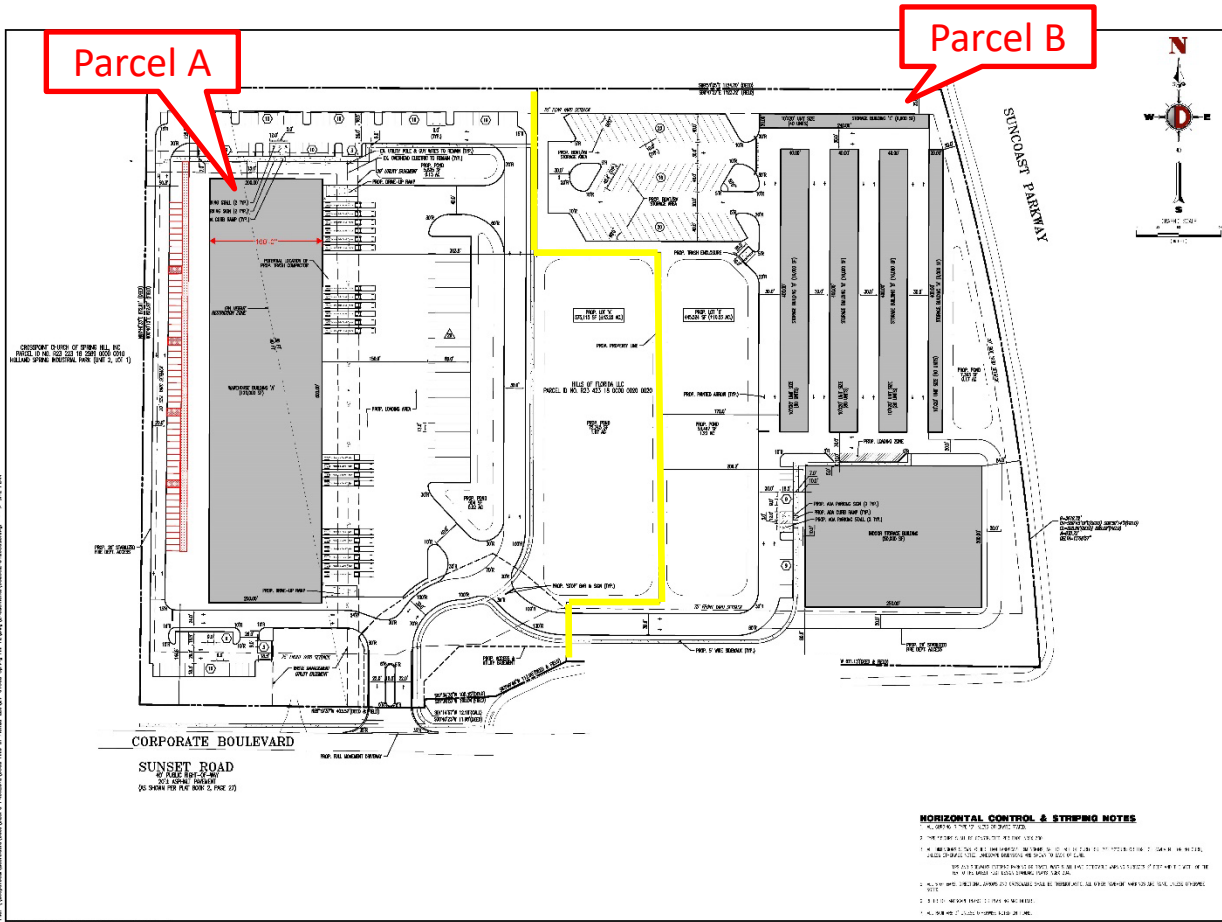




Eagle Realty USA

For Sale: +/-120,000 Sq Ft Flex Building
Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL



- Owner in the process of securing entitlements/approvals.
- The entire site is +/- 23.4 acres of which the Warehouse is +/- 13.2 acres.
- Parcel A: +/- 120,000 Sq Ft Flex Building
- Parcel B is under contract.
- Parking: Parcel A: +/- 179 Total Spaces (29 TT & 150 Cars)
- Parcel B: +/- 74 Total Spaces (56 Boat/RV & 18 cars)
- Public Utilities: Water & Sewer at street/property edge.
- Zoning: PDP IND

Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

“We Close Deals... That’s the Bottom Line”

For More Information Please Contact:

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Member–Broker of Record

FL License: BK3010213

Phone 973.598.8800 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



AERIAL

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)



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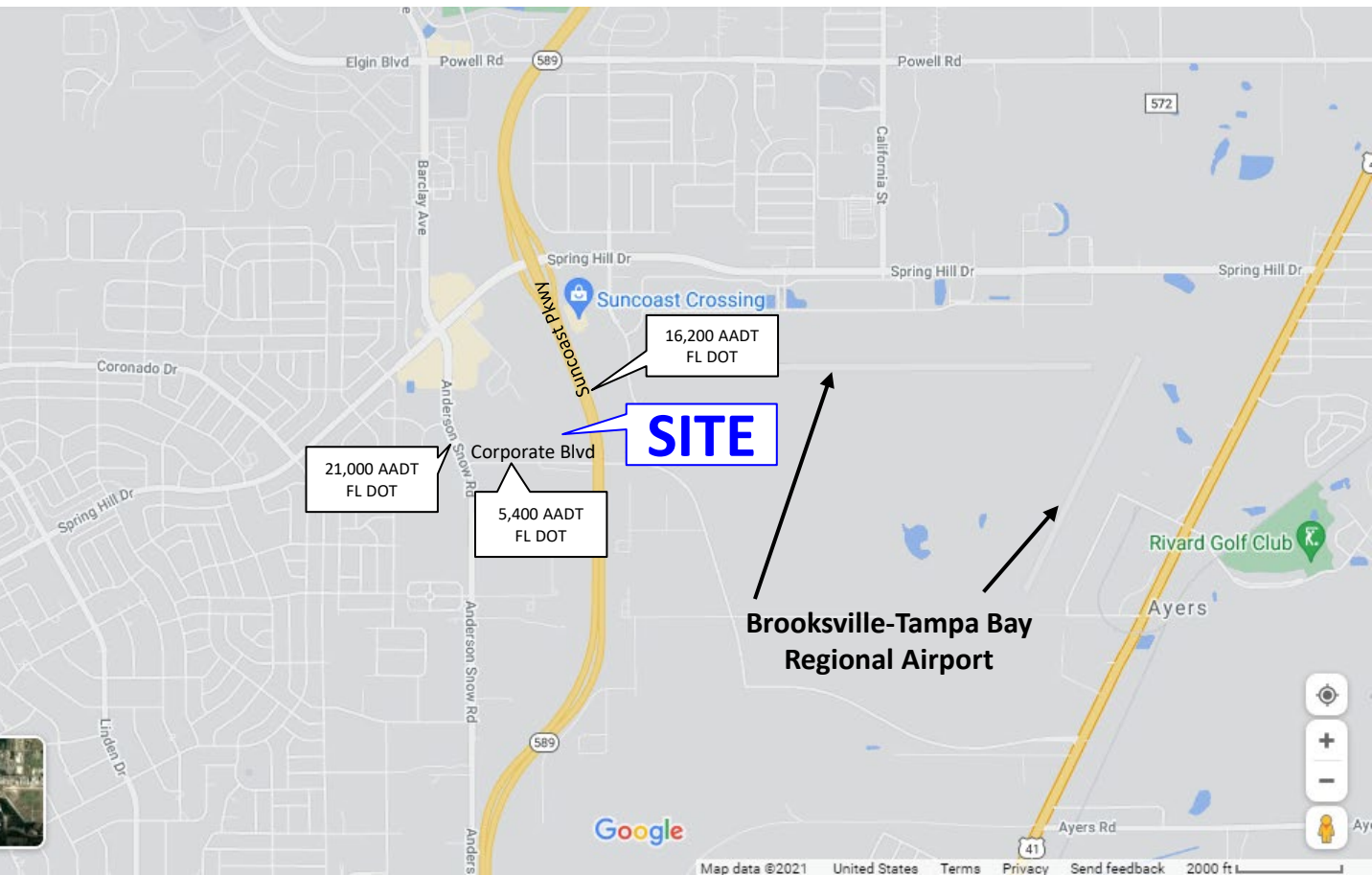


