



**COLDWELL  
BANKER  
COMMERCIAL**

COLDWELL BANKER  
COMMERCIAL REALTY

## RE-DEVELOPMENT/RE-PURPOSE OPPORTUNITY ON COMMERCIAL WAY/US 19

3383 Commercial Way  
Spring Hill, FL 34606

### AVAILABLE SPACE

6,365 SF  
2 Acres

### ASKING PRICE

\$1,600,000

### AREA

Property is located on the southwest corner of Commercial Way/US19 and Toucan Trail approximately 1.5 miles north of Spring Hill Dr.



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# FOR SALE

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### RETAIL RESTAURANT RE-DEVELOPMENT

Garrick Sims  
813 474 8505  
garrick.sims@cbcncrt.com

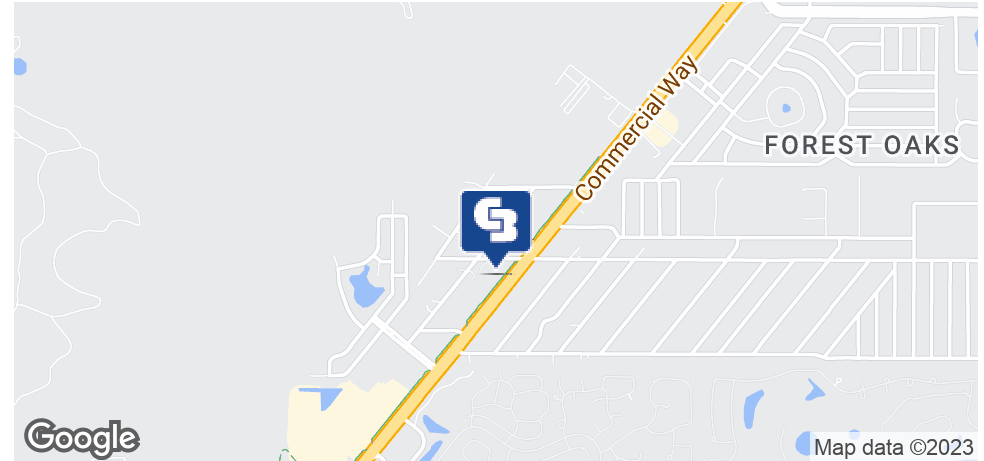
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500 N West Shore Blvd Ste 850, Tampa, FL 33609  
813.962.0631



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3383 Commercial Way, Spring Hill, FL 34606

SALE



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Available SF:	
Lot Size:	2.0 Acres
Building Size:	6,365 SF
Zoning:	C2
Market:	Tampa/St Petersburg
Submarket:	Hernando County
Price / SF:	\$251.37

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## PROPERTY OVERVIEW

Located at the corner of Commercial Way and Toucan Trail, this turnkey restaurant has over 300ft of frontage along one of Hernando Counties most visible intersections. Sitting on 2 acres, this restaurant site has a 6365sf free standing building which consist of a partially equipped kitchen and has an occupancy of 250 guest. Zoned C2 this location is ideal for repurpose, teardown or redevelopment as all 2 acres are high and dry and can easily be converted or redeveloped into office, multi-family, hospitality, medical, storage, retail or mixed use. Possibilities for this location are endless!

