



## RETAIL PROPERTY FOR SALE

**TWO BUILDINGS ON 1.40 ACRES ZONED C1**

15525 Shady Hills Road, Spring Hill, FL 34610

SALE BROCHURE • AUGUST 12, 2023

**Swapna Shah**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$795,000
Cap Rate:	5.8%
NOI:	\$46,100
Lot Size:	1.4 Acres
Year Built:	1985
Building Size:	2,039 SF
Zoning:	C1
Price / SF:	\$389.90

### PROPERTY OVERVIEW

Two Buildings for sale (store/restaurant and mobile home) on 1.40 ACRES! Zoned C1, and perfect location for retail uses. Restaurant with Indoor and outdoor seating. 72,040 SF Restaurant includes 1,000 SF Porch. Only restaurant on the street. Included in sale is Mobile Home. Plenty of parking.

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- C1 zoning allows many uses.
- 2 Buildings for sale
- 72,040 SF Restaurant/Retail includes 1,000 SF Porch
- Mobile Home
- Restaurant with Indoor and outdoor seating
- Only restaurant on the street
- Plenty of parking



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## **PROPERTY DESCRIPTION**

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### **LOCATION DESCRIPTION**

72,040 SF Restaurant includes 1,000 SF Porch in Spring Hill, Florida

From Mariner Blvd and Spring Hill head south and cross over County Line Road property on right.

### **EXTERIOR DESCRIPTION**

Concrete or Cinder Block

### **INTERIOR DESCRIPTION**

Store has Plywood Panel and Manufacture Home has Drywall



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**ADDITIONAL PHOTOS**



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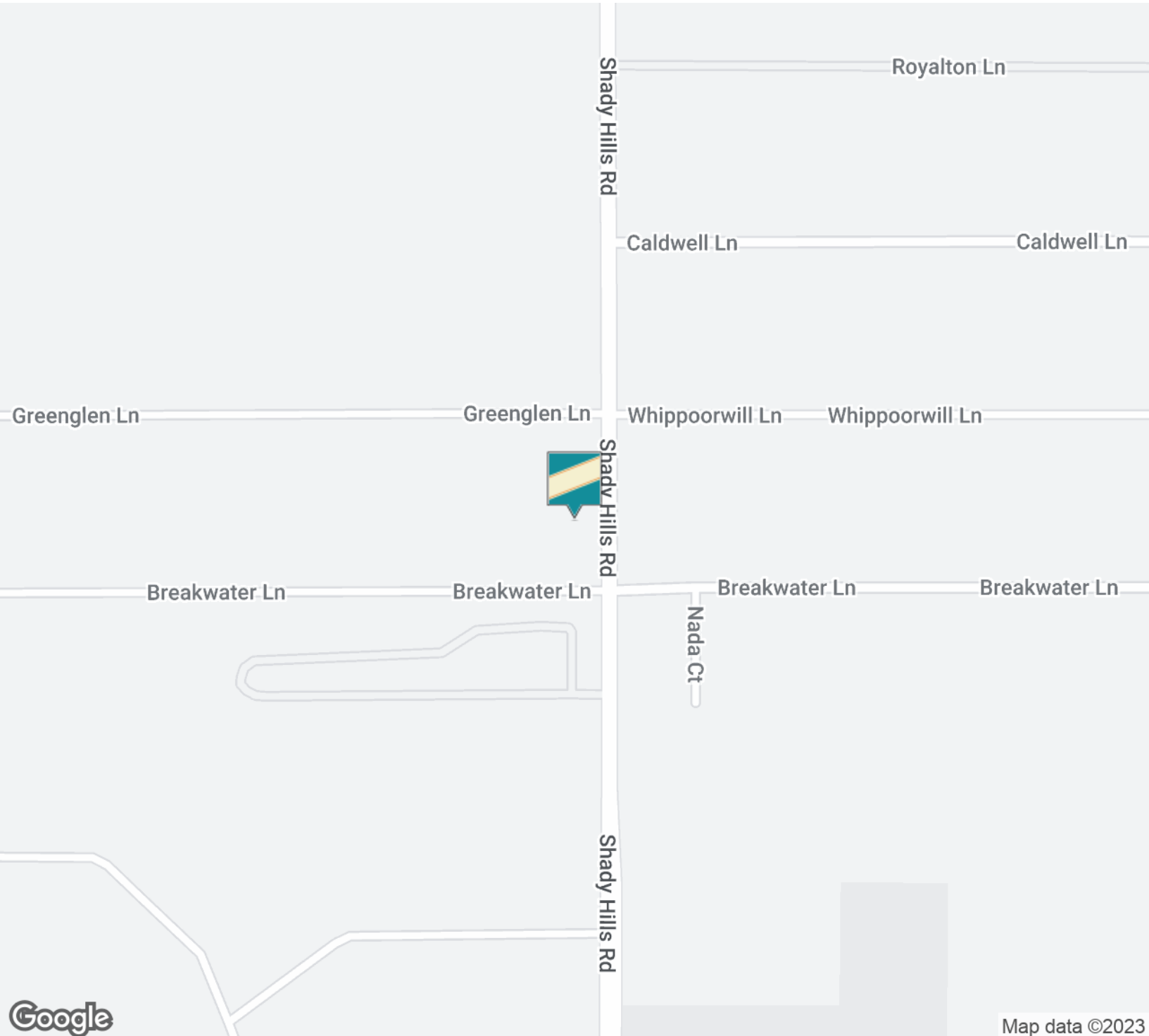
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## LOCATION MAPS



