



### **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.

BUILDING SF	N/A
LAND SF	24,126
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	8,200 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	7,355
3-MILE (POP.)	56,700
MED. INCOME	62,500
SPACE USE	Development



#### SHER FRENCH

Account Director +1 314 391 2980 sher.french@cushwake.com Buddy Selph Broker/Owner +1 352-796-4948 buddy@tommiedawson.com Parker Selph Realtor +1 352-650-8186 parker@tommiedawson.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





# FOR SALE - DEVELOPMENT OPPORTUNITY

### Linden Drive Spring Hill Florida

### **Development Opportunity in Spring Hill FL**

Spring Hill is the northern boundary of the Tampa Bay MSA wich 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**

TAX PARCEL ID	R32 323 17 5130 0858 0121
2020 RE TAXES	\$2,082.45
ZONING	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:

SHER FRENCH

Account Director +1 314 391 2980 sher.french@cushwake.com Buddy Selph Broker/Owner +1 352-796-4948 buddy@tommiedawson.com Parker Selph Realtor +1 352-650-8186 parker@tommiedawson.com