

Offering Memorandum
Mariner Blvd Development Site Package
NW Corner of Mariner Blvd and Quality Dr, Spring Hill, FL 34609

The Offering

RKommercial Group is pleased to offer for lease or build to suit, the last parcel in a growing trade area where there's been growth and development over the past 18 months.

This property can be developed into a service-oriented retail location, QSR or single tenant build out.

There's also a substantial amount of medical services within a 1 mile radius, as the Bayfront Hospital serves as the main hub for all the surrounding residents. This could also present an opportunity to develop an ancillary business location, which could be complimentary to the medical services sector.

Property Summary

Address/Parcel ID:	Mariner Blvd, Spring Hill, FL, 34609 / R31 223 18 3537 0000 0030
Total Parcel Area:	2.17 acres
Frontage	Approximately 250 ft +/-
Zoning:	PD-OP
Type	Land



Offering Price

Please Contact Broker



Property Highlights

Traffic Counts

28,000 Vehicles per day

Population Based on Drive Times

5 Minute: 12,887

10 Minute: 82,204

15 Minute: 145,234

Median HH Income Based on Drive Times

5 Minute: \$48,247

10 Minute: \$50,310

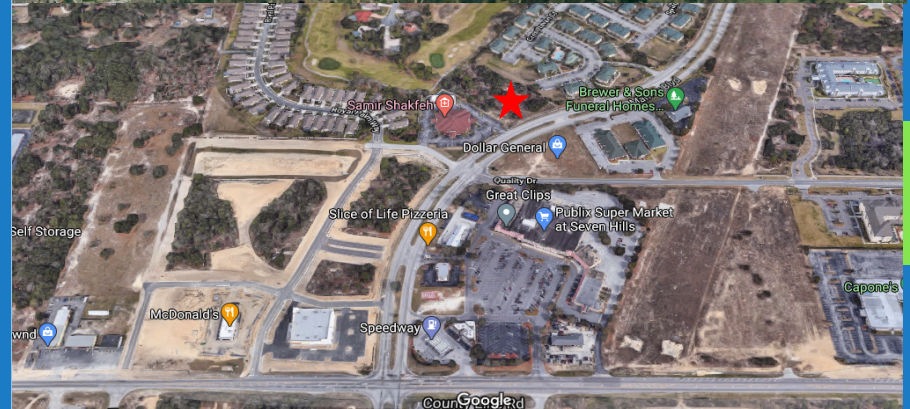
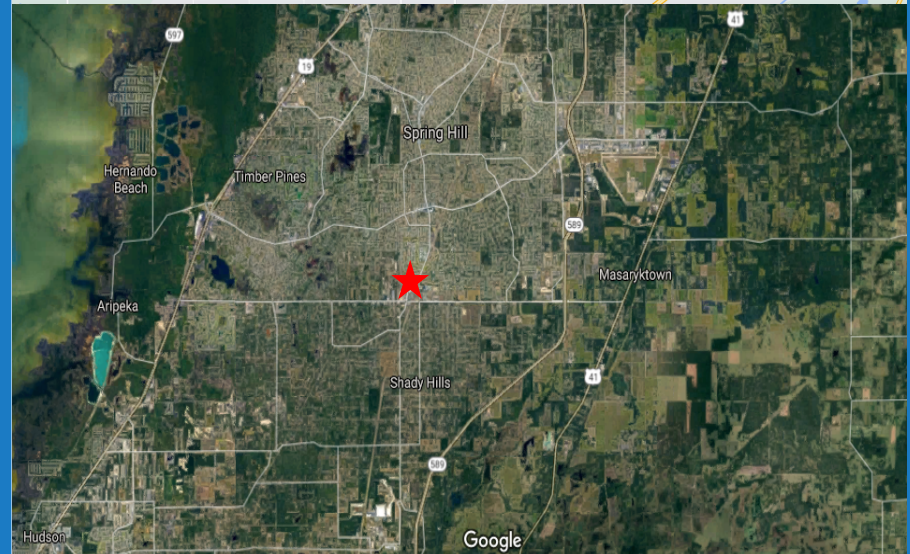
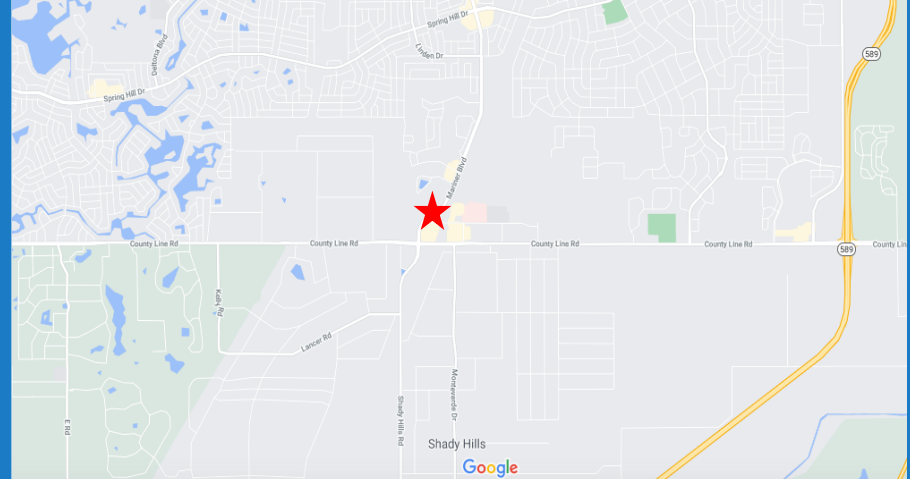
15 Minute: \$48,937

