

NATURE COAST COMMONS

1253-1437 WENDY CT , SPRING HILL, FL 34607

FOR LEASE

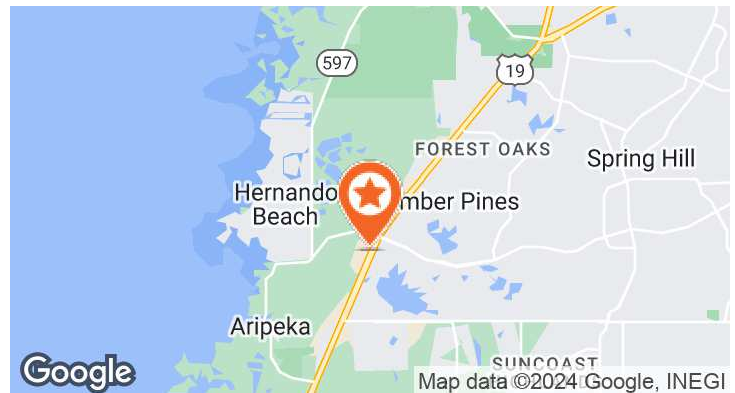


LOCATION DESCRIPTION

Located on US Hwy 19 in Spring Hill

PROPERTY HIGHLIGHTS

- GLA: 226,817 SF
- 42,046 box space available
- Outparcel available
- Excellent frontage on US Hwy 19 (Commercial Way)
- Tenants include Aldi, Best Buy, Dollar Tree, JCPenney, PetSmart, Ross Dress for Less, Walmart, West Marine
- Traffic Counts (AADT): US Hwy 19 - 43,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,986	26,942	59,205
Households	774	12,501	25,822
Daytime Population	2,667	26,663	54,826
Average HH Income (\$)	\$55,088	\$60,569	\$60,829



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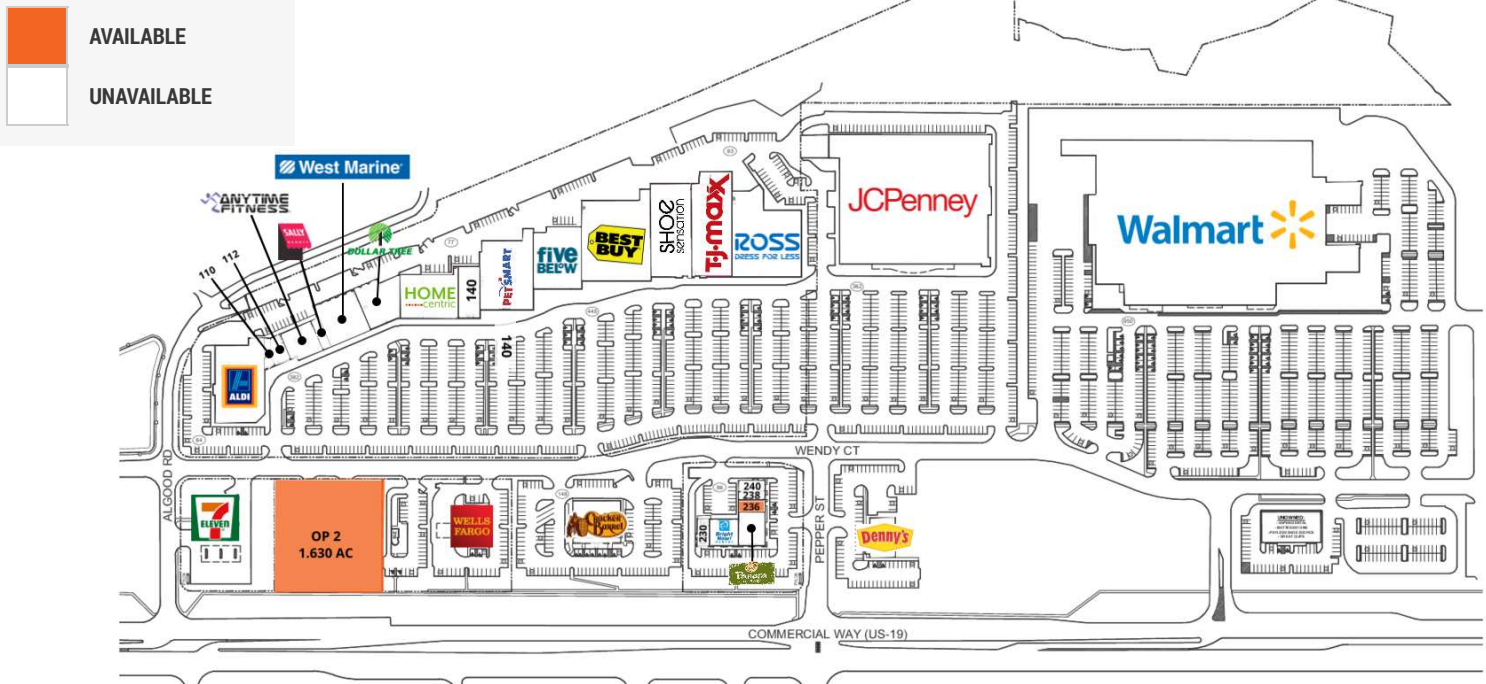
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SUITE	TENANT NAME	SPACE SIZE
100	ALDI	20,640 SF
110	Blown Away Hair Lounge	1,174 SF
112	Spa #1 Nails	2,208 SF
114	Anytime Fitness	5,393 SF
118	Sally Beauty	1,400 SF
120	West Marine	10,268 SF
125	Dollar Tree	9,000 SF
130-135	HomeCentric	13,518 SF
140	David's Bridal	5,998 SF
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145	PetSmart	20,096 SF
150	Five Below	15,000 SF
155	Best Buy	30,183 SF
160	Shoe Station	19,302 SF
162	T.J. Maxx	22,744 SF

