



# COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

## Hernando County Commercial Land

Kass Circle • Spring Hill, FL 34606

### LAND FOR SALE

- ◆ 1.44 acre parcel situated off Spring Hill Dr & approx 2 miles from US 19, the property is strategically located with easy access to major transportation routes
- ◆ Parcel has 299 ft of road frontage offering excellent visibility and accessibility

- ◆ C1 zoning permits various commercial uses, including retail, office spaces, and service-oriented businesses
- ◆ Parcel is well-served by essential infrastructure & utilities, facilitating the development process and minimizing potential hurdles for prospective buyers

# Sale Price

# \$170,000

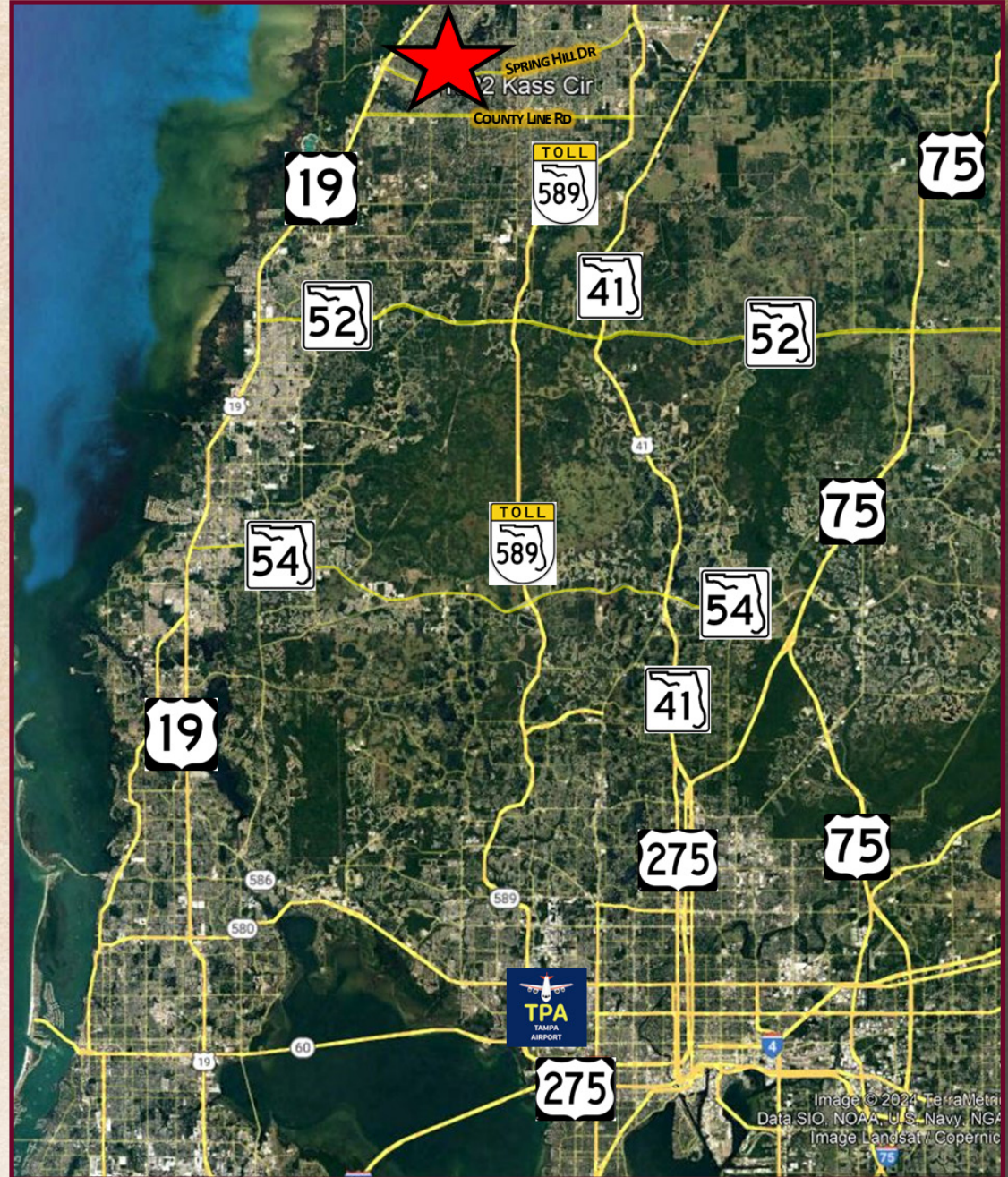


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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.



# Property Information



## Demographics - 10 Miles



237,464 Population



\$70,437 Average HH Income



48.8 Median Age

For more information, please call Marc Pfleger • Cell: (727) 262-5998 • Email: [mpfleger@cap-realty.com](mailto:mpfleger@cap-realty.com).