



# RURAL KING OUTLOT OPPORTUNITY

## Spring Hill, Florida



### 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

www.goodmanrealestate.com  
216.381.8200

#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

#### SETH MARKS

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Local Florida Licensed Broker

#### MAGGIE JONES

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**NATURE COAST COMMONS**

JCPenney, BEST BUY, ROSS DRESS FOR LESS, ALDI, PETSMART, Tuesday Morning, DAVID'S BRIDAL, ANYTIME FITNESS, HOME CENTRIC, 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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