

Offering Memorandum
Mariner Blvd Development Site Package
NW Corner of Mariner Blvd and Quality Dr, Spring Hill, FL 34609

The Offering

RKommercial Group is pleased to offer this last parcel in a growing trade area where there's been growth and development over the past 24 months.

This property can be developed into a service-oriented retail location, QSR, medical space or single tenant build out.

There's also a substantial amount of medical services within a 1 mile radius, as the Bayfront Hospital serves as the main hub for all the surrounding residents. This could also present an opportunity to develop an ancillary business location, which could be complimentary to the medical services sector.

Property Summary

Address/Parcel ID:	Mariner Blvd, Spring Hill, FL, 34609 / R31 223 18 3537 0000 0030
Total Parcel Area:	2.17 acres
Frontage	Approximately 250 ft +/-
Zoning:	PD-OP
Type	Land

 **Offering Price**
\$699,000

 **Property Highlights**

Traffic Counts
28,000 Vehicles per day

Population Based on Drive Times
5 Minute: 14,174
10 Minute: 82,487
15 Minute: 145,234

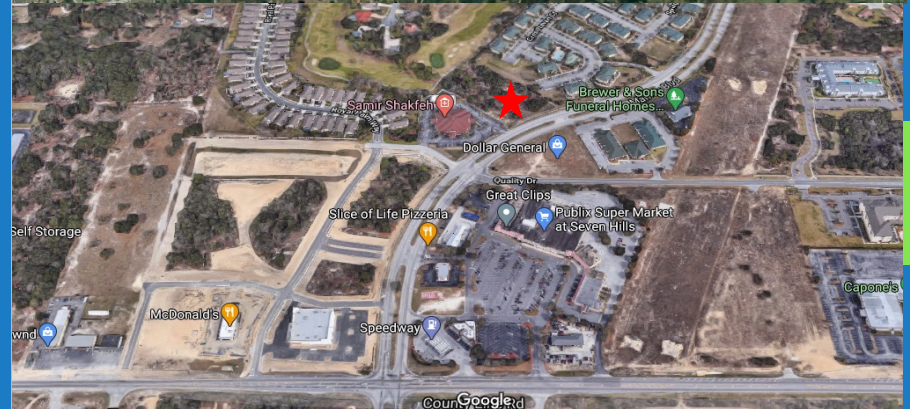
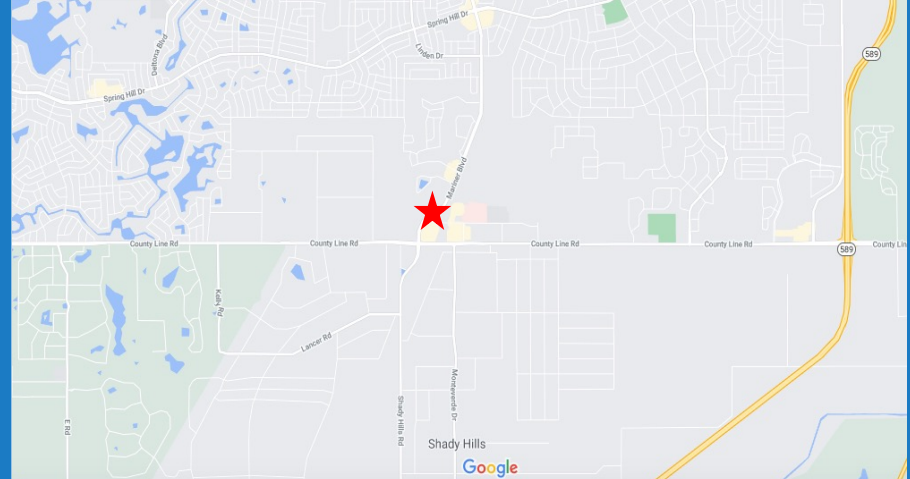
Median HH Income Based on Drive Times
5 Minute: \$60,990
10 Minute: \$59,149
15 Minute: \$58,558

