

SALE

COUNTY LINE STORAGE SITE

0 County Line Rd Spring Hill, FL 34609



PROPERTY DESCRIPTION

Located in one of Tampa MSA's fastest growing areas, this 7.27ac./mol Storage Site can be purchased with entitlements or as a build to suit. The site also adjoins an additional 2ac./mol opportunity that consist of 3 separate out parcels which can be included in the sale. This property offers a great opportunity to take advantage of the extreme amount of residential and economic growth that's taking place within the city of Spring Hill, FL.

PROPERTY HIGHLIGHTS

- Storage Entitlements

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	7.27 Acres
Zoning:	C2
APN:	: R32 423 18 0000 0230 0040

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,226	32,602	84,980
Total Population	2,839	79,496	189,006
Average HH Income	\$69,383	\$61,786	\$57,229

Garrick Sims
813 474 8505

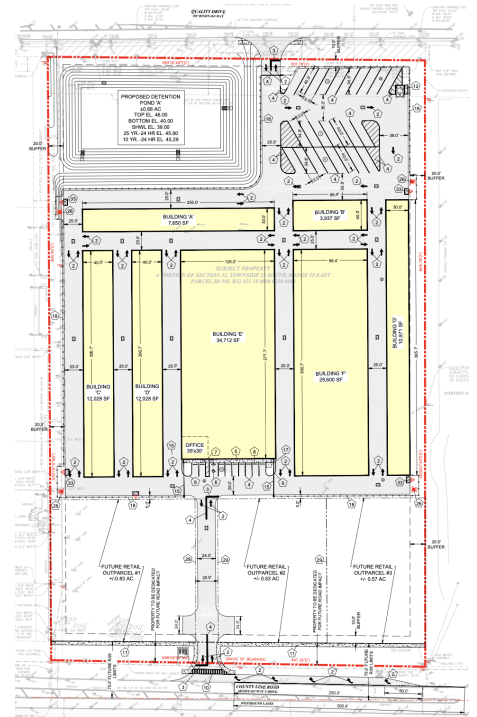


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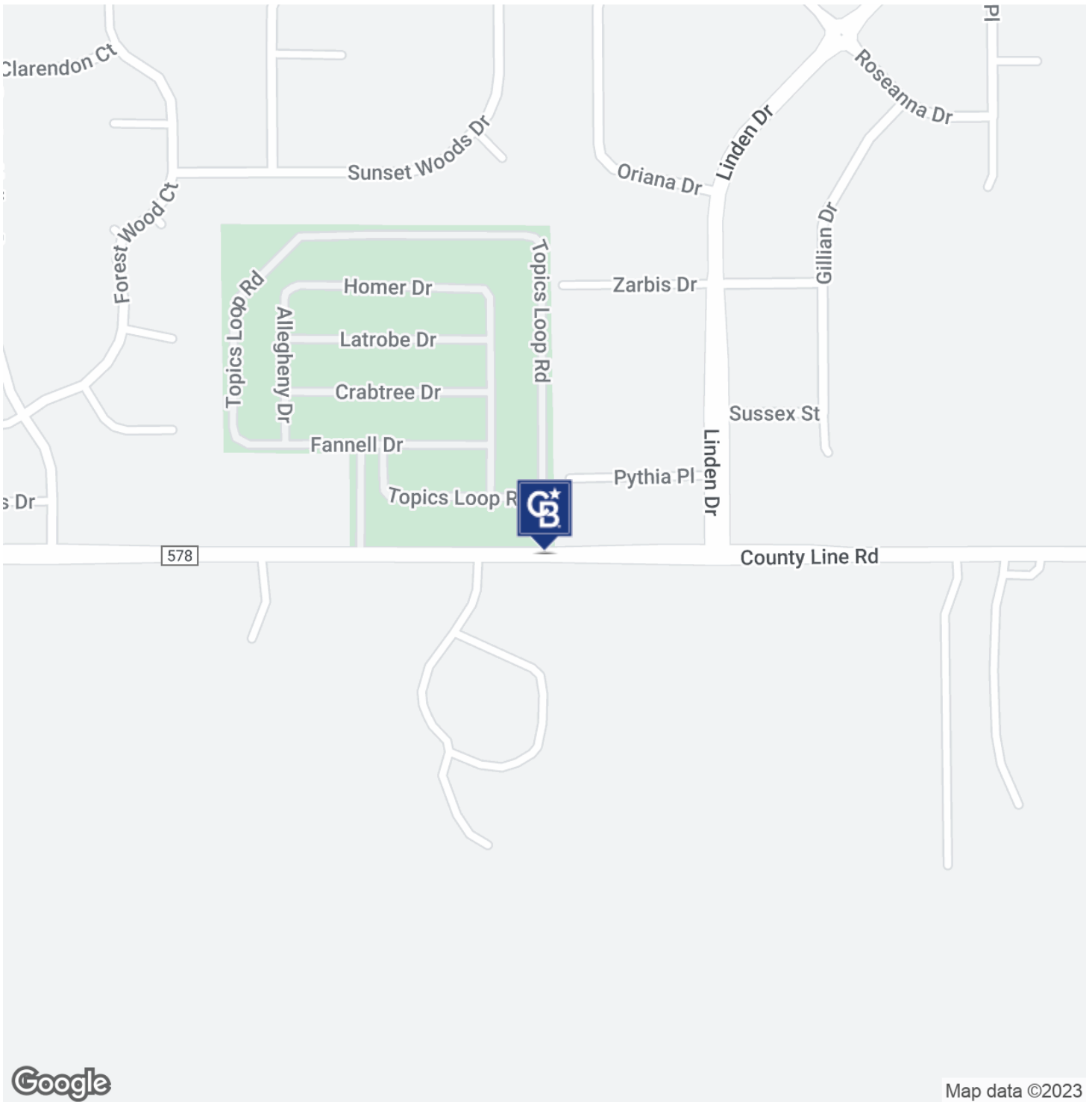


