

# Forest Oaks

7205-7285 Forest Oaks Blvd, Spring Hill, FL 34606



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 750 SF up to 12,040 SF Available
- Endcap Space Available
- Join Great Tenants such as Subway, BBVA Compass Bank, Direct General Insurance, and Jazzercise!
- Easy Access from US Hwy 19, The Main North/South Roadway in Spring Hill
- Plentiful Parking
- 10,000+ Vehicles Per Day on Forest Oaks Blvd and 40,500+ Vehicles Per Day on US Hwy 19
- Located in the Rapidly Growing Tampa MSA

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	750 - 12,040 SF
Lot Size:	4.55 Acres
Building Size:	38,432 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,745	14,066	34,233
Total Population	3,942	31,225	80,045
Average HH Income	\$44,807	\$50,228	\$50,006

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Orlando, FL 32819  
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## PROPERTY PHOTOS



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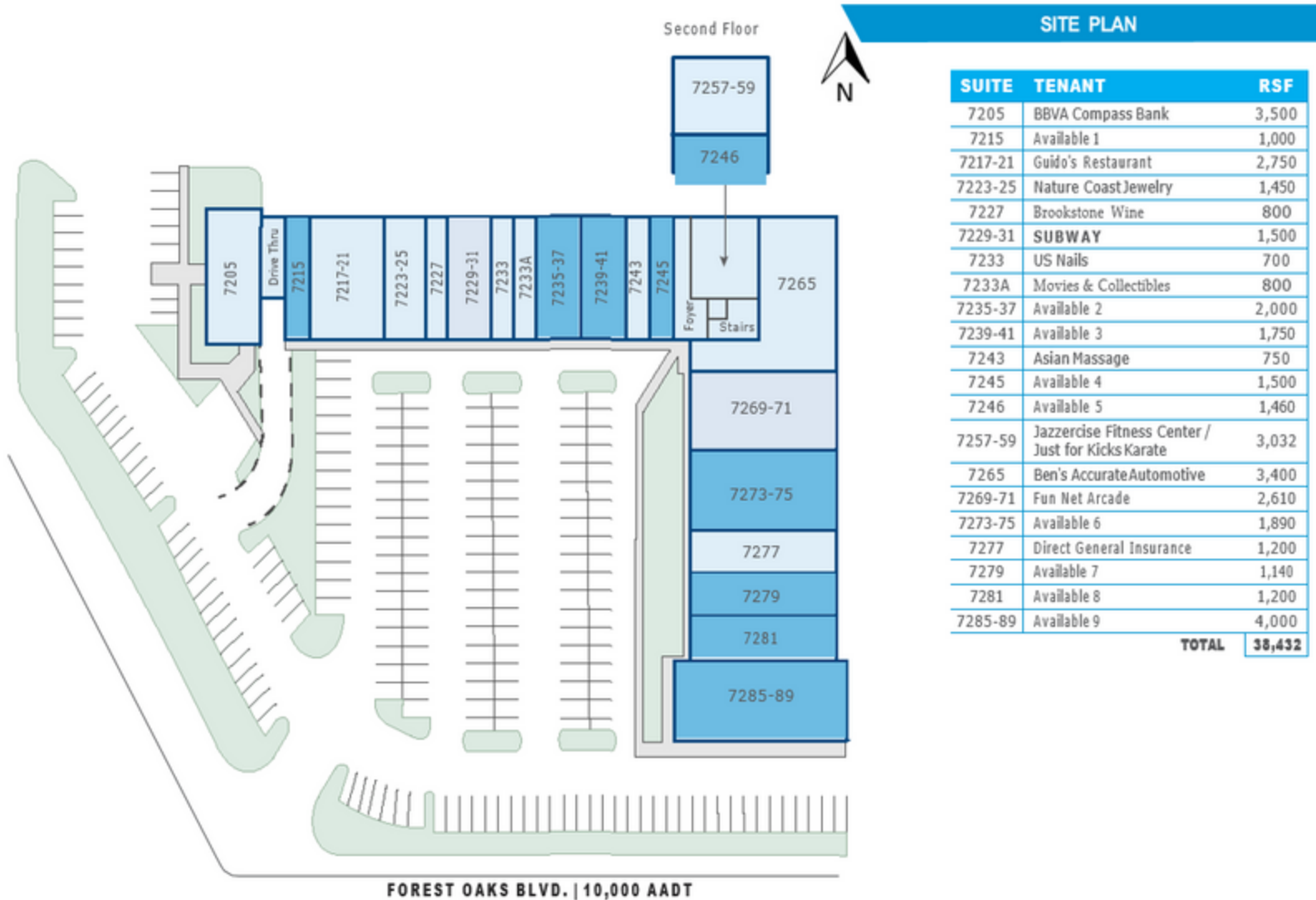
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## SITE PLAN