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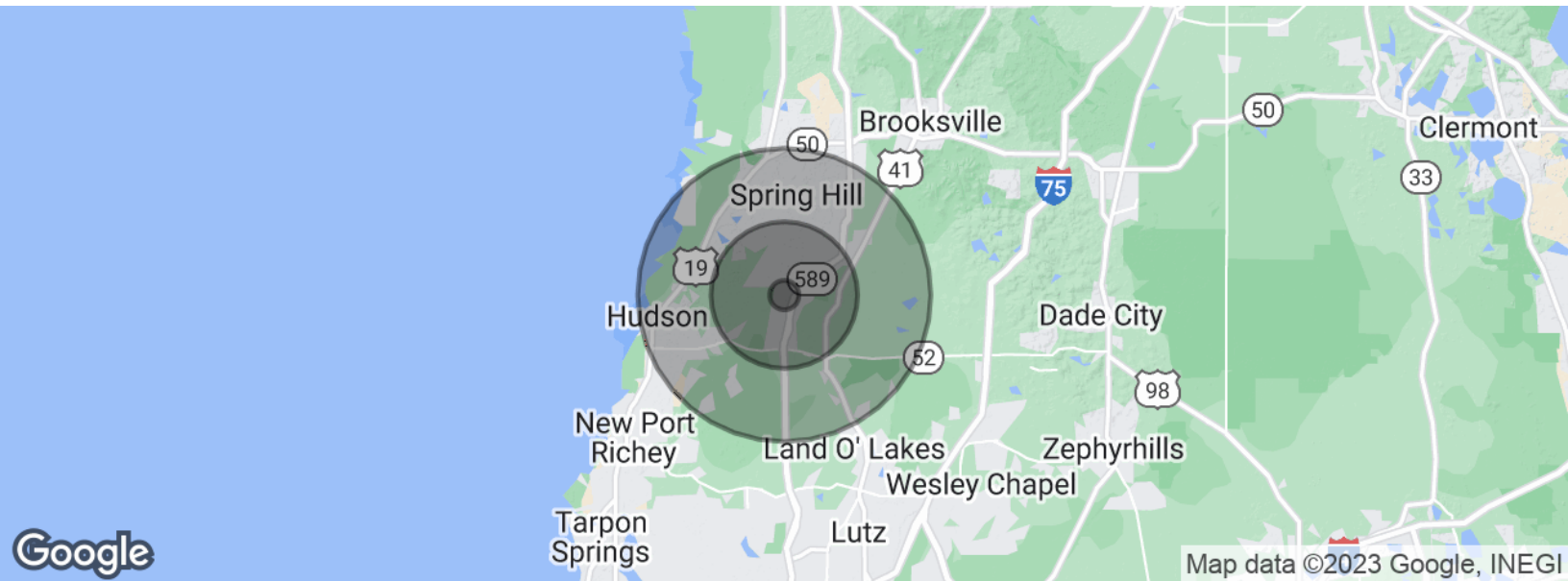
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,035	36,991	203,294
Median age	41.7	47.9	46.9
Median age (Male)	42.1	47.9	46.5
Median age (Female)	42.0	48.0	47.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	378	14,934	83,121
# of persons per HH	2.7	2.5	2.4
Average HH income	\$55,971	\$54,123	\$54,037
Average house value	\$171,230	\$184,800	\$181,919

