

# OFFERING MEMORANDUM

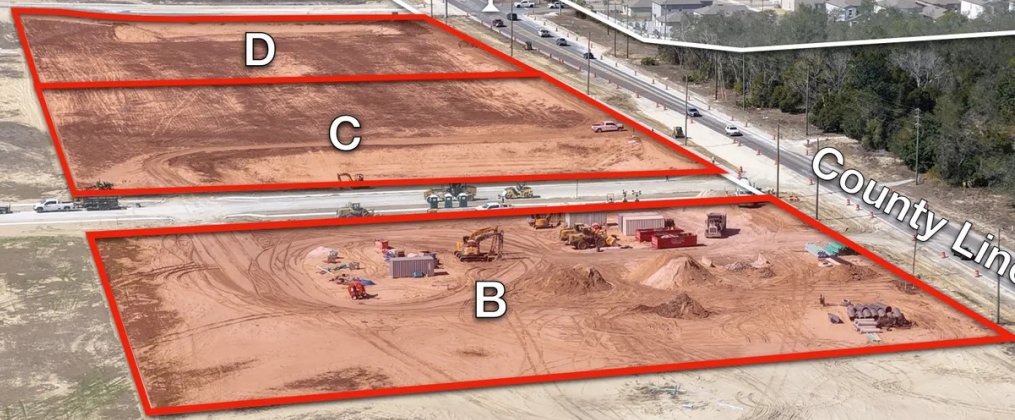


Verano

219 Single Family Homes

Planned 55+ Rental Housing

Northridge – 668 Residential Units



County Line Rd 19,500 AADT

NORTHRIDGE RETAIL PADS

COUNTY LINE ROAD, SPRING HILL, FL 34610

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

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

# Property Description

## PROPERTY DESCRIPTION

Northridge Commercial is an opportunity for a user to ground lease zoned commercial sites that are being delivered mass-graded with utilities to the site and retention in place off-site. The parcels are ideally located at a lighted intersection at the entrance to the all-new Northridge Subdivision, actively under construction for 668 homes. Northridge is in Spring Hill, a submarket approximately 30 miles north of Tampa International Airport.

## LOCATION DESCRIPTION

Located along the south side of County Line Road (CR-578) at the Pasco/Hernando county line, the outparcels benefit from approximately 19,500 vehicles per day on a primary east-west commuter corridor. Northridge sits conveniently between the Suncoast Parkway (SR-589) and Mariner Boulevard, connecting to Tampa and the broader Tampa Bay region.

## PROPERTY SIZE

11.19 Acres

## ZONING

PUD

## PARCEL ID

04-24-18-0030-00000-00B0, 05-24-18-0030-00000-00C0, 05-24-18-0030-00000-00D0

## PRICE

Ground Lease Only. Call for details.

