

Retail Space For Lease

10241 County Line Rd. | Spring Hill, FL



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Retail Space For Lease

10241 County Line Rd.
Spring Hill, FL 34608

* Endcap Opportunity

Property Specifications

PARCEL SIZE

1.1 AC

BUILDING SIZE

7,500 SF

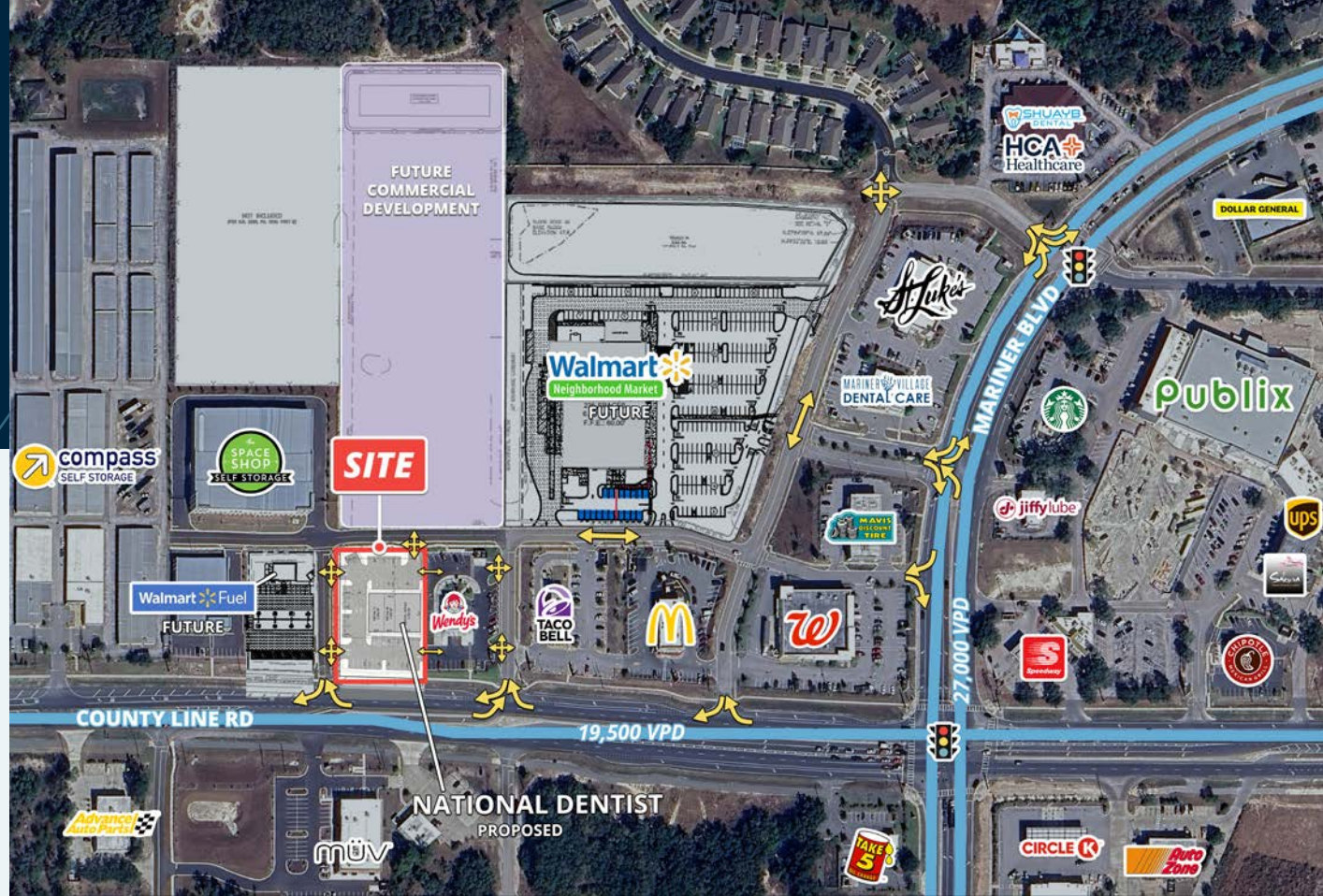
AVAILABLE SPACE

Up to 3,750 SF

- 1,500 SF
- 2,250 SF

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About the Property

- Prime retail space on County Line Rd. at a signalized intersection
- Shadow-anchored by Walmart Neighborhood Market
- Nearby tenants include Publix, Walmart, Wendy's, Taco Bell, McDonald's, Walgreens, Starbucks & Chipotle
- Adjacent Publix Placer rated top 83% in Florida and 86% nationwide
- Excellent visibility and multiple full-access points
- Dense surrounding residential population
- Established retail corridor with strong growth
- Ideal for QSR, medical, retail & service users

Traffic Counts

County Line Rd.	19,500 VPD
Mariner Blvd.	27,000 VPD

Source: FDOT

Join the Diverse Tenant Lineup



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SITE

Walmart Fuel
(Future)

