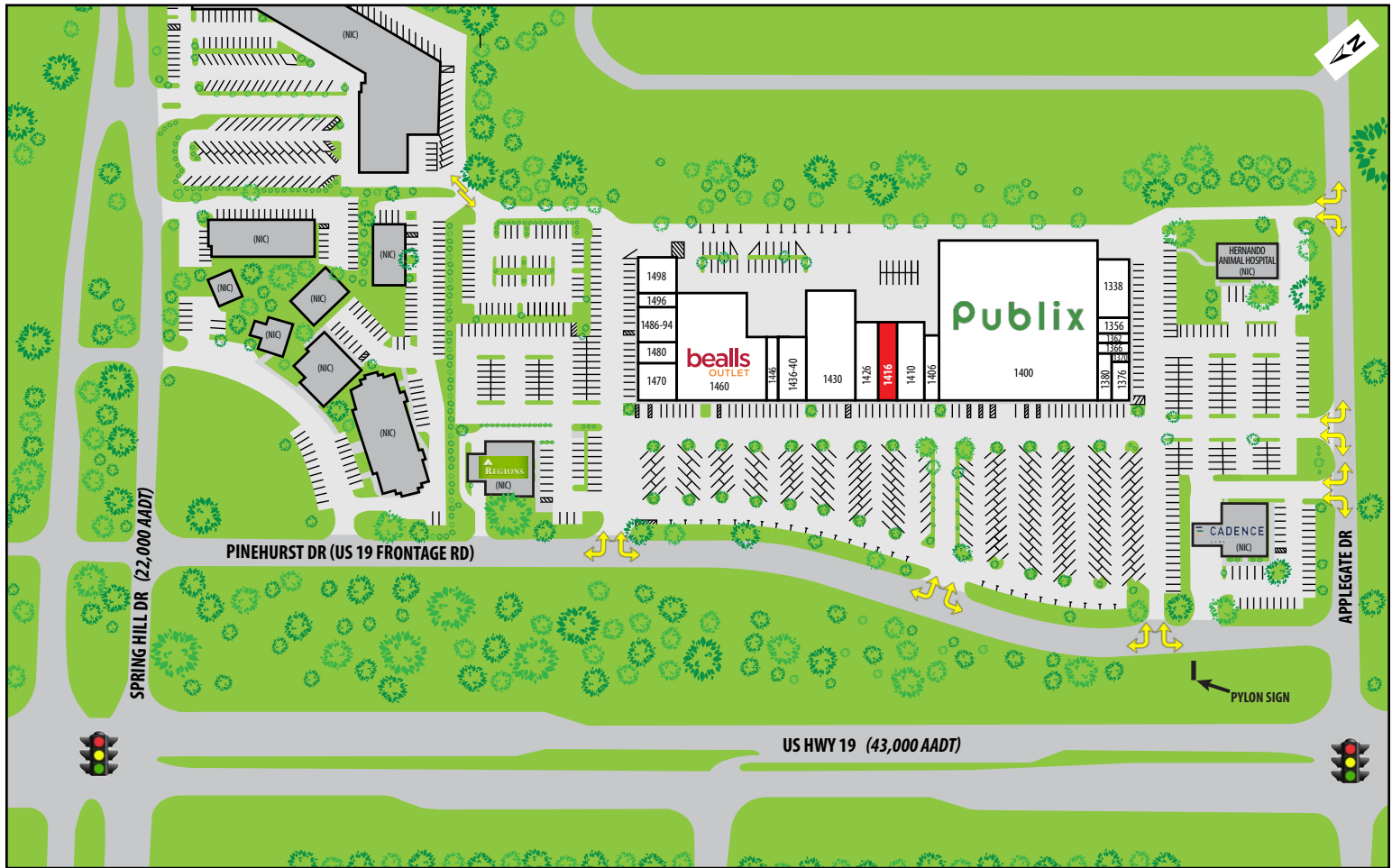
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UNIT	TENANT	SF
1338-50	PJ's Gym & Fitness	4,000
1356-62	Hair Salon	1,750
1366	Miracle Ear	750
1370	Spring Hill Barber Shop	507
1376	Breakfast & Lunch Nook	1,500
1380	Optical Office	1,240
1400	Publix Super Market	45,723
1406	Smile Design Dental	2,000
1410-12	AAA Auto Club	5,000
1416	AVAILABLE	2,000

UNIT	TENANT	SF
1426	Liquor Outlet	3,000
1430	Sheriffs Ranches Thrift Store	10,800
1436	Mattress Avenue	2,000
1440	Mattress Avenue	1,200
1446	China One	1,200
1460	Bealls Outlet	17,400
1470	Little Caesar's Pizza	2,500
1480-94	Beauty School	4,000
1496	Nails & Beautee	1,000
1498	Washing Well	2,797

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