



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

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Shopping Center for Lease in Spring Hill



3077 Anderson Snow Road, Spring Hill, FL 34609

For Lease:

- Four Units Available for Lease:
 - Unit 3061: 1,040± SF of Retail Space Available
 - Unit 3065: 1,100± SF of Retail Space Available
 - Unit 3085: 2,080± SF of Retail Space Available
 - Unit 3071: 1,044± SF of Restaurant Space Available
- Zoned C-1
- Updated, Well-Maintained Building
- Great Traffic Counts:
 - 16,000 ADT on Anderson Snow Road
 - 26,092 ADT on Spring Hill Road
- Great Visibility and Pylon Signage
- For Lease: \$12/PSF NNN



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	1 mile	3 miles	5 miles
Population			
2000 Population	2,603	19,580	51,537
2010 Population	5,260	33,616	78,109
2016 Population	5,509	35,925	82,051
Average Household Income			
2016 Average Household Income	\$66,562	\$64,516	\$57,981
2021 Average Household Income	\$74,299	\$72,294	\$64,346
2016-2021 Annual Rate	2.22%	2.30%	2.11%



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