SITE PLAN		
SUITE	TENANT	RSF
7205	BBVA Compass Bank	3,500
7215	Available 1	1,000
7217-21	Guido's Restaurant	2,750
7223-25	Nature Coast Jewelry	1,450
7227	Brookstone Wine	800
7229-31	<b>SUBWAY</b>	1,500
7233	US Nails	700
7233A	Movies & Collectibles	800
7235-37	Available 2	2,000
7239-41	Available 3	1,750
7243	Asian Massage	750
7245	Available 4	1,500
7246	Available 5	1,460
7257-59	Jazzercise Fitness Center / Just for Kicks Karate	3,032
7265	Ben's Accurate Automotive	3,400
7269-71	Fun Net Arcade	2,610
7273-75	Available 6	1,890
7277	Direct General Insurance	1,200
7279	Available 7	1,140
7281	Available 8	1,200
7285-89	Available 9	4,000
<b>TOTAL</b>		<b>38,432</b>

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## RETAILER MAP



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey

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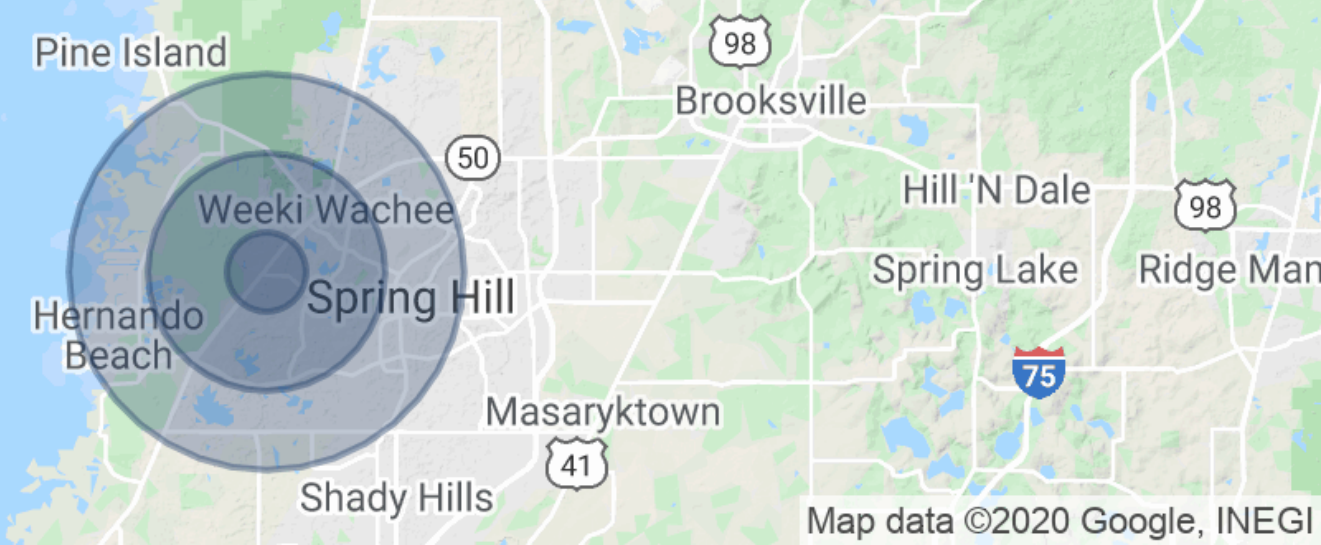
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## DEMOGRAPHICS MAP & REPORT



Map data ©2020 Google, INEGI

### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,942	31,225	80,045
Median age	49.9	52.0	47.6
Median age (Male)	44.9	51.1	46.4
Median age (Female)	54.0	52.9	49.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,745	14,066	34,233
# of persons per HH	2.3	2.2	2.3
Average HH income	\$44,807	\$50,228	\$50,006
Average house value	\$125,725	\$161,483	\$165,994

\* Demographic data derived from 2010 US Census

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