1251 Commercial Way, Spring Hill, FL 34606





OFFERING SUMMARY

SALE PRICE:	\$1,950,000
NOI:	\$232,435
CAP RATE:	8.30%
BUILDING SIZE:	9,590 SF
ZONING:	PDP, C-1, GC
FRONTAGE:	281' on US-19
TRAFFIC:	46,000 AADT
POWER:	Three-Phase

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

KW Commercial is pleased to present for sale this immaculately maintained, C-Span constructed showroom and light manufacturing facility in a quickly growing area of Spring Hill, Florida. The building is currently home to Create More Space, the area's preeminent custom storage, office, and Murphy bed designer, manufacturer and installer. With 9,590sf, C-Span construction, 1.73ac, and 326' of frontage on US-19 with 46,000AADT, this building has a wide variety of potential uses based on the C-1 zoning.

This is the perfect opportunity for an owner/user or an investor to acquire a turnkey business and capitalize on this incredible location and lucrative growth opportunity. As an out-parcel of Nature Way Commons-a local PDP anchored by Walmart, BestBuy, and Ross and other national tenants-the parcel is perfectly located on Commercial Way (US-19) with 46,000 AADT according to FDOT records. The property is located near several established and developing housing communities as well as shopping, dining, entertainment and other amenities. The building and equipment are impeccably maintained with only one (1) owner since construction in 2000.

The business, Create More Space is also available separately. For the right buyer, the seller will consider training to help the new owner to acclimate and grow the business.

The parcel is currently in the process of being divided through Hernando County. It is expected, per the county and engineers involved, that the division will result in the North portion of 0.92ac MOL of developable land and the South portion of 0.81ac MOL with the pre-existing 9,590sf building. The seller has provided all information above and deems this to be accurate.

PROPERTY HIGHLIGHTS

- High visibility corner off US-19
- Turnkey business with upside potential

KW COMMERCIAL

5020 W Linebaugh Ave, Ste. 100 Tampa, FL 33624

COACH COOK

Agent 0: 813.319.6461 C: 727.432.8068 coach@coachcookteam.com

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BUSINESS OPPORTUNITY FOR SALE

COMMERCIAL RETAILING INVESTMENT AND BUSINESS

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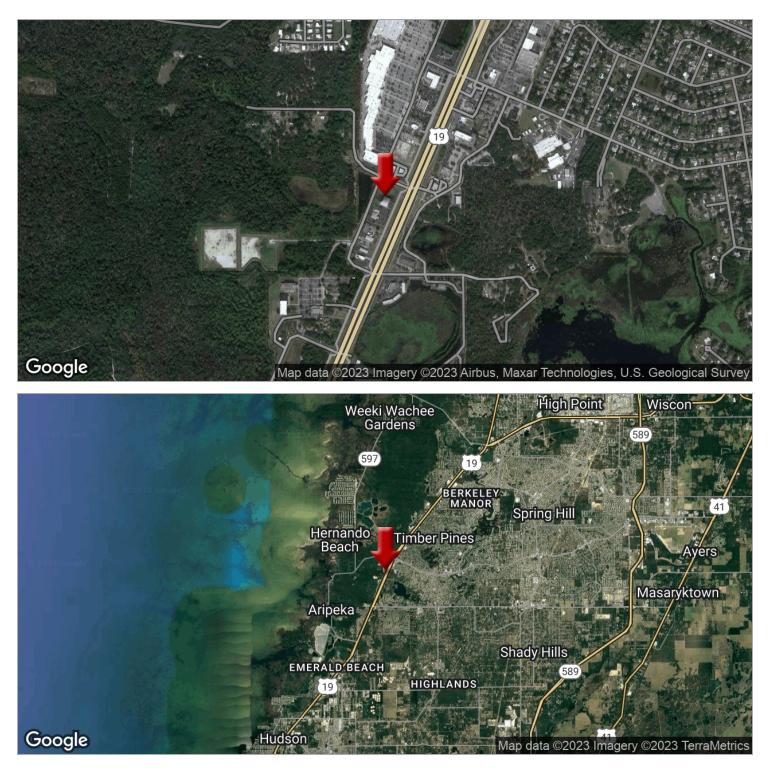
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	589	Bushnell 27
	Brooksville	50 - 33
	Hudson 589	Dade City
Coogle	New Port Richey Land O' Lakes 54 Wesley Ch	Zephyrhills

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,093	52,449	189,491
Median age	40.8	50.7	48.2
Median age (male)	39.1	49.9	47.7
Median age (Female)	42.2	51.4	49.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,290	23,310	79,447
# of persons per HH	2.4	2.3	2.4
Average HH income	\$47,871	\$50,920	\$51,395
Average house value	\$139,148	\$166,637	\$173,522

