

# RURAL KING OUTLOT OPPORTUNITY

Spring Hill, Florida



JAN 23

## HIGHLIGHTS

- Join successful Rural King store, which draws customers from an average of 30 miles away, Harbor Freight, Big Lots, and Winn-Dixie, along with adjacent outlot users Long John Silver's/ A&W, McDonald's, Red Lobster, Taco Bell, O'Reilly Auto Parts, and Suncoast Credit Union on a rare outlot along Commercial Way (US-19)
- Traffic counts on US-19 in front of the site reach 45,000 vehicles daily. Southbound traffic on US-19 can access the site via a dedicated left turn lane and northbound traffic can access via two right-in access points. Traffic exiting the site can turn right to continue northbound and left across the median to continue southbound on US-19.
- Located between Nature Coast Commons (Walmart, JCPenney, Best Buy, Ross, Aldi, PetSmart, and more) and Lakewood Plaza (Target, Publix, JOANN, and adjacent to The Home Depot and Lowe's), two of the largest shopping destinations in Spring Hill
- Residential population of approximately 75,000 within a 5-mile radius and an average household income at approximately \$60,000/year
- **AVAILABLE:** Approximately 0.5 AC outlot

## DEMOGRAPHICS

| POPULATION         | 5 MILE   | 10 MILE  | 15 MILE  | 20 MILE  | 30 MILE   |
|--------------------|----------|----------|----------|----------|-----------|
| 2027 Projection    | 76,679   | 221,798  | 336,766  | 523,236  | 1,330,793 |
| 2022 Estimate      | 73,486   | 208,959  | 318,386  | 490,949  | 1,255,629 |
| INCOME             | 5 MILE   | 10 MILE  | 15 MILE  | 20 MILE  | 30 MILE   |
| 2022 Average       | \$59,931 | \$62,849 | \$62,312 | \$67,473 | \$82,980  |
| 2022 Median        | \$48,049 | \$50,340 | \$48,616 | \$51,111 | \$60,497  |
| DAYTIME POPULATION | 5 MILE   | 10 MILE  | 15 MILE  | 20 MILE  | 30 MILE   |
| 2022 Employees     | 13,473   | 37,850   | 64,905   | 105,829  | 305,273   |

## LEASING INFORMATION

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**NATURE COAST COMMONS**

JCPenney BEST BUY ROSS DRESS FOR LESS ALDI  
 PETSMART Tuesday Morning DAVID'S BRIDAL  
 ANYTIME FITNESS HOME concentic DOLLAR TREE GNC SALLY BEAUTY  
 verizon! SUPERCUTS Bright Now! Dental Panera BREAD

Walmart\* Great Clips AT&T  
 GameStop MATTRESS FIRM Aspen Dental sweetFrog

**0.5 AC  
AVAILABLE**



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