## PROPERTY HIGHLIGHTS

- High Traffic Count
- Great Street Frontage
- Emerging Market
- Flexible Zoning



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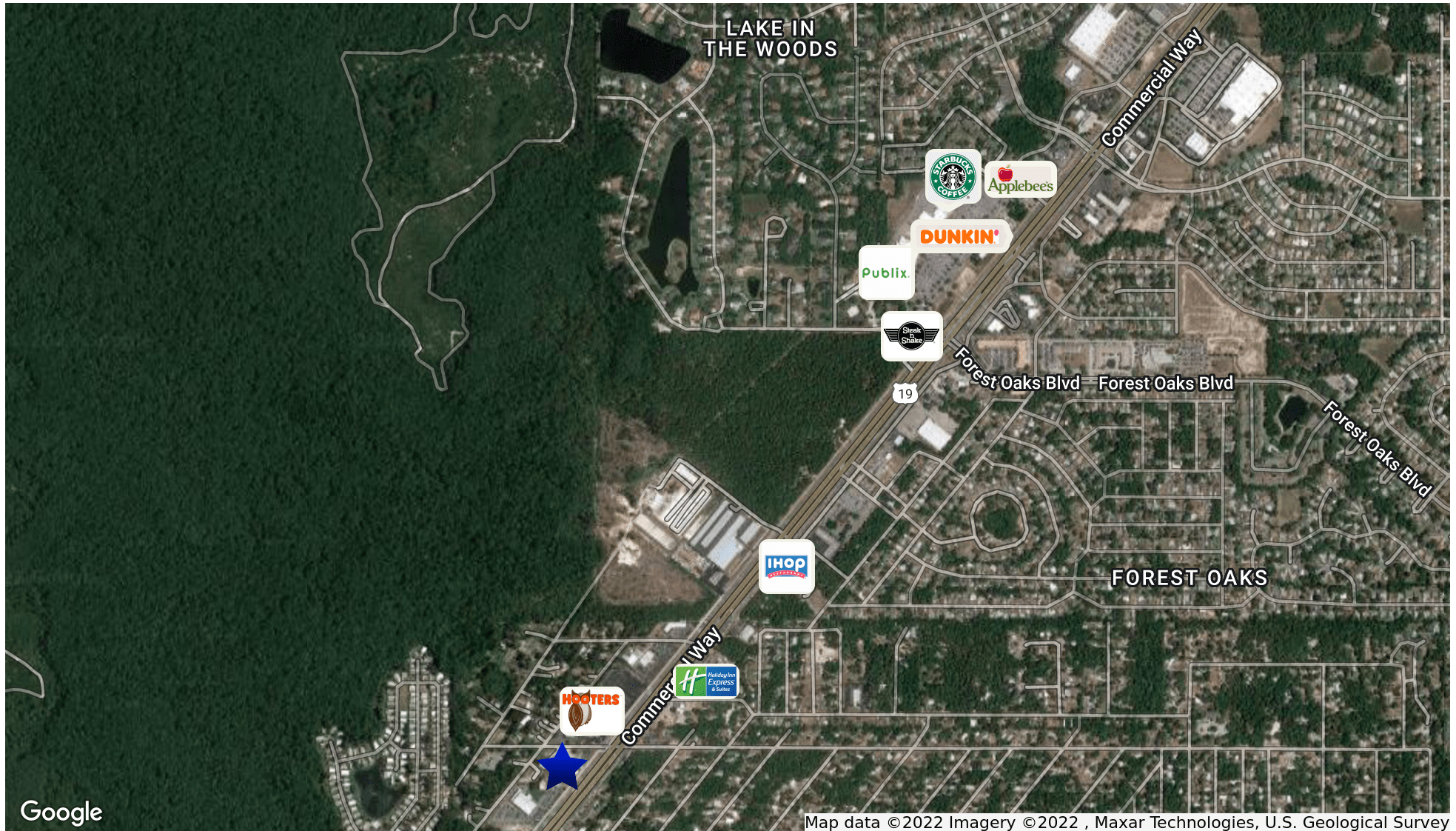