* Demographic data derived from 2020 ACS - US Census

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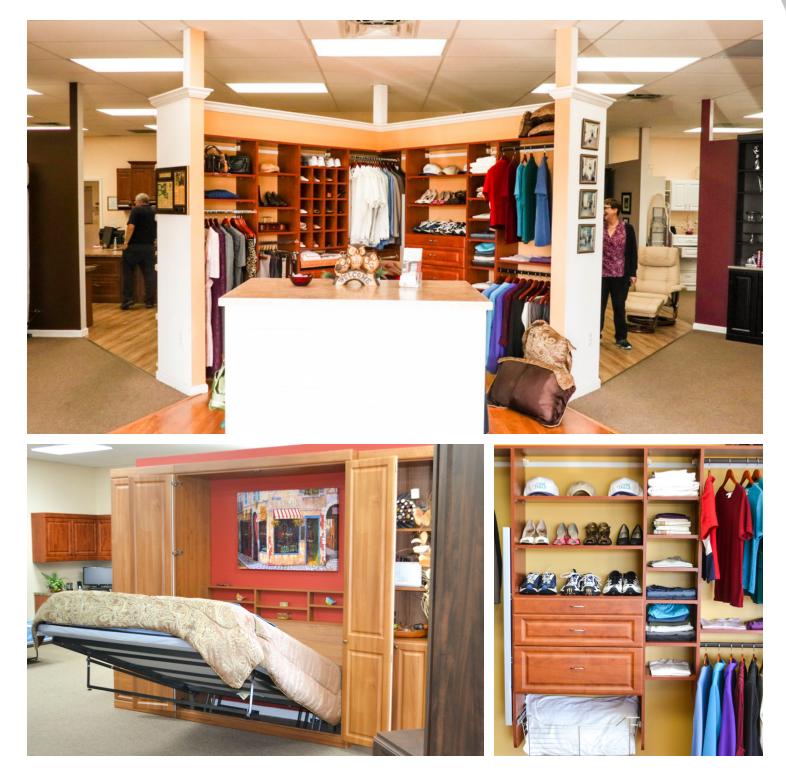
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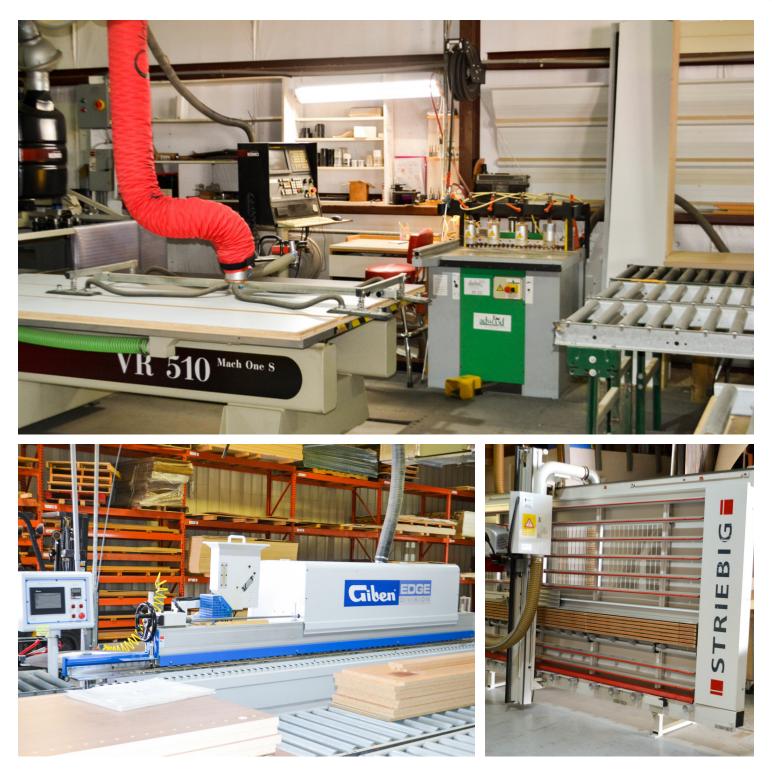
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Confidentiality & Disclaimer

SPRING HILL, FL

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with a attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tampa, FL in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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To: Keller Williams Tampa Properties: 5020 West Linebaugh Ave Suite 100 Tamp, FL 33624

Attention: The Coach Cook Team Phone: (727) 410-2896 Fax: (813) 319-6323

The undersigned principal and principal's broker, if applicable (collectively, the "Principal") has been advised that the Coach Cook (James L. Cook) & Douglas J. O'Donnell/The Coach Cook Team/ Advanced Property Resources Inc./ KW Commercial Tampa Properties dba GN Enterprises LLC ("CCT") has been retained on an exclusive basis by <u>Owner of Record - Roy A. Newman Trust</u> (the "Owner") with respect to the offering for SALE of <u>1251 Commercial Way, Spring Hill, FL 34606</u> (the "Property"). On behalf of the Owner, CCT may make an "Offering Memorandum" available to Principal upon execution of this Confidentiality Agreement (the "Agreement"). The Offering Memorandum is intended solely for Principal's own limited use in considering whether or not to pursue negotiations to acquire the Property. This is not an agreement to sell the Property, nor an offer of sale.

The Offering Memorandum has been prepared by CCT primarily from information supplied by the Owner or the Owner's agents or representatives. It does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither CCT nor the Owner make any representation or warranty, express or implied, as to the adequacy, accuracy or completeness of the Offering Memorandum, and no legal liability is assumed or to be implied with respect thereto.

Principal agrees that the Offering Memorandum provided is confidential, that Principal will hold and treat it in the strictest of confidence, and that Principal will not disclose or permit to anyone else to disclose the information to any person, firm or entity without prior written authorization of the Owner or CCT. The Principal agrees that if it, or its Representatives commits a breach of any of the provisions of this Agreement, the Owner or CCT shall have the right and remedy to institute proceedings to obtain immediate injunctive relief including damages to Owner or CCT for any breach hereof.

Owner expressly reserves the right in its sole discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with the Principal or any other party at any time with or without prior notice. Principal hereby agrees to return the original of the requested documentation to CCT within five days of demand by Owner or CCT. Neither Principal, nor any party to which Principal may have provided such Offering Memorandum or any portion thereof, shall make or retain any copies thereof. If in agreement with the foregoing, please return one original signed copy of this Agreement to CCT per name and address shown above.

	ED AND AGREED THIS DAY, 20	ACCEPTED AND AGREED THIS DAY OF, 20
By:	PRINCIPAL	By: Principal's BROKER (if applicable)
Name: Title: Company: Address:		Name:
Phone: Fax: Email:		Phone: Fax: Email: