

## SPRING HILL *Market Place*



### PROPERTY OVERVIEW

Retail Space -  
Seeking furniture, home  
decor, office or physical  
therapy tenants

## FOR LEASE PROPERTY SPECIFICATIONS

<b>Description:</b>	Community Center
<b>Building Size:</b>	95,259 SF
<b>Available Spaces:</b>	1,500 up to 9,000 SF
<b>Land Size:</b>	6.67 Acres
<b>Year Built:</b>	1990
<b>Sprinklered:</b>	North Building Only
<b>Possession:</b>	Lease Execution
<b>Ceilings:</b>	9' to 14'
<b>Sewer/Water:</b>	City
<b>Zoning:</b>	Commercial - C-2
<b>Taxes,CAM, Insurance:</b>	\$4.23 PSF (2018)
<b>Lease Price</b>	<b>1,500 SF - \$14.00 PSF, NNN</b> <b>9,000 SF - \$8.00 PSF, NNN</b>

- Available sizes:
  - 1,500 SF**, with private office, washer/dryer hookup, single bathroom
  - 9,000 SF**, with dropped ceiling, lights and 2 bathrooms
- Seeking physical therapy, home decor or furniture/ tile/carpet store
- Join Big Lots, Firestone, UPS, Southern Belle's Pancake House, Pizza Hut, Sherwin Williams, Tyke Play and MAACO
- Directly across from Spring Hill Mall, which recently completed a \$35 million renovation, including a new theater, restaurant court and H&M
- High Density Market (146,525 population)
- Strong traffic count of 29,000 VPD
- Monument signage available
- Surrounding retailers include:



### Presented By:

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DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION	6,712	54,370	146,525
HOUSEHOLDS	2,597	17,296	48,488
MEDIAN HH INCOME	\$65,371	\$62,320	\$66,680
DAYTIME POPULATION	11,636	30,882	96,849

#### Traffic Counts

South Western Avenue	29,000
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Suite	Tenant	Sq. Ft.
142	Gyradiko Restaurant	1,500
146	FOR LEASE	1,500
148	IDES	5,836
150	FOR LEASE - WILL SUBDIVIDE	9,000
152	Southern Belle's Pancake House	6,000
156	Tyke Play	6,000
160	Firestone	6,500
168	Pizza Hut	1,150
172	Salon Anovin - Nails	2,400
180	The UPS Store	1,200
184	John's Tailor Shop	793
188	Fast Signs	2,283
192	Sherwin Williams	4,000
194-196	Sewing Concepts	4,000
198	Artistry in Dance	2,050
200	Big Lots	32,616
204	MAACO	1,600
208-210	MAACO	2,720
212	MAACO	3,680

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