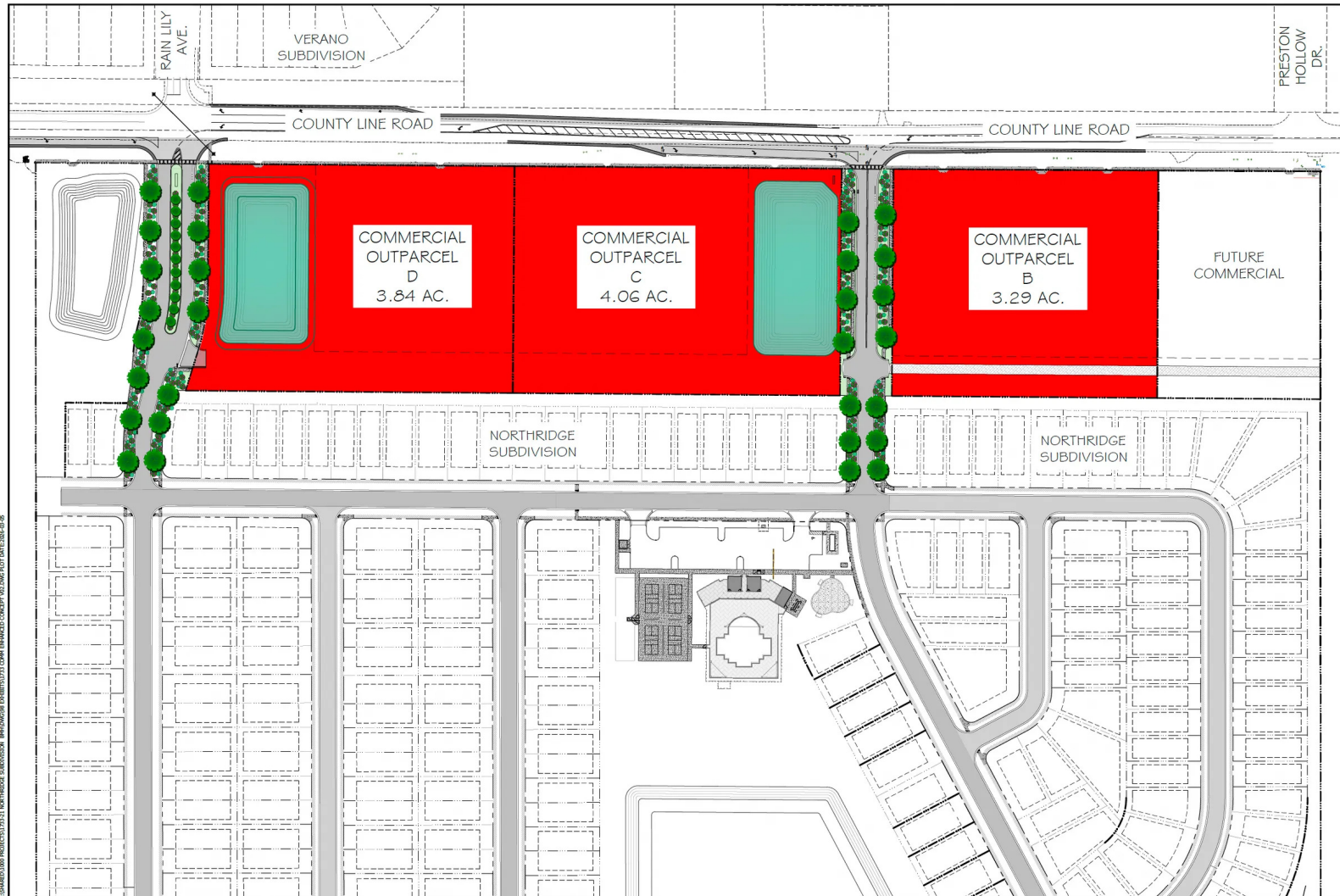
## BROKER CONTACT INFO

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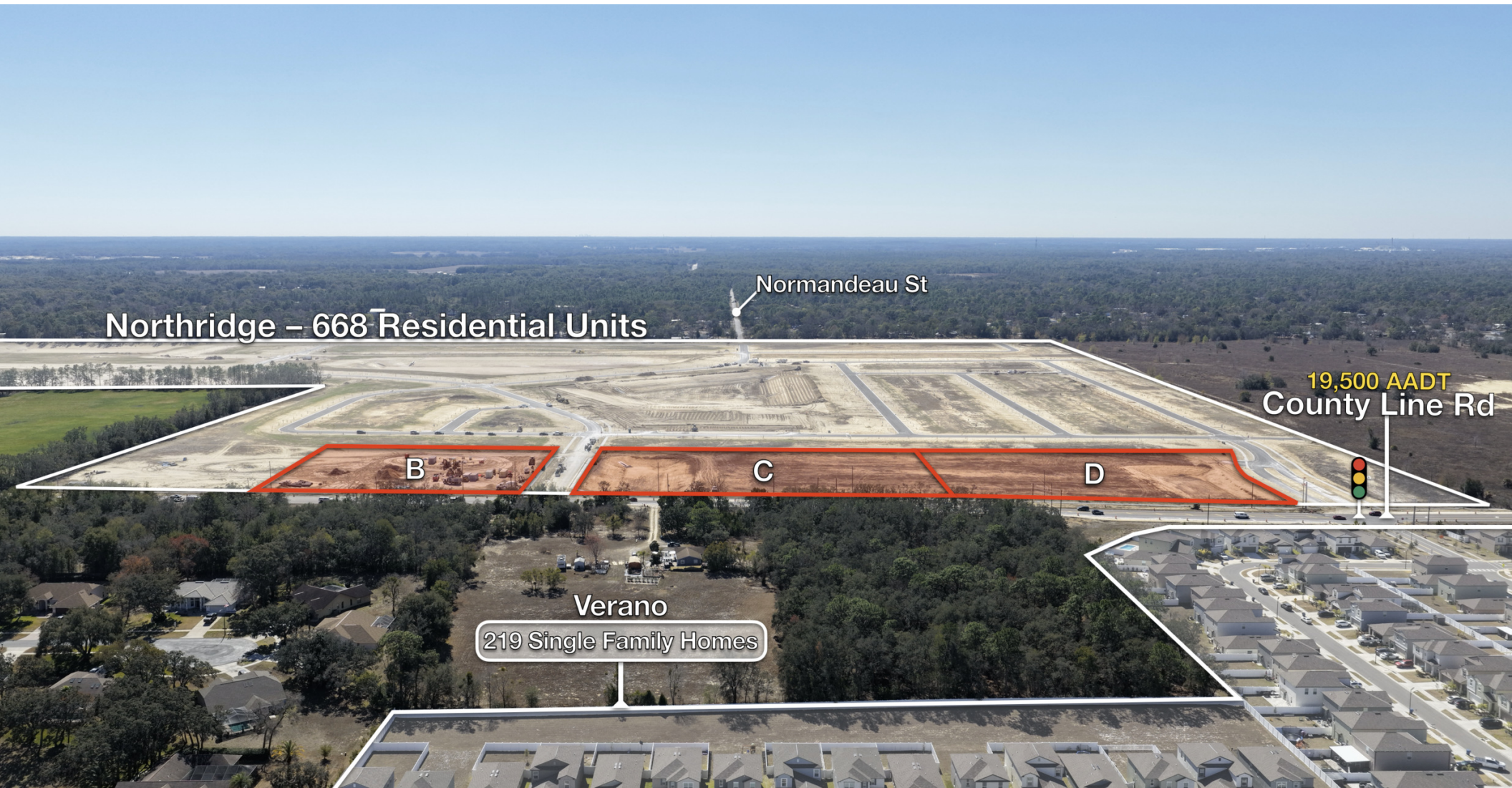
# Aerial