Trade Area Overview

The Mariner Village Trade Area has recently undergone a spur of growth over the past 18 months. Mariner Boulevard has recently expanded its number of lanes and the result has been an increase of traffic on that thoroughfare. Traffic has increased to about 28,000 vehicles per day, and that will be followed by the increase of lanes on County Line Rd, which sits on the south side of the trade area. This has resulted in an increase of developments which include the following over the past 18 months (either completed or undergoing construction):

- Taco Bell (completed)
- McDonald's (completed)
- Walgreens (completed)
- Circle K (completed)
- Starbucks (finalizing lease negotiations)
- Take 5 Oil (completed)
- Mavis Tire (completed)
- PAR Self Storage (completed)
- St. Lukes Eye Clinic (under construction)
- Heartland Dental (under construction)
- Auto Zone (completed)
- Dollar General (completed)

Additionally, there's been several preliminary development submissions in the county, that will add an additional 200 + residential units within 2 miles from the trade area.





SITE

DOLLAR GENERAL

Publix

**Bayfront Health
Spring Hill**

**PAR
STORAGE**

U-HAUL

TACO BELL

McDonald's

W

Speedway

**Advance
Auto Parts**

WALMART

CIRCLE K

**Auto
Zone**

CARWASH

Lemans-Dr

May Gold Ln

Spring Time St

County Line Rd

Holden Dr

US 170

US 170

Holden Dr

Royal Palm Way

Woodsstream Way

Greshaven Ct

Spring Haven

Palmgren Ln

Fairchild Rd

Heathrow Ave

Wexford Blvd

Mistwood Ct

Candlestone Ct

Quaker Ave

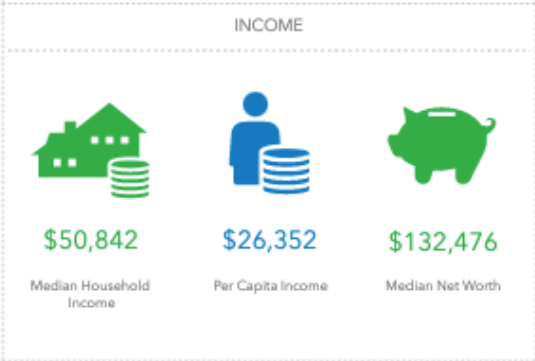
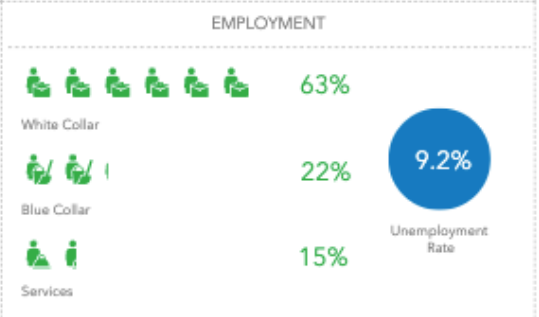
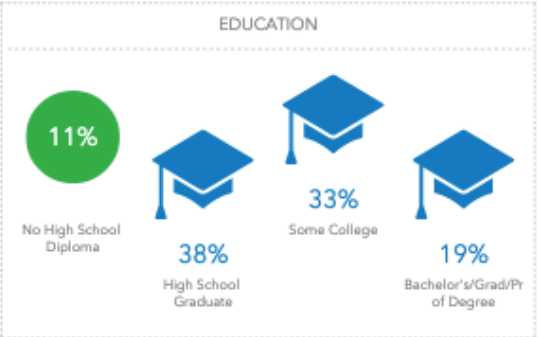
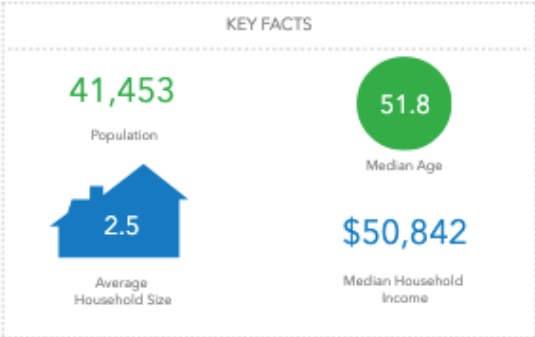
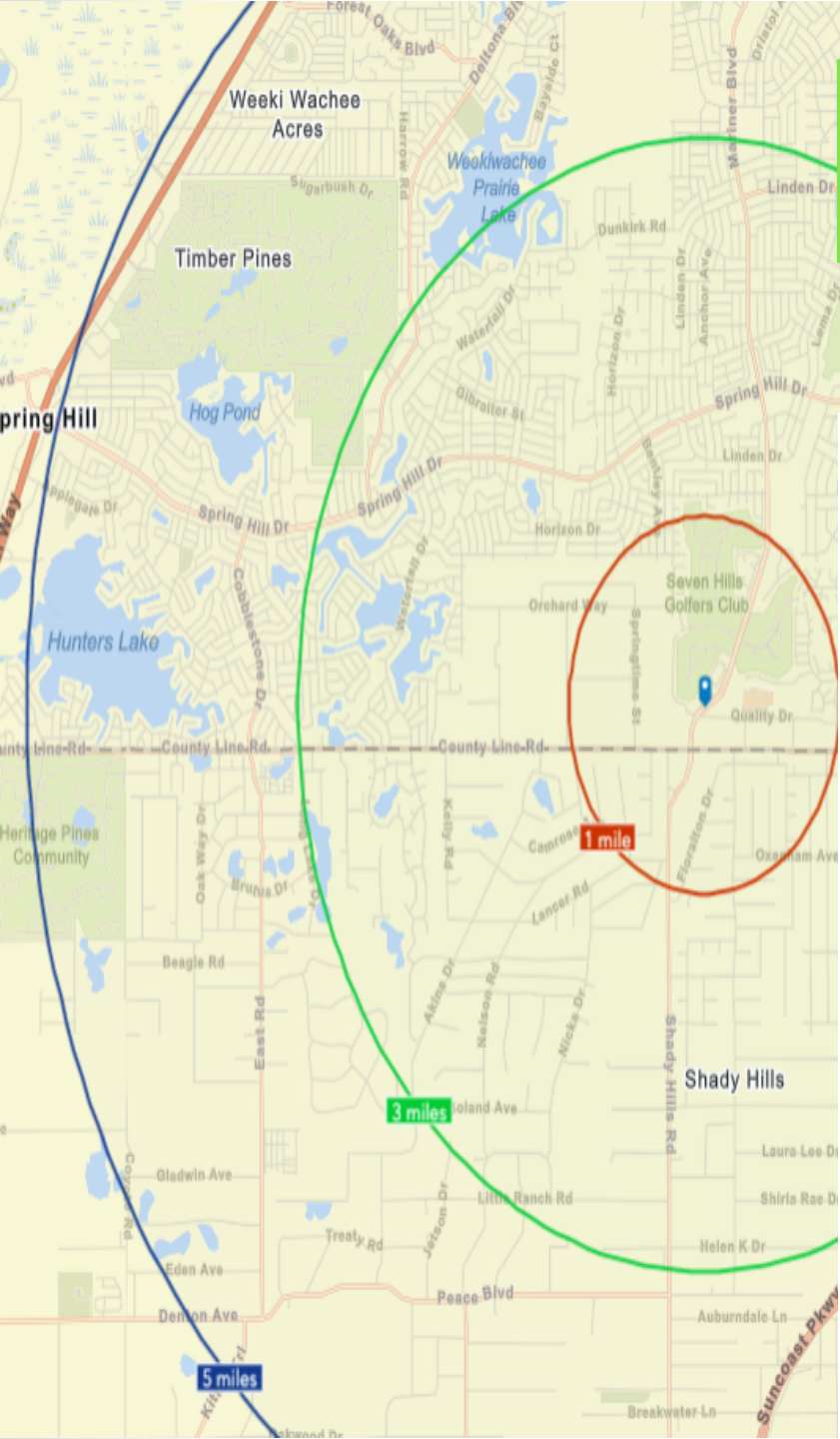
Hills Dr

