

# SEVEN HILLS PLAZA

11148 Spring Hill Dr., Spring Hill, FL 34609

RETAIL PROPERTY FOR LEASE

## PROPERTY HIGHLIGHTS

VIDEO

- OUTPARCEL AVAILABLE SPACE: 2,500 +/- SF
- 2ND GENERATION BANK WITH DRIVE-THRU AVAILABLE: 2,820 SF
- 87,250 SF shopping center located at the signalized intersection of Mariner Blvd. and Spring Hill Dr.
- Easy access to the Veterans Expressway, US 19, and US 41
- Excellent visibility with heavy foot traffic
- Anchored by high performing locations for Planet Fitness, Summit Adventure Park, and Walgreens

## DEMOGRAPHICS

### POPULATION



3 Mile 60,535  
5 Mile 129,099  
10 Minute 95,671

### HOUSEHOLDS



3 Mile 24,498  
5 Mile 52,506  
10 Minute 38,646

### DAYTIME POPULATION



3 Mile 33,955  
5 Mile 78,252  
10 Minute 53,949

### AVE. HOUSEHOLD INCOME



3 Mile \$81,601  
5 Mile \$80,563  
10 Minute \$81,336

### DAILY TRAFFIC COUNTS AADT



Spring Hill Dr. 19,400  
Mariner Blvd. 22,000



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10	AVAILABLE	2,820 SF
20	McClure Salon	975 SF
30	Nails So Happy	1,400 SF
40	GNC	1,400 SF
50	Subway	1,400 SF
60	Rehability	3,345 SF
70	Wing Stop	1,850 SF
80	MetroPCS	600 SF
90	China Kitchen	1,400 SF
100	1000 Degree Pizza	1,575 SF
110	Cricket Wireless	1,225 SF
120	Audibel Hearing	1,050 SF
130	Walgreens	13,500 SF
140	Totally Wicked	2,400 SF
145	T-Mobile	2,400 SF
150	Summit Adventure Park	23,000 SF
155	Planet Fitness	20,500 SF
160	Bright Now! Dental	2,750 SF
170	Amスコt	2,750 SF
180	Imperial Dry Cleaners	910 SF
Outparcel	Available	2,500 SF