# Site Plan



# Aerial



Northridge – 668 Residential Units

Normandeau St

19,500 AADT  
County Line Rd

B

C

D

Verano

219 Single Family Homes

# Aerial

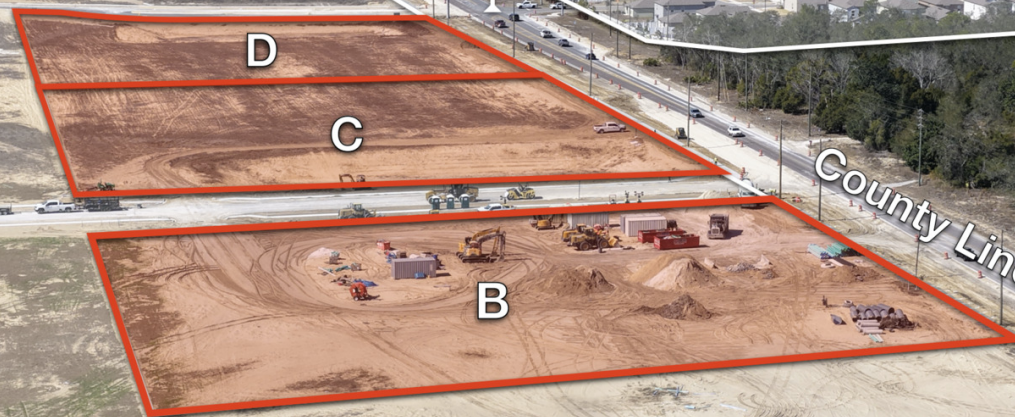


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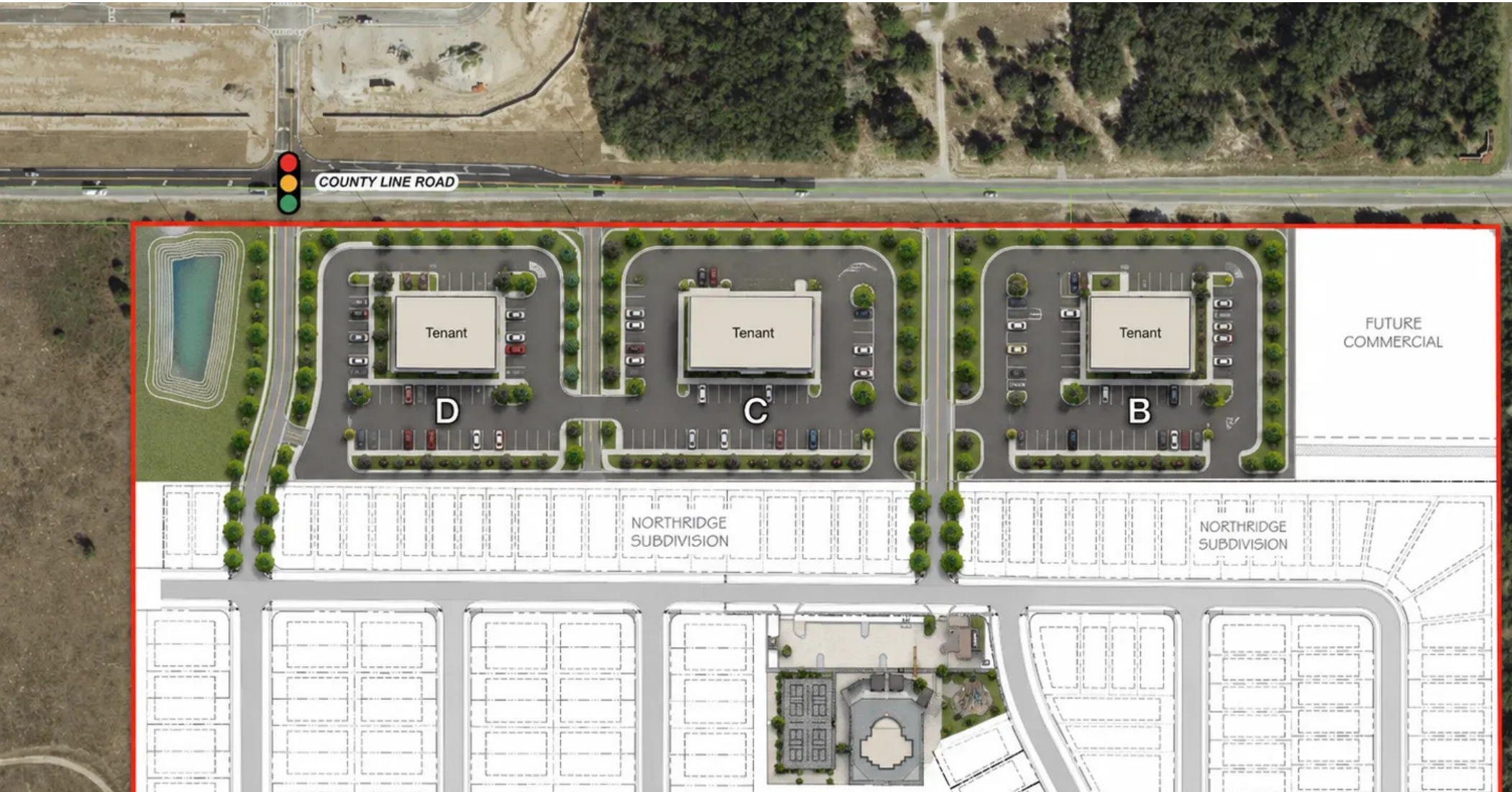
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County Line Rd 19,500 AADT