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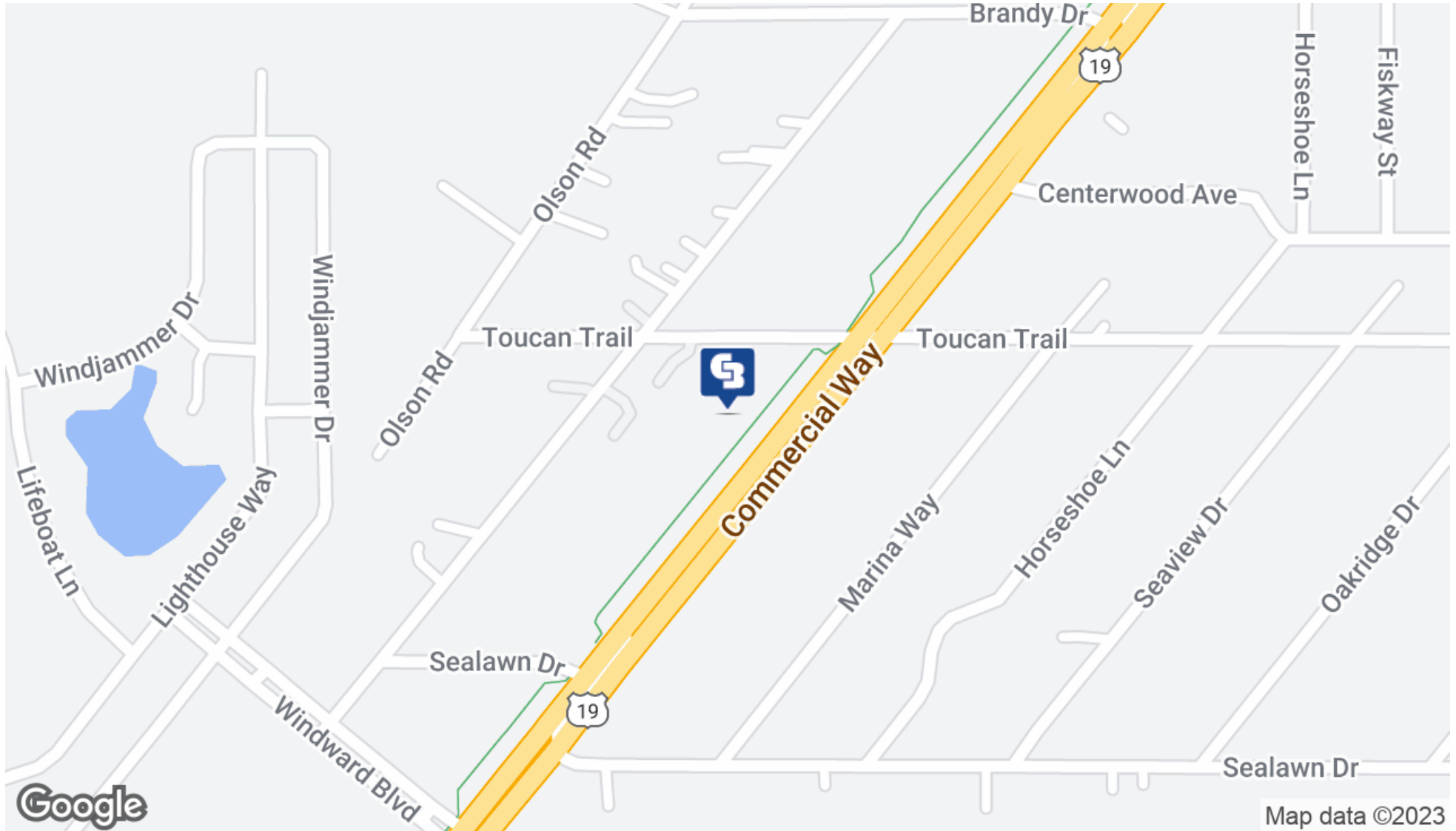
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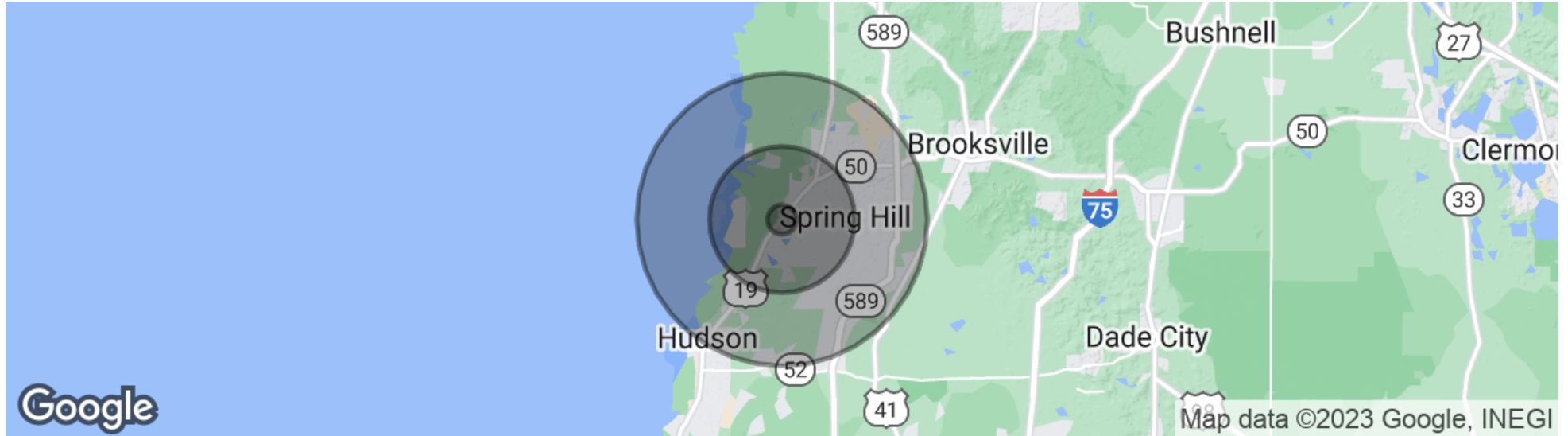




