

Upscale Retail/Office/Townhome Development Site

South side of Hwy. 50 (Cortez Blvd.), Spring Hill, FL

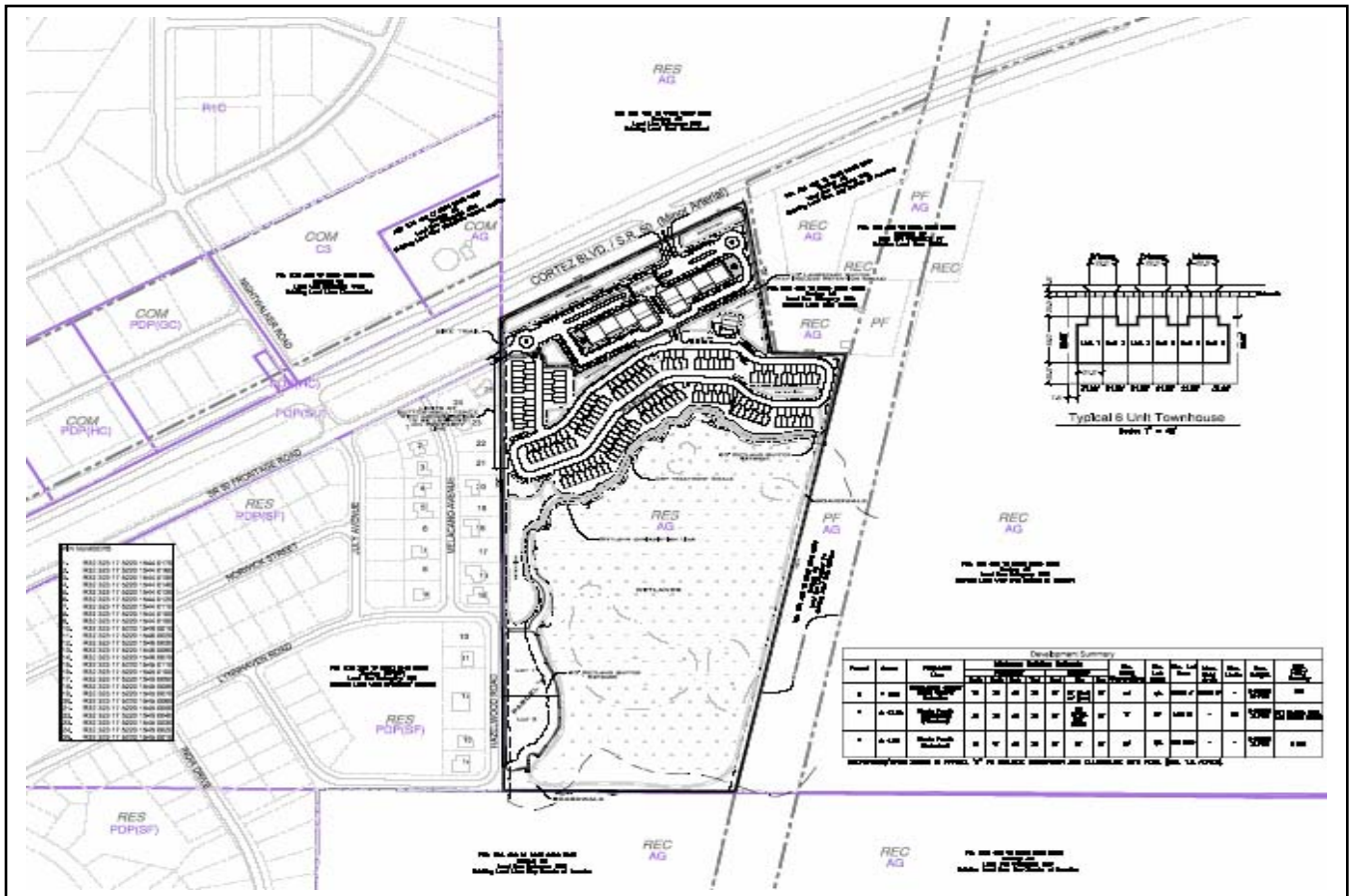


Beautiful Mixed-use Development Site on a Crystal Clear, Deep Lake

- » 19.79 +/- Total Usable Acres
- » Located on the south side of Highway 50 (Cortez Blvd.) in Spring Hill
- » Highway 50 is planned to be widened to six (6) lanes
- » Located 4.45 miles west of the Suncoast Parkway
1.35 miles east of US 19
- » Traffic Count: 64,500 AADT - 2004

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,328	32,559	76,165
Avg. HH Income	\$51,094	\$45,306	\$47,765
# Households	869	13,167	31,462





Commercial Parcel

- » 6.23 +/- Usable Acres
- » Zoned - CPDP (GC) FAR - .15
- » Uses: Professional/Physicians offices or upscale retail strip center or combination of both.



Townhome Parcel

- » 13.56 +/- Usable Acres
- » Zoned - CPDP (MF) Maximum Units – 110
- » Uses: Upscale Townhomes with garages

North