

# Offering Memorandum



**HSW - COMMERCIAL WAY**

COMMERCIAL WAY, SPRING HILL, FL 34606

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description

## PROPERTY DESCRIPTION

The property is zoned General Highway Commercial, allowing for a wide range of commercial uses. Its location along U.S. 19 makes it well-suited for retail, service, or restaurant users seeking frontage within an established corridor.

While Spring Hill is a mature market, the area continues to see steady residential growth, with increasing activity from developers and homebuilders. This ongoing population growth is supporting demand for additional commercial services, positioning the site as a practical opportunity for a user or investor looking to establish a presence along a proven retail corridor.

## LOCATION DESCRIPTION

The subject property is located along U.S. 19 (Commercial Way) in Spring Hill, within Hernando County, positioned between SR 50 and County Line Road along the area's primary commercial corridor. The site benefits from strong surrounding retail, with major national users to the north including Publix, Target, The Home Depot, and Lowe's, and additional anchors to the south such as Publix, Walmart Supercenter, and JCPenney. This central location offers strong visibility and access within a well-established retail trade area.

## PROPERTY SIZE

4.39± Acres

## ZONING

PDP(GHC) - General Highway Commercial

## PARCEL ID

01170681

## PRICE

\$475,000

## BROKER CONTACT INFO

**Jack Koehler, CCIM, ALC**

Senior Advisor/Partner

813.287.8787 x109

[jack@thedirt dog.com](mailto:jack@thedirt dog.com)

**Tyler Woody, ALC**

Advisor

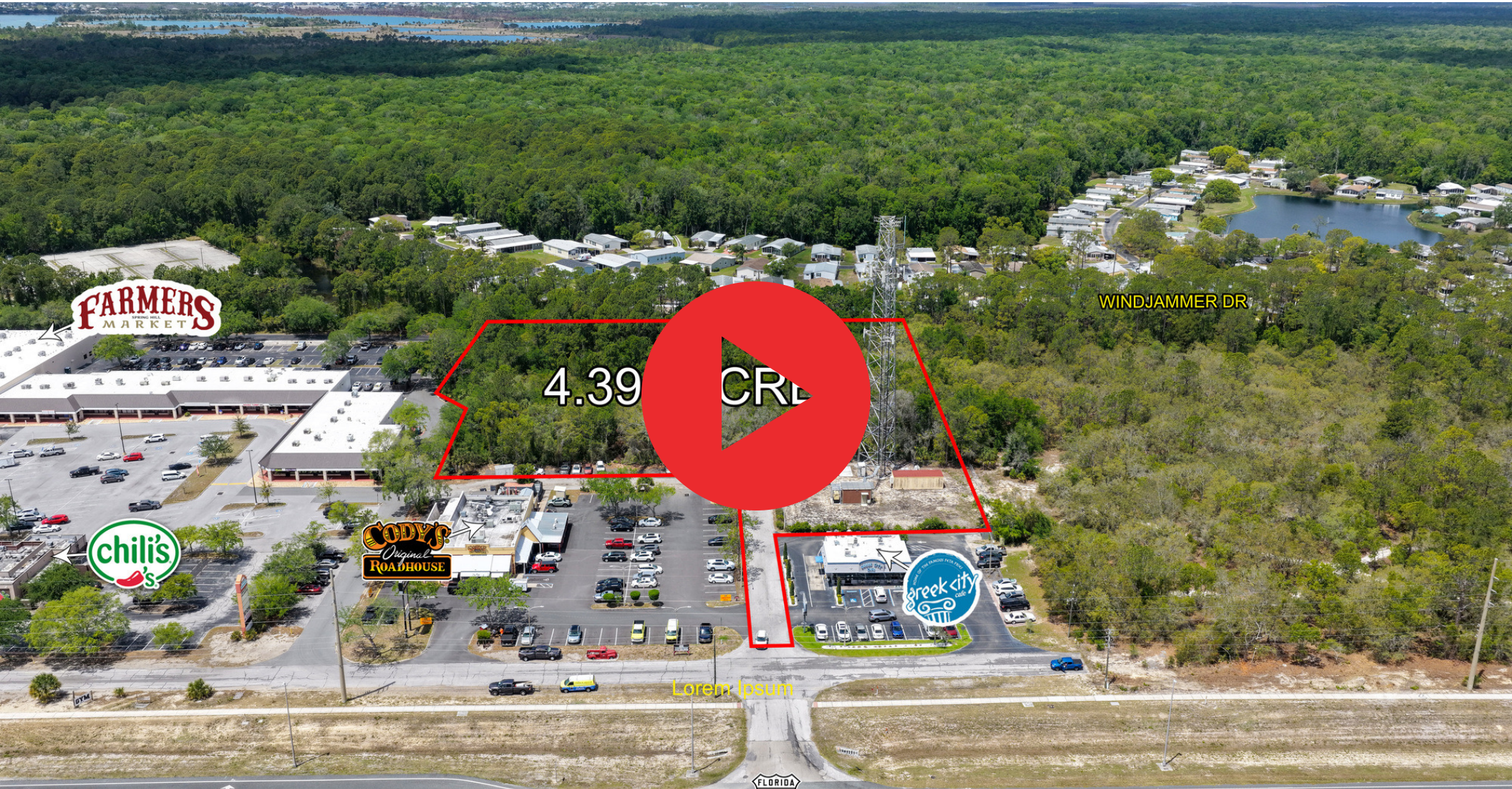
813.287.8787 x111

[tyler@TheDirtDog.com](mailto:tyler@TheDirtDog.com)

# Aerial Facing Southeast



# Drone Video



# Location Map



# Confidentiality & Disclaimer

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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.



4.39± ACRES

WINDJAMMER DR

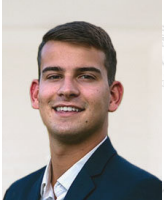
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Your Advisors



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Questions | Give us a call or drop us an email

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