

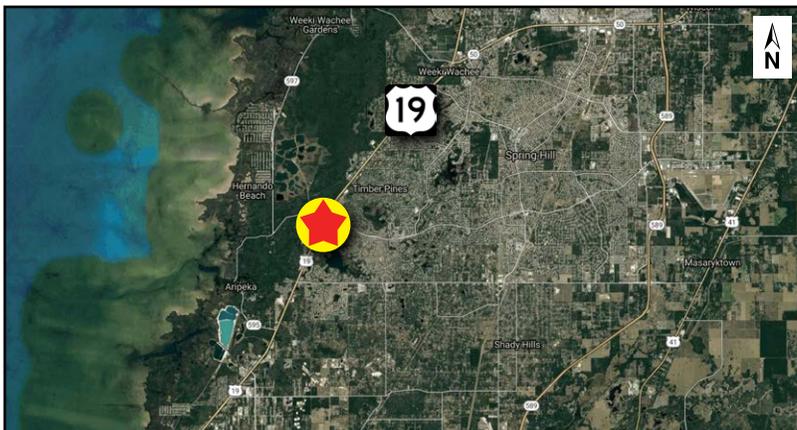
HERNANDO WEST PLAZA

1338 – 1498 Pinehurst Dr | Spring Hill, FL 34606



PROPERTY HIGHLIGHTS:

- Anchored by Publix Super Market and Bealls Outlet
- Located on US Hwy 19 across from Regional Center
- Strong tenant mix
- Located in dense retail area
- Pylon signage available
- Ample parking



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Estimated Population	3,858	30,549	62,337
2018 Estimated Households	1,635	13,840	27,015
INCOME			
2018 Est. Avg HH Income	\$44,792	\$57,493	\$58,614
AGE			
Median Age	46	53	51
DAYTIME DEMOS			
Number of Businesses	300	857	1,634
Number of Employees	2,859	7,051	11,989
Total Daytime Population	4,763	25,008	44,706
TRAFFIC COUNTS			
US Hwy 19 (N/S)	46,000 AADT		
Spring Hill Dr (E/W)	21,500 AADT		



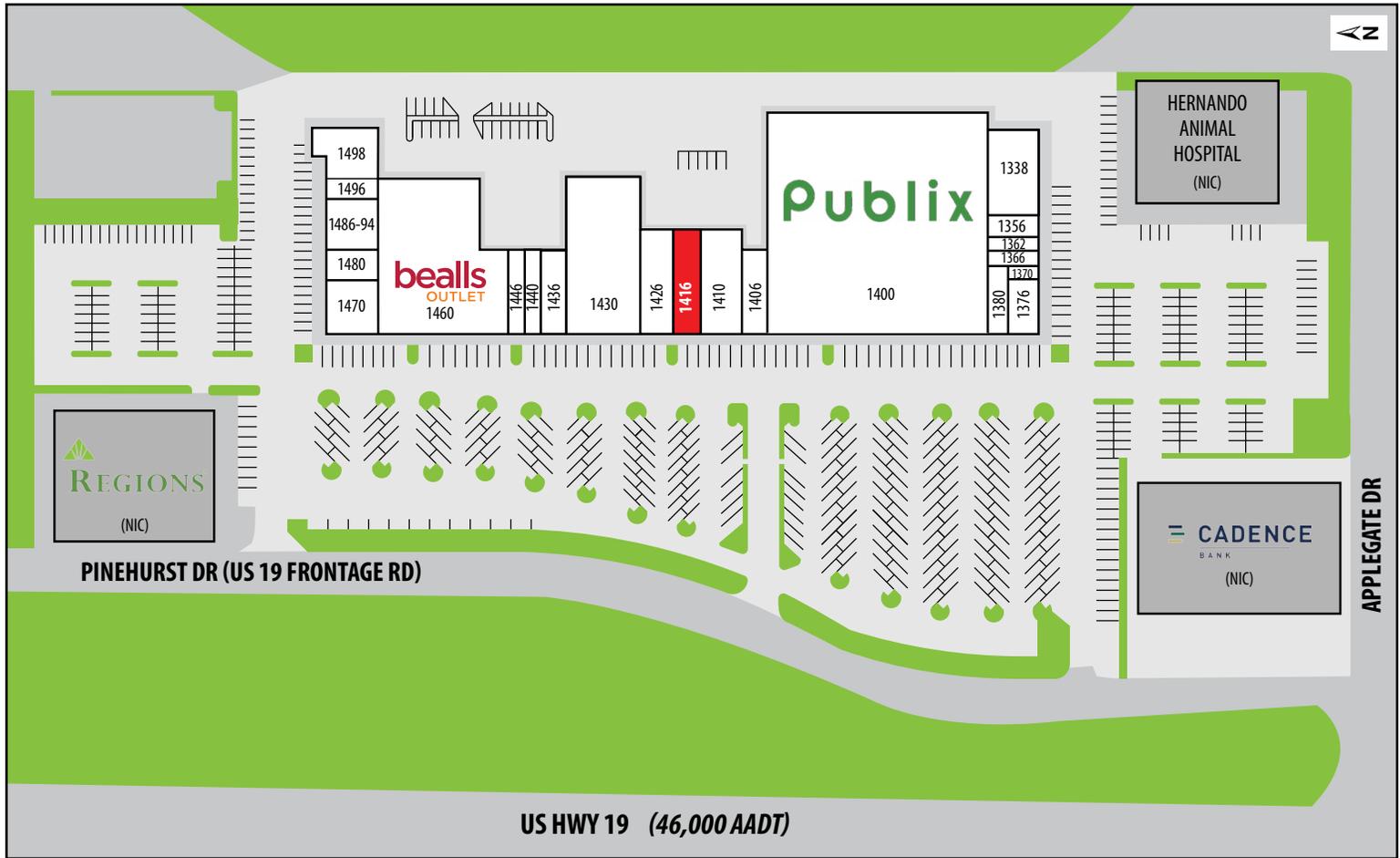
FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1338-50	PJ's Gym & Fitness	4,000
1356-62	Hair Salon	1,750
1366	Miracle Ear	750
1370	Barber	507
1376	Restaurant	1,500
1380	Optical Office	1,240
1400	Publix Super Market	45,723
1406	Smile Design Dental	2,000
1410-12	AAA Auto Club	5,000
1416	AVAILABLE	2,000

UNIT	TENANT	SF
1426	Liquor Outlet	3,000
1430	Sheriffs Ranches Thrift Store	10,800
1436	Mattress Avenue	2,000
1440	Mattress Avenue	1,200
1446	China One	1,200
1460	Bealls Outlet	17,400
1470	Little Caesar's Pizza	2,500
1480-94	Beauty School	4,000
1496	Nails & Beautee	1,000
1498	Washing Well	2,797

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