\* Demographic data derived from 2020 ACS - US Census

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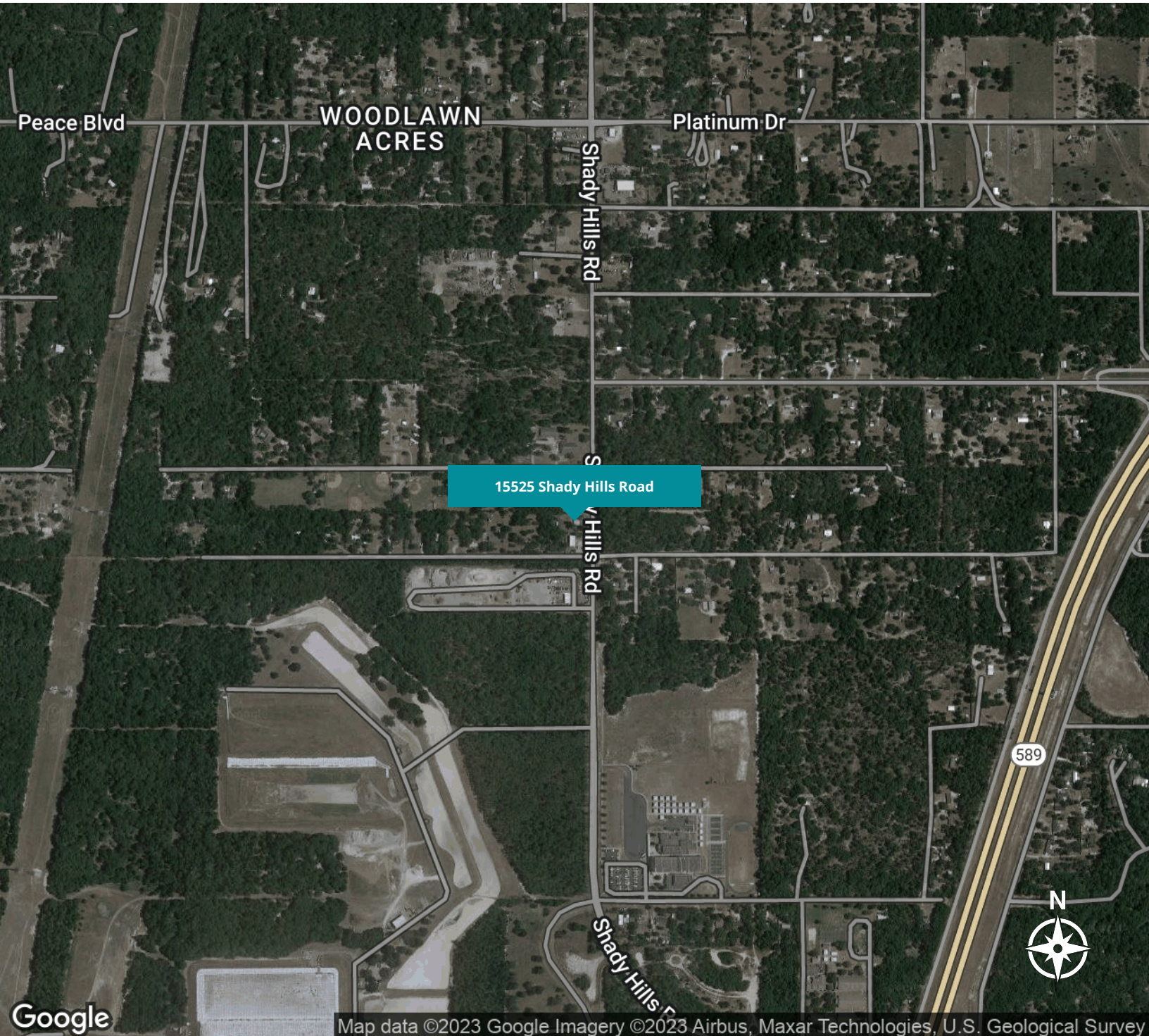




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**AERIAL MAPS**



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## ADVISOR BIO & CONTACT 1

### SWAPNA SHAH

Associate



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### PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels  
Office/Medical  
Investment Properties  
Convenience stores/Gas Stations  
1031 Exchanges  
Land

### EDUCATION

Swapna has a degree in Business Administration.

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