Runyan Dr

Medical Blvd

Key Demographic Facts

3 Mile Mariner Blvd and Quality Dr., Spring Hill, FL 34609



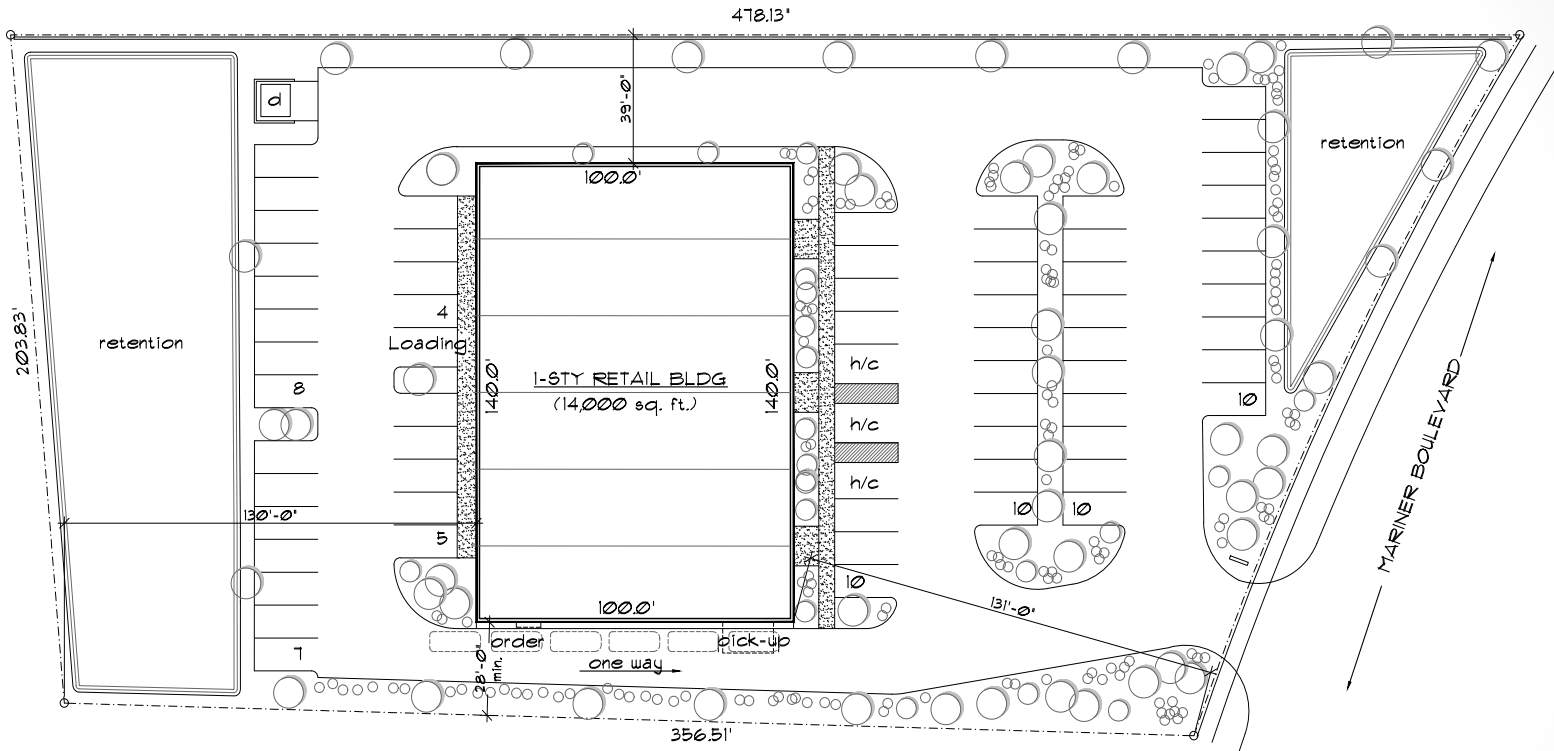
Households By Income

The largest group: \$50,000 - \$74,999 (22.7%)
The smallest group: \$200,000+ (2.3%)

Indicator ▲	Value	Difference
<\$15,000	10.8%	-1.6%
\$15,000 - \$24,999	11.4%	-1.7%
\$25,000 - \$34,999	11.3%	-0.8%
\$35,000 - \$49,999	15.2%	+0.8%
\$50,000 - \$74,999	22.7%	+1.6%
\$75,000 - \$99,999	11.2%	+1.1%
\$100,000 - \$149,999	11.3%	+0.8%
\$150,000 - \$199,999	3.6%	-0.5%
\$200,000+	2.3%	0

Bars show deviation from Hernando County ▼

Sample Building Layout



ARCHITECTURAL SITE PLAN 9.03

9-03-2020

0 25 50 ft.



Site area = 1.97 Acres + or -
 Parking required= 4 spaces/1000 s.f. = 56
 Parking provided= 64 spaces

RABITS & ROMANO
ARCHITECTURE PLANNING AND DESIGN

5127 SOUTH ORANGE AVE.
 SUITE 110 ORLANDO, FL. 32809

TEL - 407-490-0350
 FAX - 407-232-6000

info@rabits-architect.com
 www.rabits-architect.com

AA 26002-490

MARINER RETAIL CENTER

SPRING HILL, FLORIDA

Conceptual Elevations





Richard Kurban, CCIM

Principal

Richard@Rkommercial.com

P: 407-800-1009

FL Lic #: BK3317775

Creative Thinking and Execution

www.Rkommercial.com

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