LOCATION MAP

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

Traffic Counts:		Demos:			
Corporate Blvd:	5,400 AADT	Radius:	Population:	Households:	Median Income:
Suncoast Pkwy:	23,800 AADT	1 Mile	4,920	4,433	\$61,852.00
Anderson Snow Rd:	24,000 AADT	3 Mile	43,390	41,200	\$69,331.00
		5 Mile	89,545	85,349	\$62,709.00
Source:	Florida DOT 2023	Source:	EASI –The Right Move 2022		



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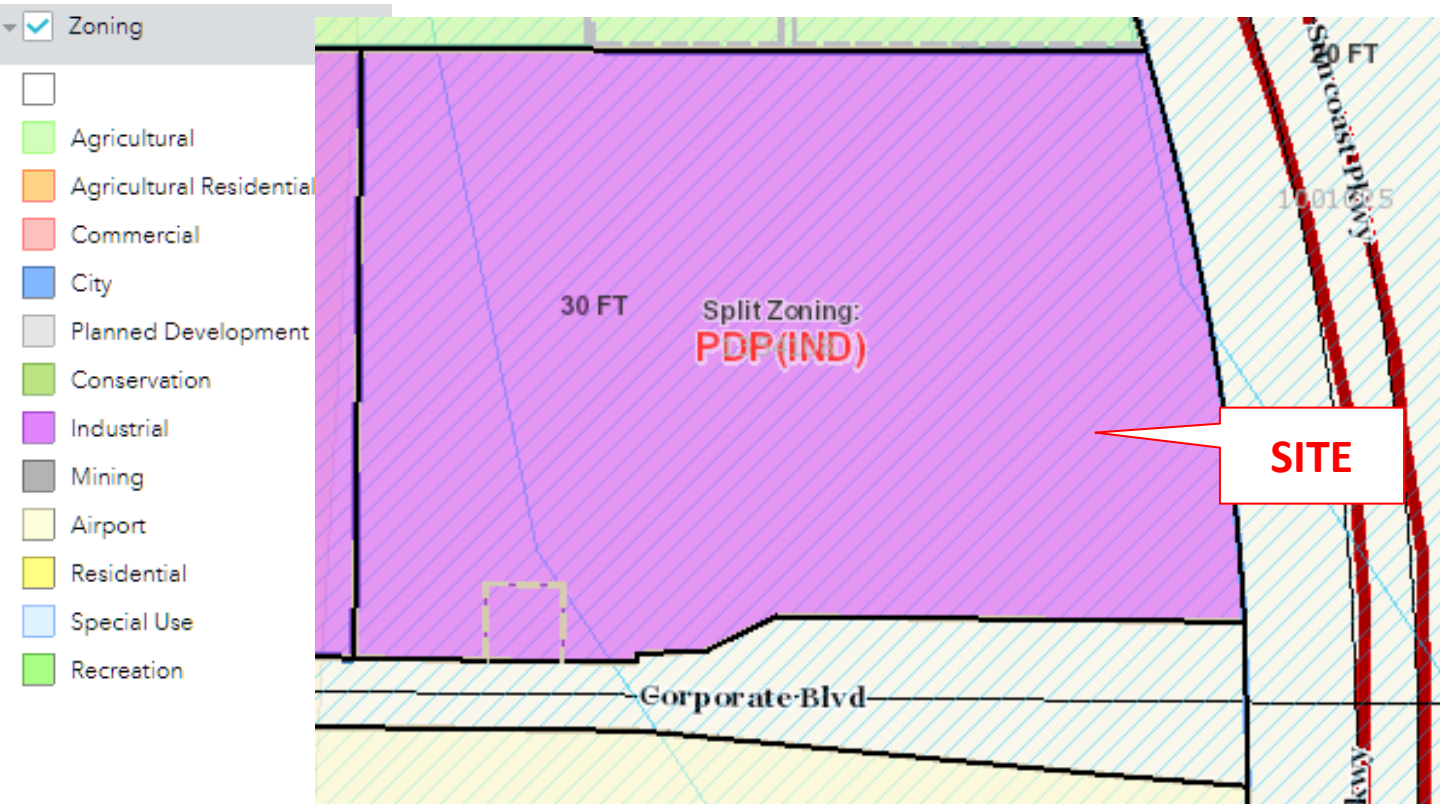


