

## FOR SALE - DEVELOPMENT OPPORTUNITY

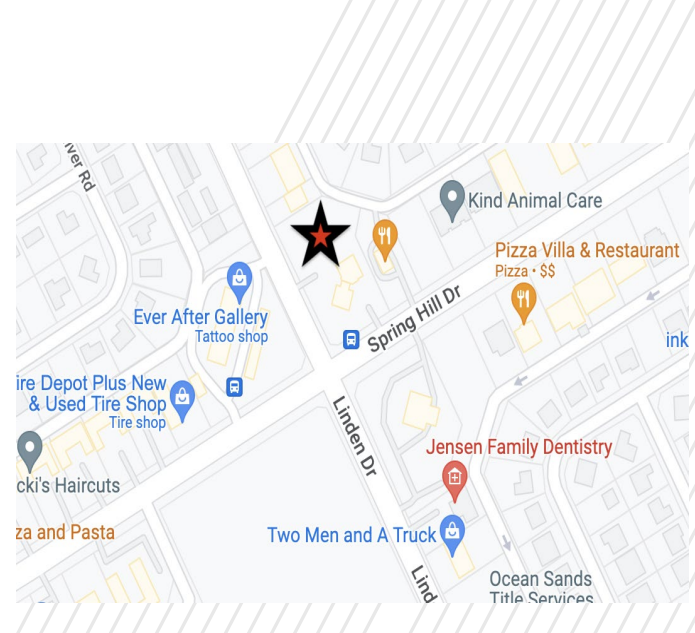
Linden Drive  
Spring Hill, Florida



### PROPERTY HIGHLIGHTS

This "just off" the corner site enjoys good visibility and is surrounded by a dense residential neighborhood. Ideal site for value oriented office / storage/ neighborhood retail use. Adjacent to a smaller C-Store this is a good site at a great price.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	24,126	<b>1-MILE (POP.)</b>	7,355
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	56,700
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	62,500
<b>TRAFFIC COUNTS</b>	8,200 VPD	<b>SPACE USE</b>	Development



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### Development Opportunity in Spring Hill FL

Spring Hill is the northern boundary of the Tampa Bay MSA which has experienced tremendous population growth over the past 36 months. Spring Hill also offers the most affordable homes in the region which is driving the population of Spring Hill, and generating the demand for additional commercial services such as: self storage and professional services.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	R32 323 17 5130 0858 0121
<b>2020 RE TAXES</b>	\$2,082.45
<b>ZONING</b>	PDP(GHC)



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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