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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,732	70,773	175,318
Median age	63.5	48.8	47.9
Median age (Male)	60.8	47.7	47.4
Median age (Female)	65.7	49.9	48.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,908	30,741	72,679
# of persons per HH	2.0	2.3	2.4
Average HH income	\$49,521	\$50,609	\$52,980
Average house value	\$158,346	\$167,392	\$173,302

\* Demographic data derived from 2020 ACS - US Census

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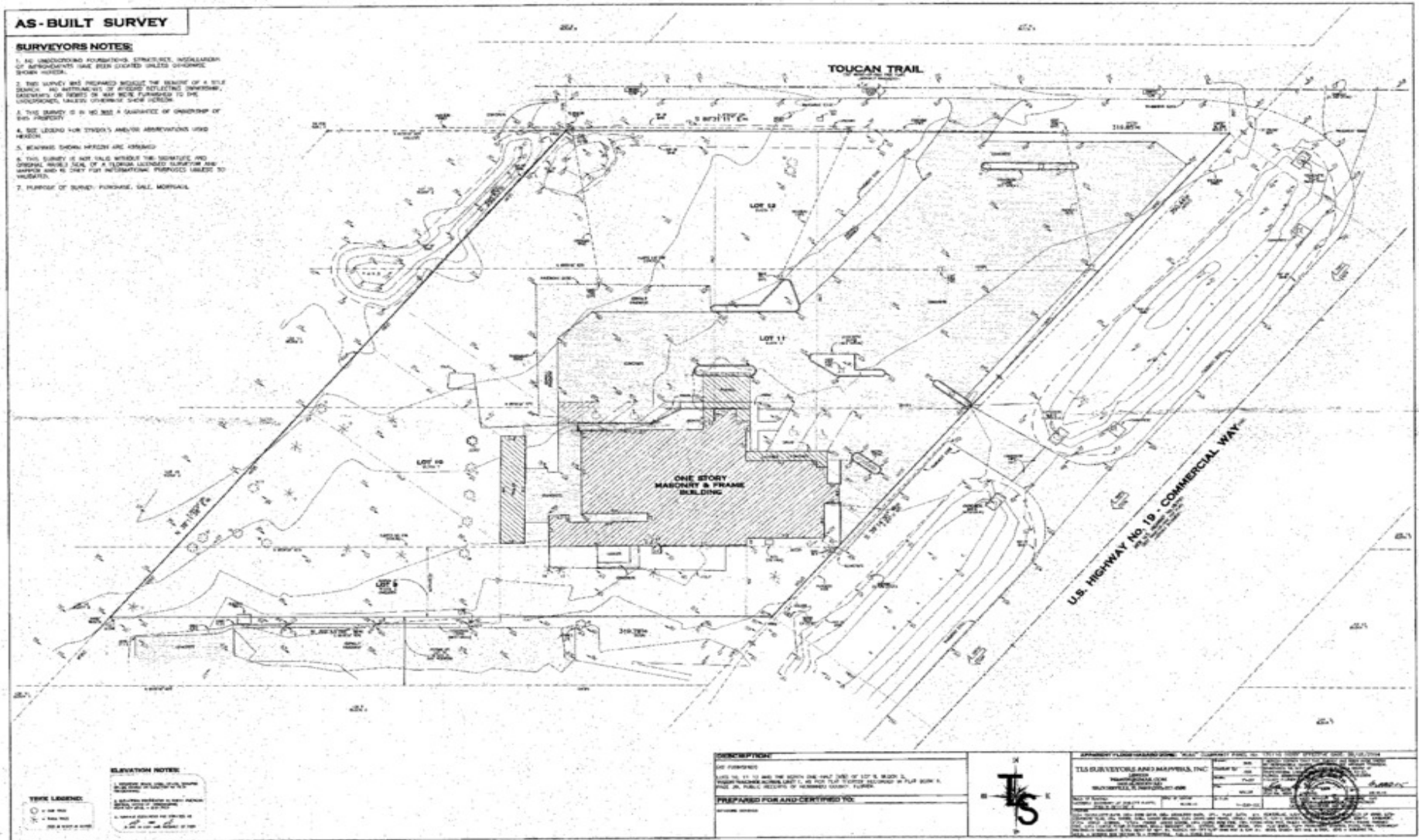




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### GARRICK SIMS

Commercial Real Estate Sales Advisor

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**Direct:** 813.474.8505

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