ZONING MAP

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

- Zoning: PDP Industrial
- Zoning Code: [https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR APXAZO ARTIVZODIRE S4INDI](https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIVZODIRE_S4INDI)
- Zoning Map: [Zoning/FLU \(arcgis.com\)](#)



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ZONING CODE

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

PDP (Industrial): All permitted uses in the I-1 zoning district and any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the master plan.

Section 4. Industrial districts.

The following regulations shall apply in industrial districts as indicated:

- (1) *Permitted uses in I-1 Light Industrial District:* Permitted uses in the I-1 Light Industrial District shall be as follows:
 - (a) Light manufacturing
 - (b) Light wholesale and storage establishments
 - (c) Light outdoor advertising service establishments
 - (d) Light research, development and testing laboratories
 - (e) Light motor freight transportation establishments
 - (f) Aircraft parts establishments
 - (g) Automobile and truck repair establishments
 - (h) Welding shops
 - (i) Cabinet shops
 - (j) Automobile service establishments
 - (k) Domestic rental services
 - (l) Miniwarehouses
 - (m) Publishing and printing service establishments
 - (n) Monopole Towers 150 feet or less in height
 - (o) Recycling Collection Facility
 - (p) Domestic and business service establishments
 - (q) Construction service establishments
 - (r) Business, professional, governmental and nonprofit organization offices
 - (s) Business training schools
 - (t) Publicly owned or operated building

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

- (2) *Permitted uses in I-2 Heavy Industrial District:* Permitted uses in the I-2 Heavy Industrial district shall be as follows:
- (a) Any use permitted in the I-1 Industrial District.
 - (b) Heavy research, development and testing laboratories.
 - (c) Heavy motor freight transportation establishments.
 - (d) Heavy building material establishments.
 - (e) Heavy construction service establishments.
 - (f) Heavy landscaping service establishments.
 - (g) Aircraft establishments.
- (3) *Permitted accessory structures and uses:* In all industrial districts the following are permitted accessory structures and uses:
- (a) Signs identifying the name and type of activity conducted on the same premises.
 - (b) Garage or other buildings not used as a dwelling and accessory to the principal use.
 - (c) Restaurants, cafeteria, or recreational facilities for employees, and other customary accessory uses for industrial uses.
 - (d) Accessory uses customarily incidental to the principal uses permitted.
- (4) *Special exception uses:* In all industrial districts the following are special exception uses:
- (a) Heavy manufacturing.
 - (b) Heavy wholesale and storage establishments.
 - (c) Heavy outdoor advertising service establishments.
 - (d) Heavy heating fuel and ice establishments.
 - (e) Laundry and dry cleaning plants.
 - (f) Dwelling unit for caretaker or watchman employed on the premises.
 - (g) Dwelling unit occupying the same building in which is conducted the principal use of the premises on which it is situated.

[Zoning Map](#)

[Zoning Code](#)



SPRING HILL HIGHLIGHTS

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

Spring Hill is a census-designated place (CDP) in Hernando County, Florida, United States. The population was 98,621 at the 2010 census, up from 69,078 at the 2000 census. The American Community Survey estimated the population in 2017 to be 113,508. Spring Hill belongs to Florida's Nature Coast region and is in the Tampa-St. Petersburg-Clearwater metro area. It is east of Hernando Beach, southwest of Brooksville, and north of Tampa.