SUITE	TENANT NAME	SPACE SIZE
165	Ross Dress For Less	27,683 SF
215	Wells Fargo	5,733 SF
230	Verizon Wireless	1,500 SF
232	Bright Now! Dental	4,940 SF
234	Panera Bread	4,730 SF
236	Available	1,708 SF
238	Supercuts	1,161 SF
240	GNC	1,522 SF
U-170	JC Penney	105,387 SF
U-220	Cracker Barrel	10,062 SF
U-250	Denny's	5,519 SF
U-300	Walmart	202,027 SF
U-400	7-Eleven	3,010 SF
OP 2	Available	1.63 Acres



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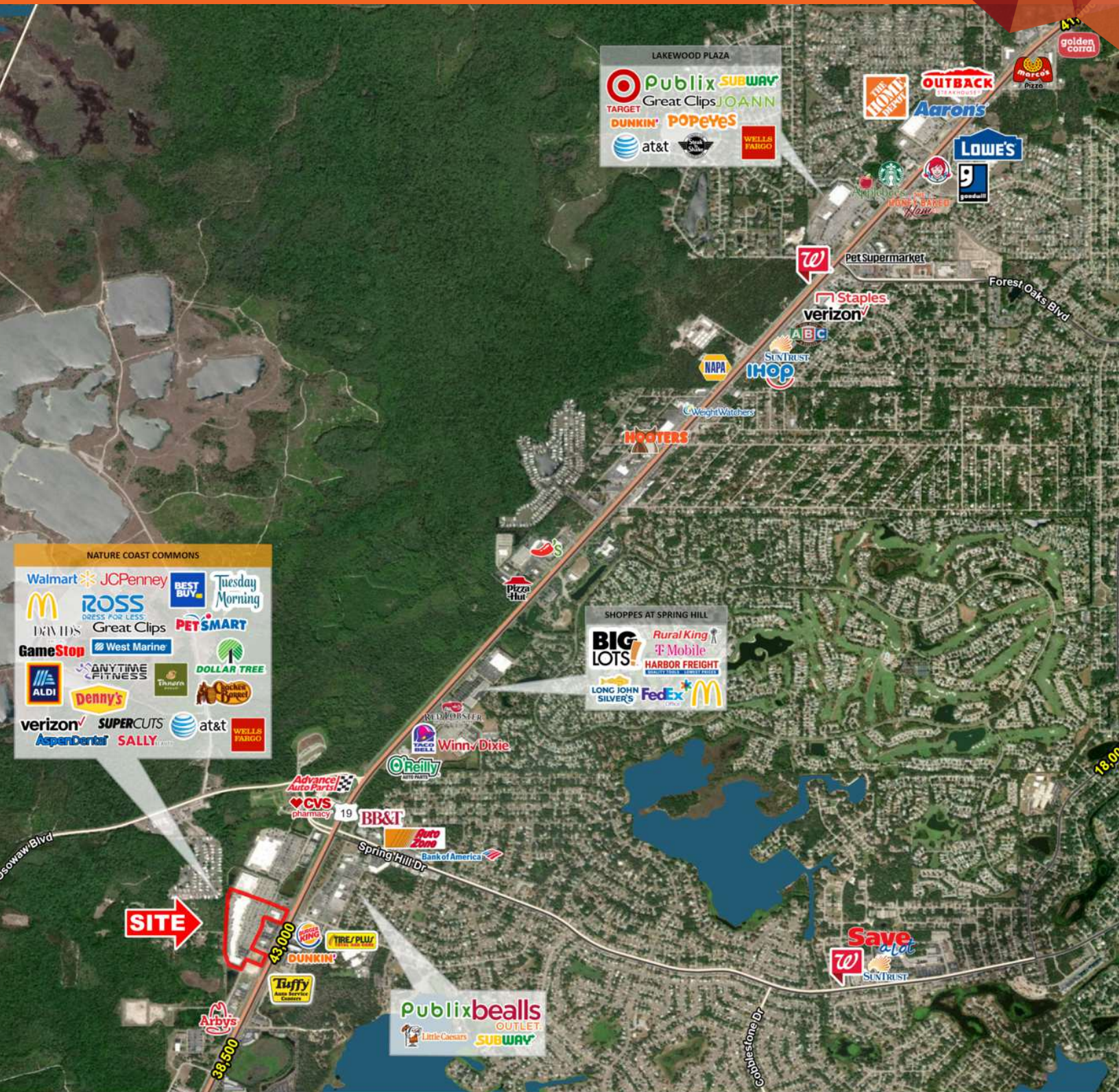
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