

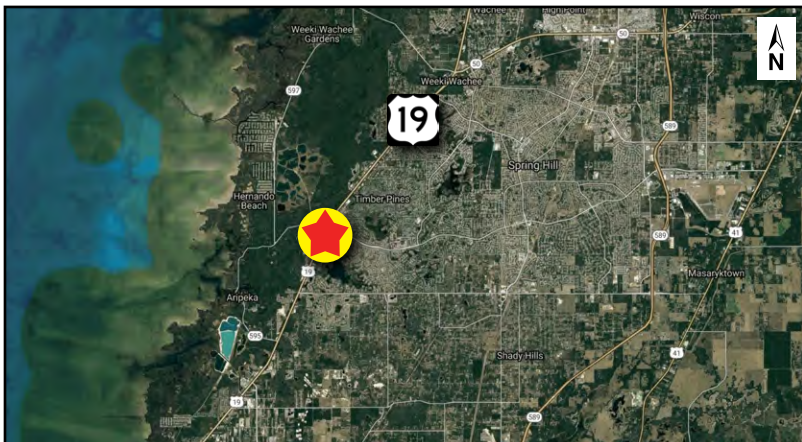
HERNANDO WEST PLAZA

1338 – 1498 Pinehurst Dr | Spring Hill, FL 34606



PROPERTY HIGHLIGHTS:

- Anchored by Publix Super Market and Bealls Outlet
- Located on US Hwy 19 across from Regional Center
- Strong tenant mix
- Located in dense retail area
- Pylon signage available
- Ample parking



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2017 Estimated Population	3,166	29,619	60,073
2017 Estimated Households	1,439	13,939	27,019
INCOME			
2017 Est. Avg HH Income	\$44,182	\$52,740	\$52,451
AGE			
Median Age	49	53	51
DAYTIME DEMOS			
Number of Businesses	286	875	1,643
Number of Employees	2,864	7,409	12,282
Total Daytime Population	4,608	25,181	44,329
TRAFFIC COUNTS			
US Hwy 19 (N/S)	43,000 AADT		
Spring Hill Dr (E/W)	20,500 AADT		



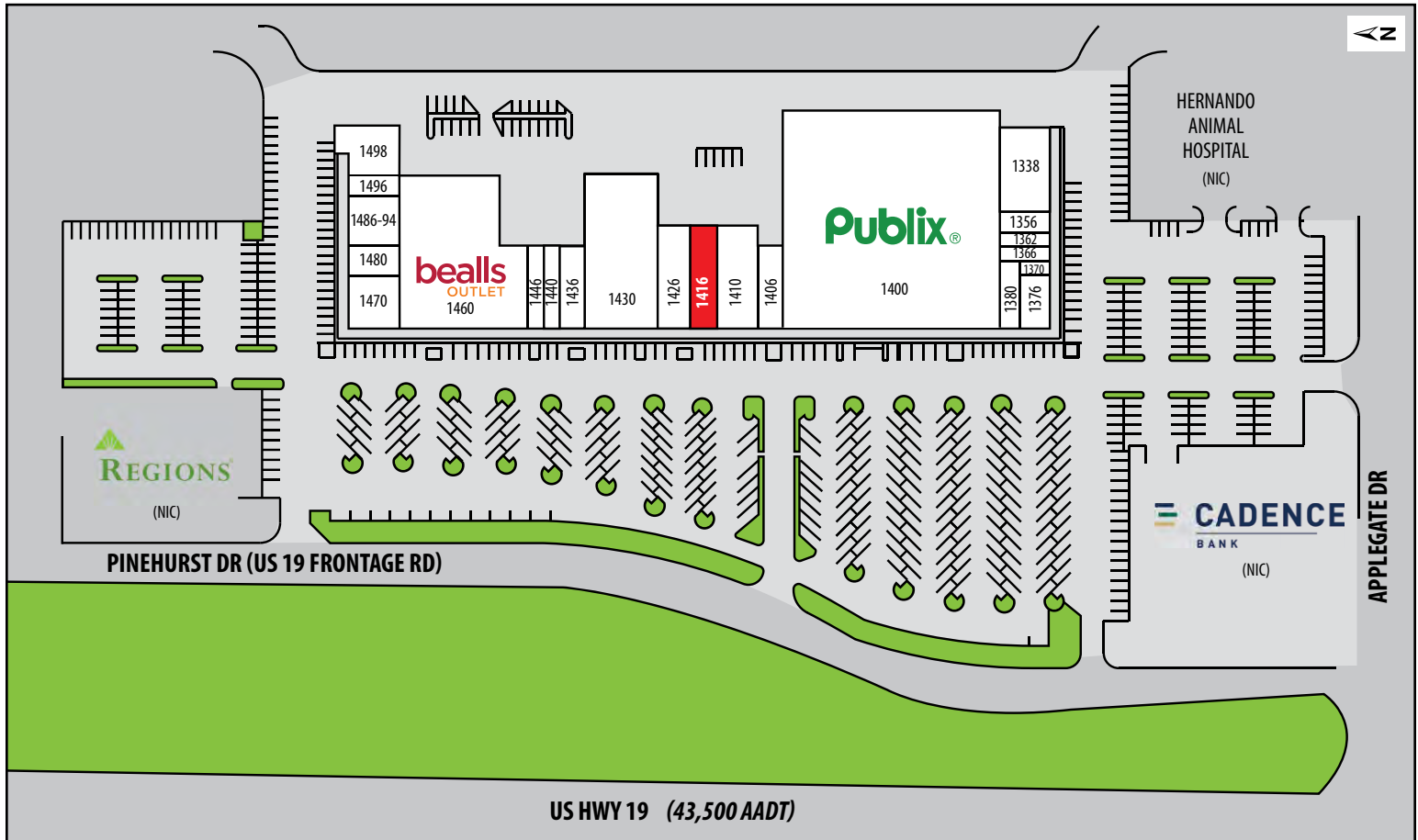
FOR LEASING INFORMATION:

Kerri Atkins
813.960.8154 x264
katkins@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

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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	Barber	507
1376	Restaurant	1,500
1380	Optical Office	1,240
1400	Publix Supermarket	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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