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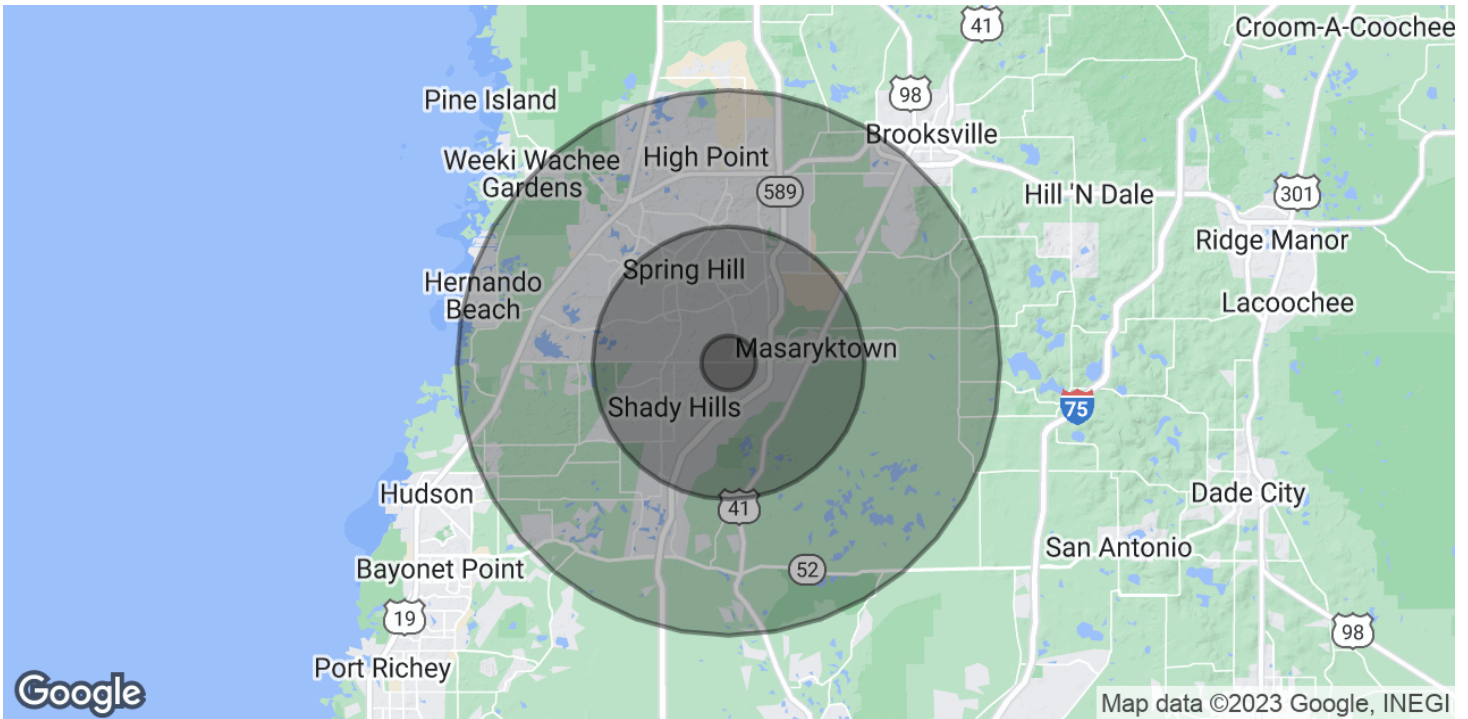


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,839	79,496	189,006
Average Age	51.7	43.9	46.7
Average Age (Male)	53.5	43.5	45.9
Average Age (Female)	49.6	44.5	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,226	32,602	84,980
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$69,383	\$61,786	\$57,229
Average House Value	\$193,817	\$174,411	\$163,783

* Demographic data derived from 2020 ACS - US Census

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