

Offering Memorandum



FOREST OAKS RETAIL

DELTONA BOULEVARD, SPRING HILL, FL 34606

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

Forest Oaks Retail is a 1.88-acre commercially zoned parcel located strategically at a lighted corner in Spring Hill, FL. The site would be ideal for a convenience store, quick-service restaurant, or other commercial use looking to benefit from the surrounding residential communities at the commercial node. The dimensions are approx. 180' by 446' with 2 access points already in place.

LOCATION DESCRIPTION

The property is located in the northeast corner of Forest Oaks Blvd. and Deltona Blvd. in Spring Hill, FL, in Hernando County. The property is located at a lighted corner with shared access with the neighboring Family Dollar and across the street from the Speedway service station. Deltona Blvd. is a highly traveled (16,800 AADT) north-south connector road between SR 50 and Spring Hill Drive.

PROPERTY SIZE

1.88 Acres

ZONING

PDP- GHC (General Highway Commercial)

PARCEL ID

R3231732525600L00010

PRICE

\$999,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
813.287.8787 x104
Ryan@TheDirtDog.com

Additional Photos



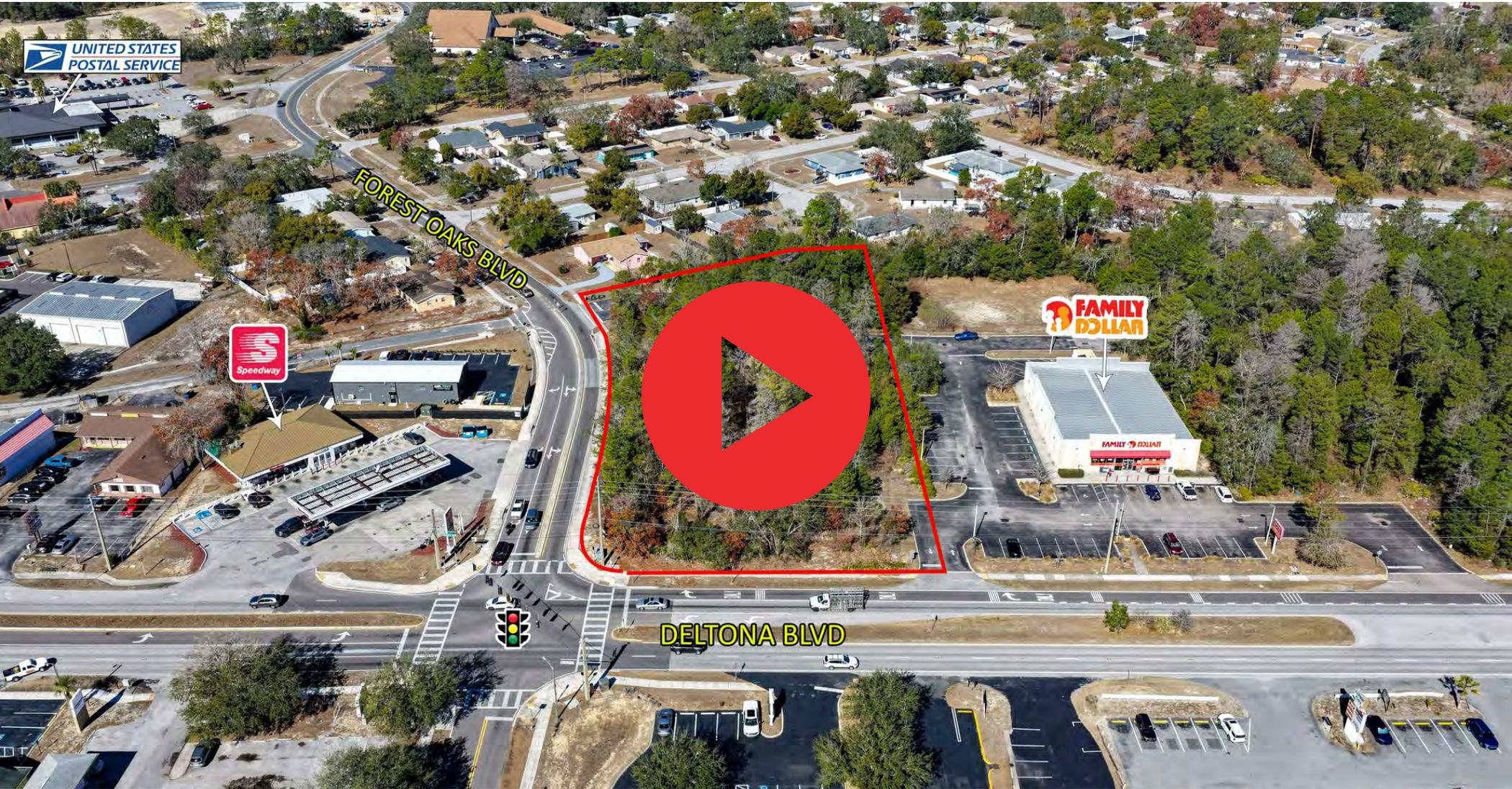
Additional Photos



Additional Photos



360 Virtual Tour



Demographics Map & Report

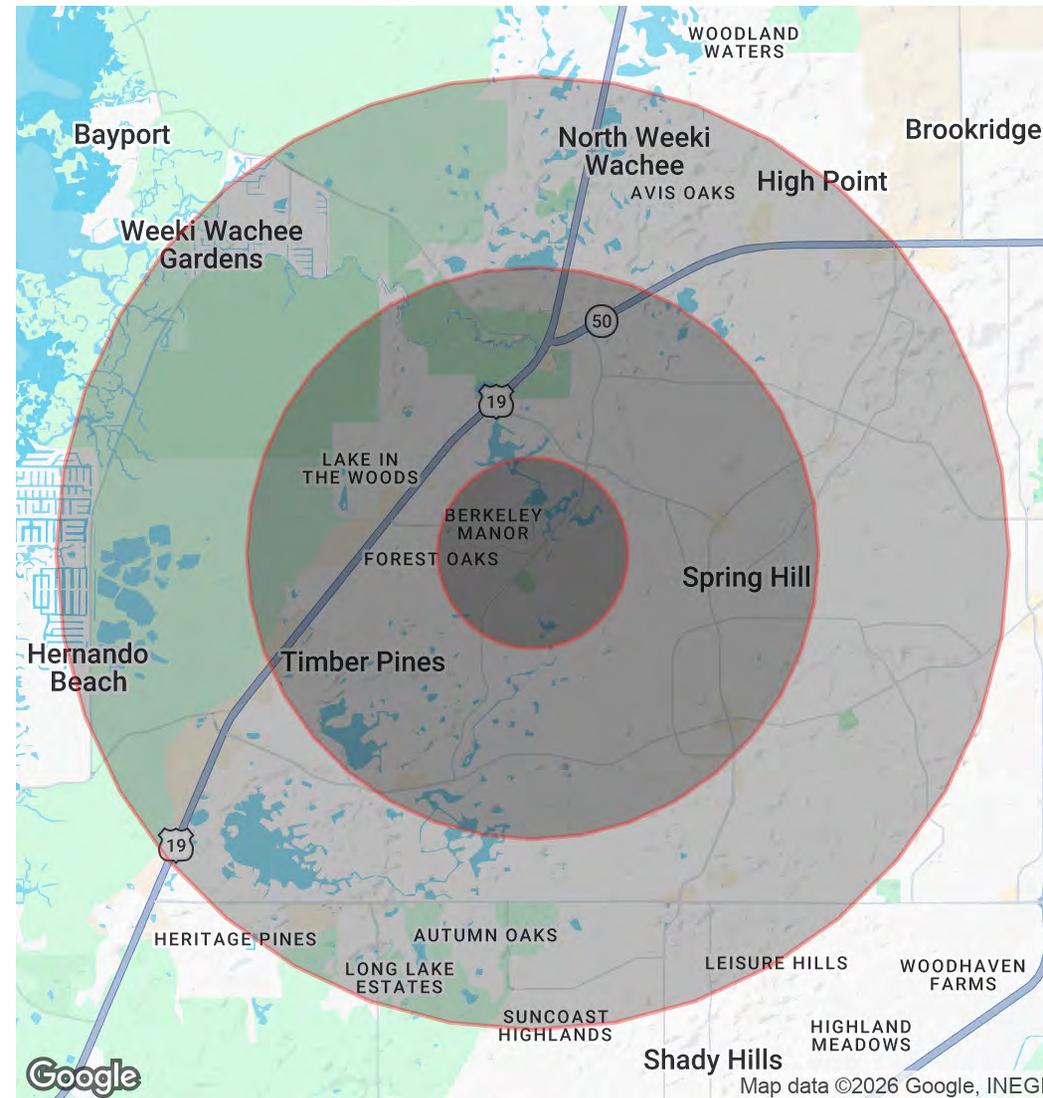
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,852	59,679	120,926
Average Age	47	48	48
Average Age (Male)	45	47	47
Average Age (Female)	48	49	49