The modern Spring Hill was founded in 1967 as a planned community, which was developed by the Deltona Corporation and the Mackle Brothers. The developers originally wanted to call the community Spring Lake and used that as the working name through the development process. They were forced to use a different name due to the name Spring Lake already being in use locally and chose Spring Hill. The plans for the community are identical to the community of Deltona. The Mackle Brothers sold many of the properties and land in the area through intense advertising. It has since become a sprawling semi-city in its own right, though it is an unincorporated area. The main entrance to the original development is marked by the Spring Hill waterfall on Spring Hill Drive and U.S. Route 19 (Commercial Way). Spring Hill's proximity to Tampa, 40 miles (64 km) to the south, and the completion of the Suncoast Parkway in 2001 have made the community easily accessible to the Tampa-St. Petersburg area.

Source: [Spring Hill, Florida - Wikipedia](#)



PROPERTY HIGHLIGHTS

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

- Adjacent Property: Approved +/- 250,000 Sq Ft Industrial Building
Permit: [PropertyView - Hernando Building Division](#)
Agenda - Monday, December 13, 2021 ([iqm2.com](#)) (see Pg 219 for Site Plan)
- Industrial Companies Include: PQ Pharmacy, Kincaid Plastics, Siu Investigative Services, Sunburst Marble & Granite, AME Intl, American Injectables, Lifeline Medical, Kalb Corporation, Micro Matics, Barrette Outdoor Living, Intrepid Machine Inc, Manzi Metals, VC Technology, Dynamic Storage, K9 Partners for Patriots, Kimco Supply Company, Site One Landscape Supply, National UV Supply Company, Dynamic Pharmaceuticals and Many More
- Top Industrial Employers: (Number of Employees +/- 10,000 Employees)
Amazon, Deliotte, Target, Accenture, Infosys, IBM, Google, Microsoft, Ford Motor Company, General Motors, Cummins, Caterpillar, The Coca Cola Company, Pepsi Co, Procter & Gamble, Abbott, Unilver, L'Oréal, Siemens, GE, Ashley Furniture, Sherwin Williams, Nike, Tesla, Johnson Controls, Medtronic, Jabil Source: [Top Companies in Hernando, FL | Glassdoor](#)
- Area Retailers Include: Walmart, Publix, Walgreens, Target, Kohls, T-Mobile, Supercuts, AutoZone, Advance Auto Parts, Pep Boys, StoreSmart Self Storage, Burger King, Taco Bell, Zaxby's, McDonalds, Dunkin Donuts, Subway, Wendy's, 7-Eleven
- Top Private Sector Non Retail Employers: (Number of Employees)
Oak Hill Hospital- 1,518
Access Health Care Physicians - 918
TGH North – 800
Cemex - 330
Go Health – 300
- Top Private Sector Retail Employers: (Number of Employees)
Wal-Mart Super Centers – 2,746
Publix – 1,219
Rural King - 568
Winn Dixie – 437
Lowe's Home Improvement – 348
Barrette Outdoor Living - 308



PROPERTY HIGHLIGHTS

Corporate Blvd & Suncoast Pkwy, Spring Hill, Hernando County, FL

[Link to Google Aerial](#)

- Public Sector Employers: (Number of Employees)
Hernando County Schools – 3,063
Board of Commissioners – 812
Sheriff's Office – 598
Southwest Florida Water Management District - 336
Source: Demographics - Greater Hernando County Chamber of Commerce
(hernandochamber.com)
- New Housing within +/- 3 miles:
 - Anderson Snow Estates:
 - +/-179 Single Family Homes
 - Link to homes: New Homes Spring Hill - Anderson Snow Estates - M/I Homes
 - Ryan Homes at Park Ridge Villa:
 - +/- 64 Homes
 - Link to homes: [feea24d4-2344-417d-bd4f-523c9c3fcd16](https://www.zillow.com/homes/feea24d4-2344-417d-bd4f-523c9c3fcd16)
 - Island Homes at Avalaon West
 - +/- 129 Homes
 - Link to homes: Avalon West - Inland Homes
 - Lennar at Verano
 - +/- 219 Homes – SOLD OUT
 - Link to Homes: Verano New Home Community - Spring Hill - Tampa / Manatee, FL | Lennar