Retail
2,250 SF

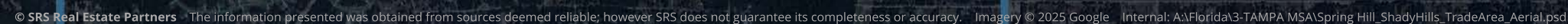
Retail
1,500 SF

Dental Office
(Lease Pending)
3,750 SF

Wendy's



COUNTY LINE ROAD



Intersection Aerial
Spring Hill, FL



Seven Hills Center

Publix T Mobile

Great Clips SUBWAY H&R BLOCK Starbucks

MARINER BLVD 27,000 VPD

PNC

Spring Haven Apartments
264 units

Madison Reserve
90 Units

DOLLAR GENERAL

Tampa General Hospital
Spring Hill - 124 Beds

Suncoast Elementary School
921 Students

Vista Grand at
Spring Hill Apartments
90 Units

Storybook Estates
220 Units | Underway

Wyndors Place
52 Units | Underway

Avalon West
153 Units | Future

COUNTY LINE RD 19,500 VPD

SITE

Shady Hill Townhomes
160 Units | Future

Auto Zone

Culver's

THE LOCOMO DUNKIN' Applebee's GRILL & BAR

DOLLAR TREE

Domino's

Suncoast Village
156 TH Units | Future

Hlavac Townhomes
144 Units | Future

Northridge Estates
785 Units | Future

SHADY HILLS RD 15,500 VPD

Shady Hills Elementary School
487 Students



Area Snapshot

1 MILE

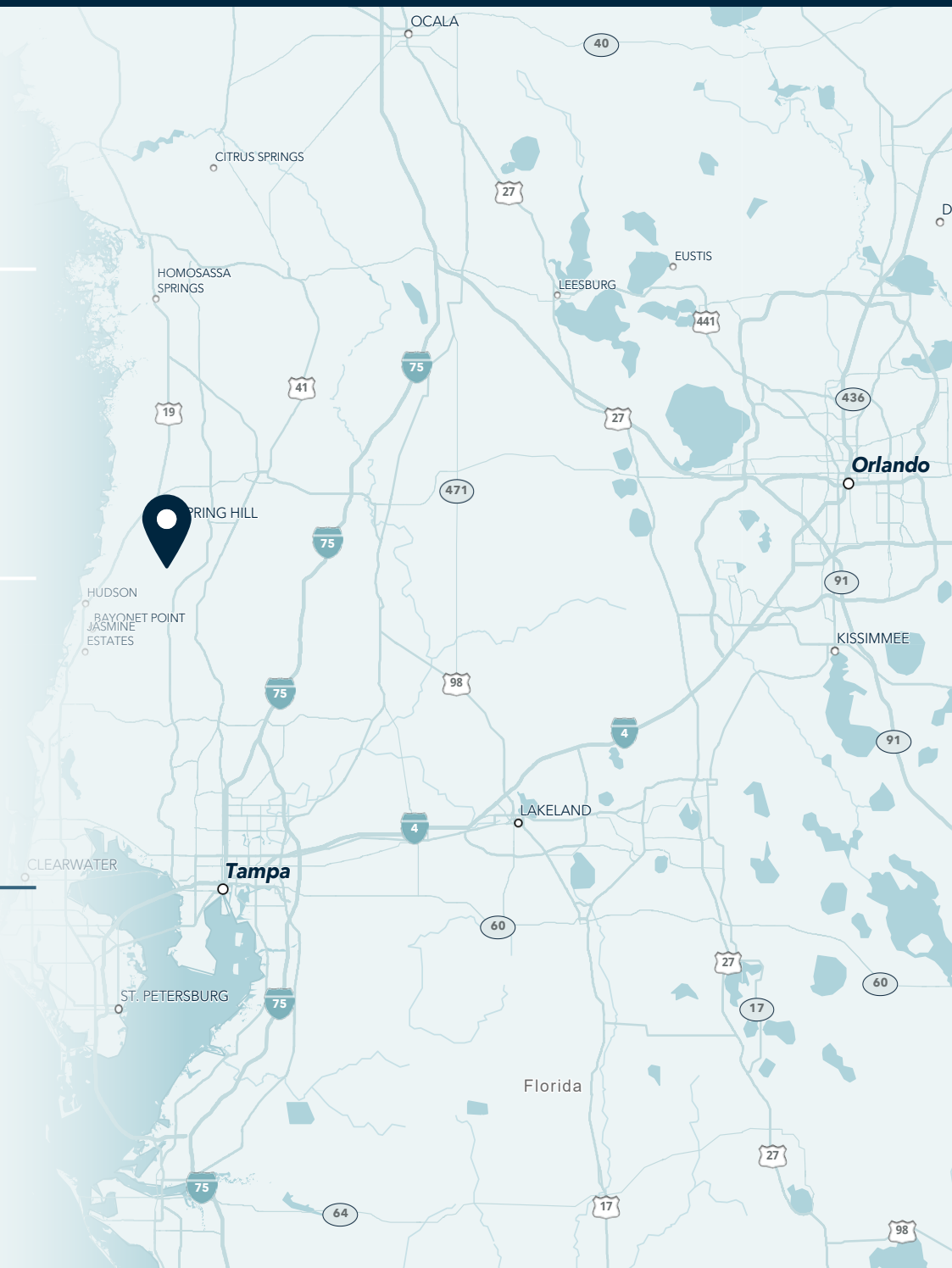
4,698 Population	5,124 Total Daytime Population	\$89,579 Average Household Income	2,075 Total Households
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3 MILES

45,150 Population	34,916 Total Daytime Population	\$94,893 Average Household Income	18,768 Total Households
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5 MILES

114,917 Population	93,157 Total Daytime Population	\$91,695 Average Household Income	47,469 Total Households
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SRS REAL ESTATE PARTNERS

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