Trade Area Overview

The Mariner Village Trade Area has recently undergone a spur of growth over the past 24 months. Mariner Boulevard has recently expanded its number of lanes and the result has been an increase of traffic on that thoroughfare. Traffic has increased to about 28,000 vehicles per day, and that will be followed by the increase of lanes on County Line Rd, which sits on the south side of the trade area. This has resulted in an increase of developments which include the following over the past 24 months (either completed or undergoing construction):

- Taco Bell (completed)
- McDonald's (completed)
- Walgreens (completed)
- Circle K (completed)
- Starbucks (completed – recently sold)
- Take 5 Oil (completed)
- Mavis Tire (completed)
- PAR Self Storage (completed)
- St. Lukes Eye Clinic (completed)
- Mariner Village Dental Care (completed)
- Auto Zone (completed)
- Dollar General (completed)
- O'Reilly's (under construction)

Additionally, there's been several preliminary development submissions in the county, that will add an additional 200 + residential units within 2 miles from the trade area.





Key Demographic Facts

3 Mile

Mariner Blvd and Quality Dr., Spring Hill, FL 34609

Demographic Summary

257-261 Mariner Blvd (3 miles)
257-261 Mariner Blvd, Spring Hill, Florida, 34609
Ring of 3 miles

Prepared by Esri
Latitude: 28.43725
Longitude: -82.54697

DEMOGRAPHIC SUMMARY

257-261 Mariner Blvd
Ring of 3 miles

KEY FACTS

43,880

Population



17,643

Households

51.9

Median Age

US\$52,063

Median Disposable Income

EDUCATION

9.4%

No High School Diploma



35.7%

High School Graduate



33.8%

Some College/

Associate's Degree



21.1%

Bachelor's/Grad/

Prof Degree

INCOME



US\$60,069

Median Household Income



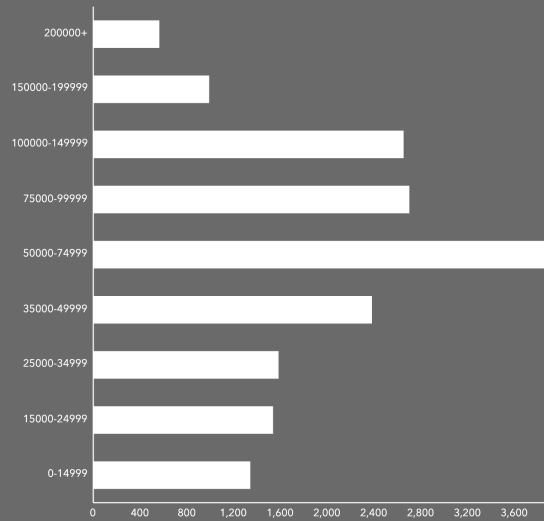
US\$32,447

Per Capita Income

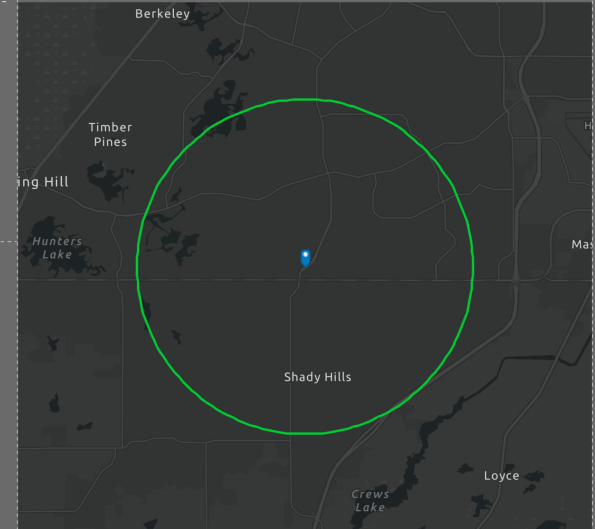


US\$222,287

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



59.2%

White Collar



24.9%

Blue Collar



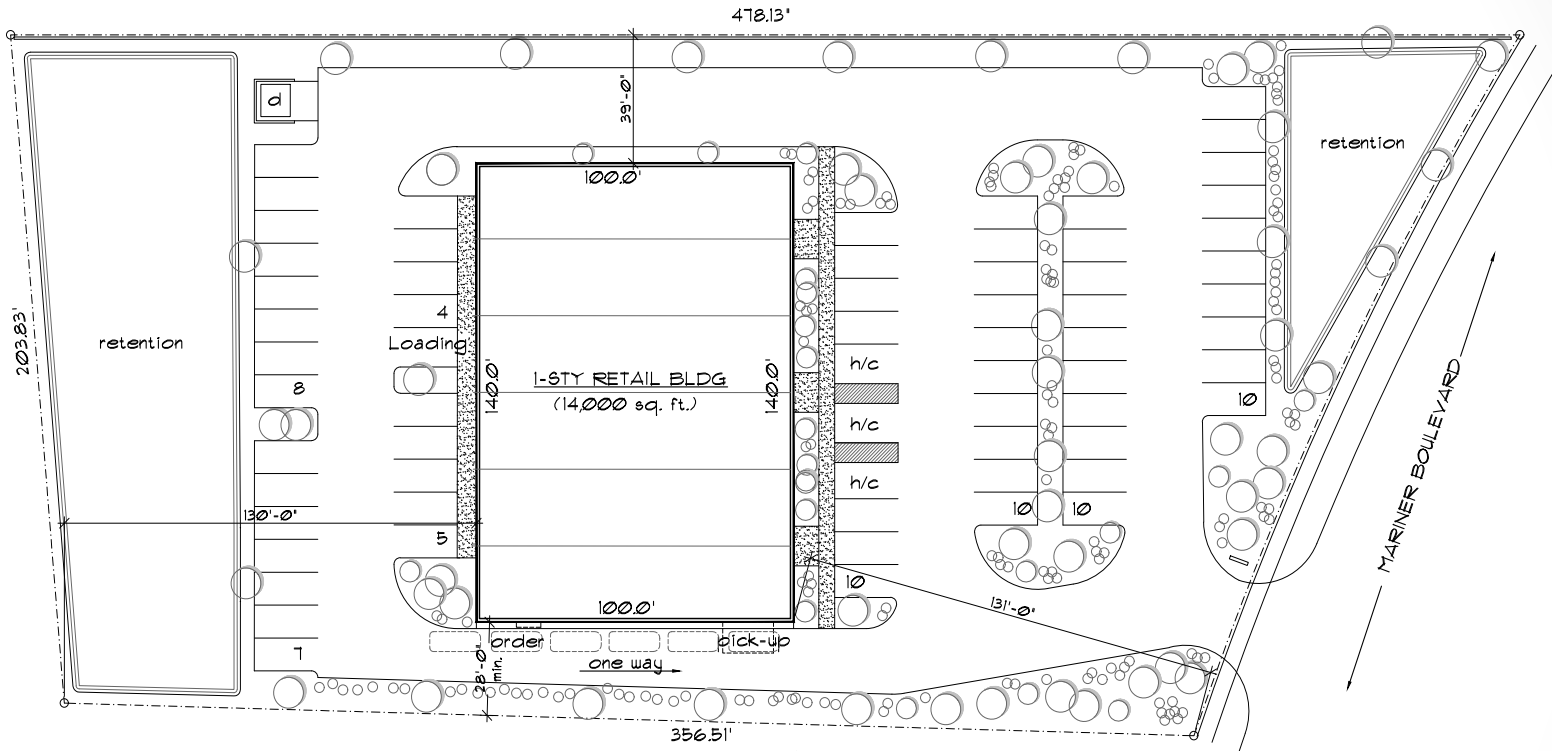
19.6%

Services

4.7%

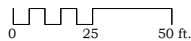
Unemployment Rate

Sample Building Layout



ARCHITECTURAL SITE PLAN 9.03

9-03-2020



Site area = 1.97 Acres + or -
 Parking required= 4 spaces/1000 s.f. = 56
 Parking provided= 64 spaces

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MARINER RETAIL CENTER
 SPRING HILL, FLORIDA

Conceptual Elevations





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Creative Thinking and Execution

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