# Conceptual Plan



# Conceptual Aerial



# Conceptual Aerial



# Conceptual Aerial



# Demographics Map & Report

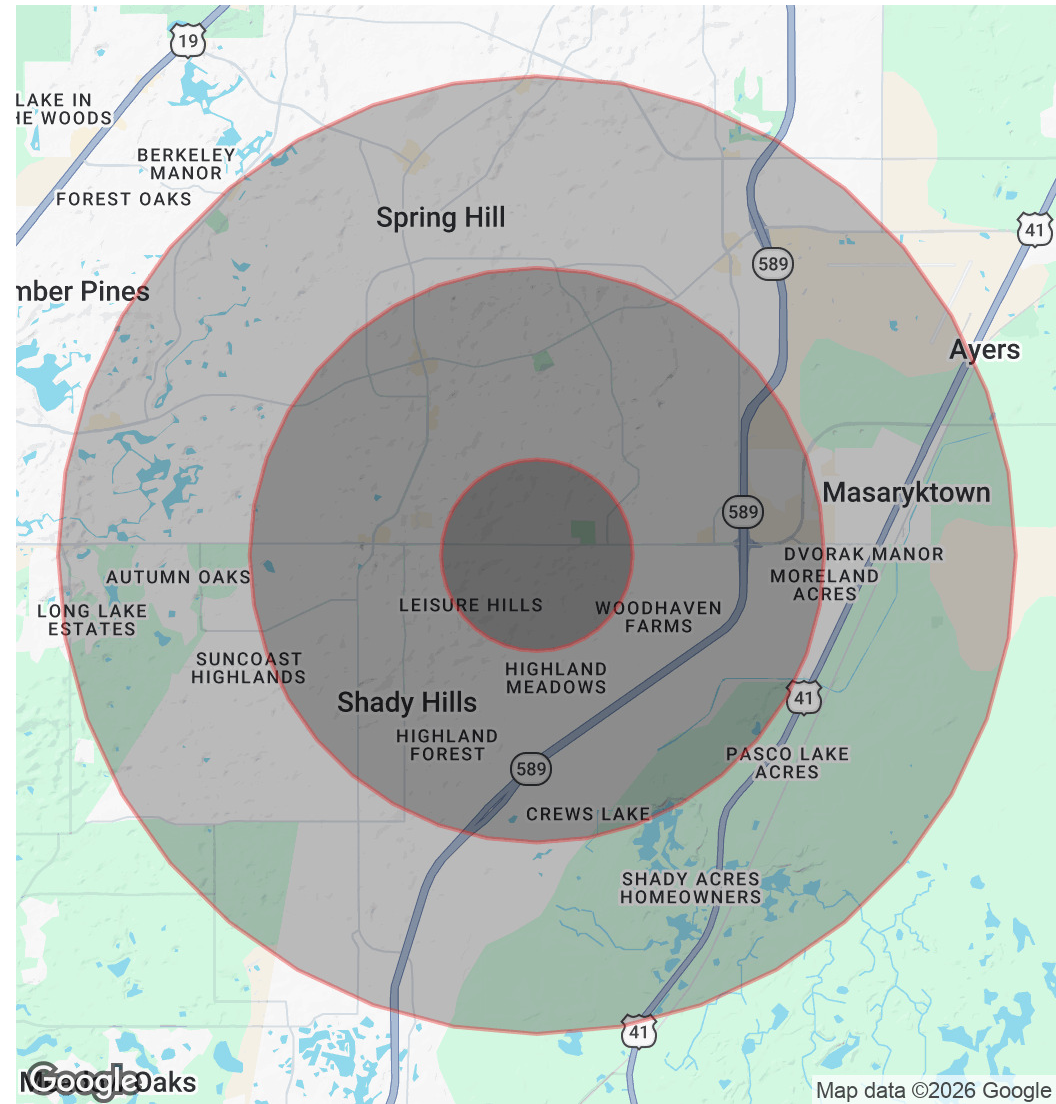
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,096	34,729	89,367
Average Age	57.9	45.5	44.5
Average Age (Male)	57.3	45.8	44.4
Average Age (Female)	60.9	46.7	46.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,399	12,976	33,897
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$95,195	\$89,509	\$85,983
Average House Value	\$307,119	\$292,868	\$271,658