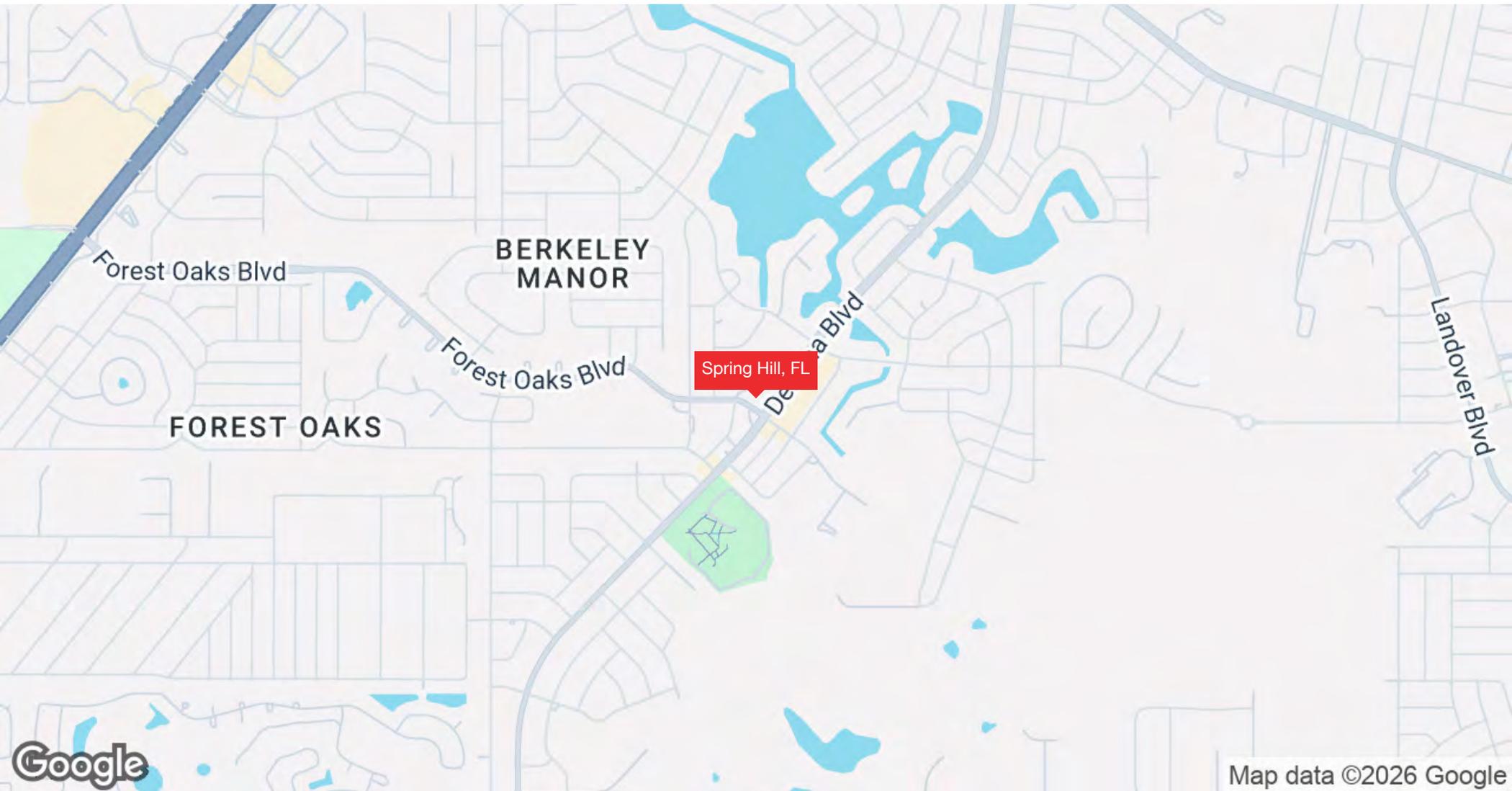
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,771	24,849	50,015
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$71,113	\$76,012	\$78,182
Average House Value	\$235,845	\$266,890	\$275,588

Demographics data derived from AlphaMap



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

UNITED STATES
POSTAL SERVICE



Your Advisor



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Questions | Give us a call or drop us an email

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