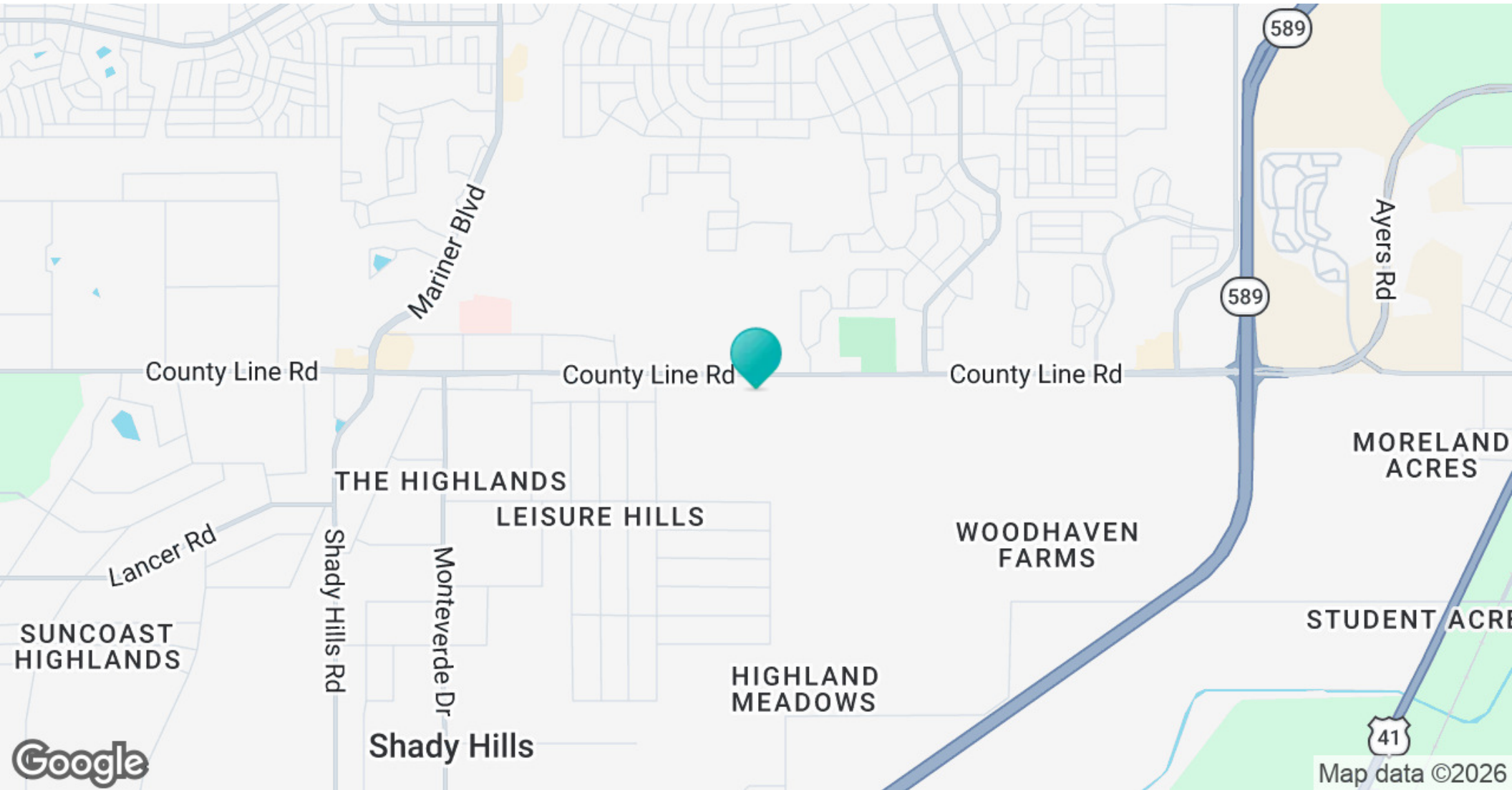
2023 American Community Survey (ACS)



# 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.



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### Advisor



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Questions | Give us a call or drop us an email



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