



# Build-To-Suit/Ground Lease

**+/- 15.5 Acres**

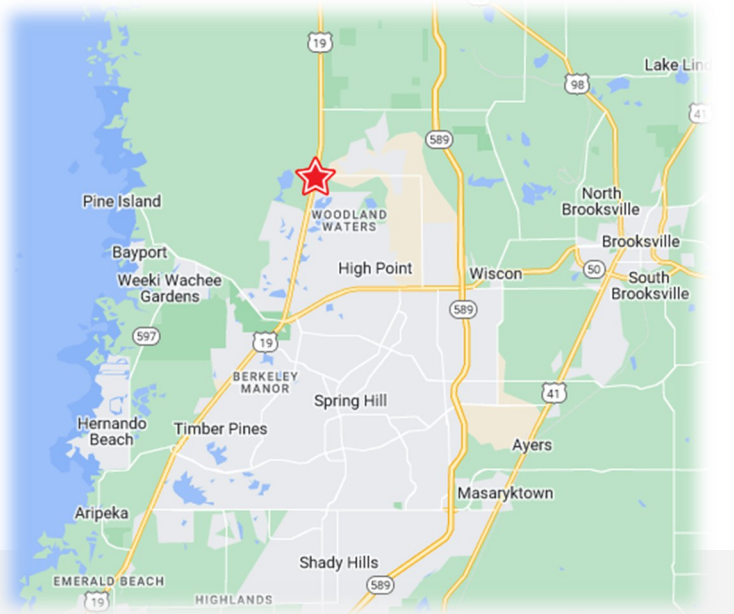
## NWC & NEC Commercial Way at Hexam Rd



### Property Highlights

- ◆ Site A is 3.30 acres on NWC
- ◆ Site B is 12.27 acres on NEC
- ◆ Both parcels located at intersection with traffic signal and over 31,600 vpd
- ◆ Located in Hernando County on US 19/ Commercial Way which is the north-south artery
- ◆ Several new housing developments in the trade area along US 19 & Bourassa Rd
- ◆ Two public schools located 1 mile north with over 3,000 students enrolled

	1 Mile	3 Miles	5 Miles
Population	559	11,945	33,337
Average HH Income:	\$85,740	\$76,373	\$73,117
Daytime Population:	106	1,710	8,222



### Nearby Retailers



### CONTACT

Jon Henley or Chase Doganiero  
 727.669.2900 ext #247 or #228  
 jhenley@boosdevelopment.com



www.boosdevelopment.com





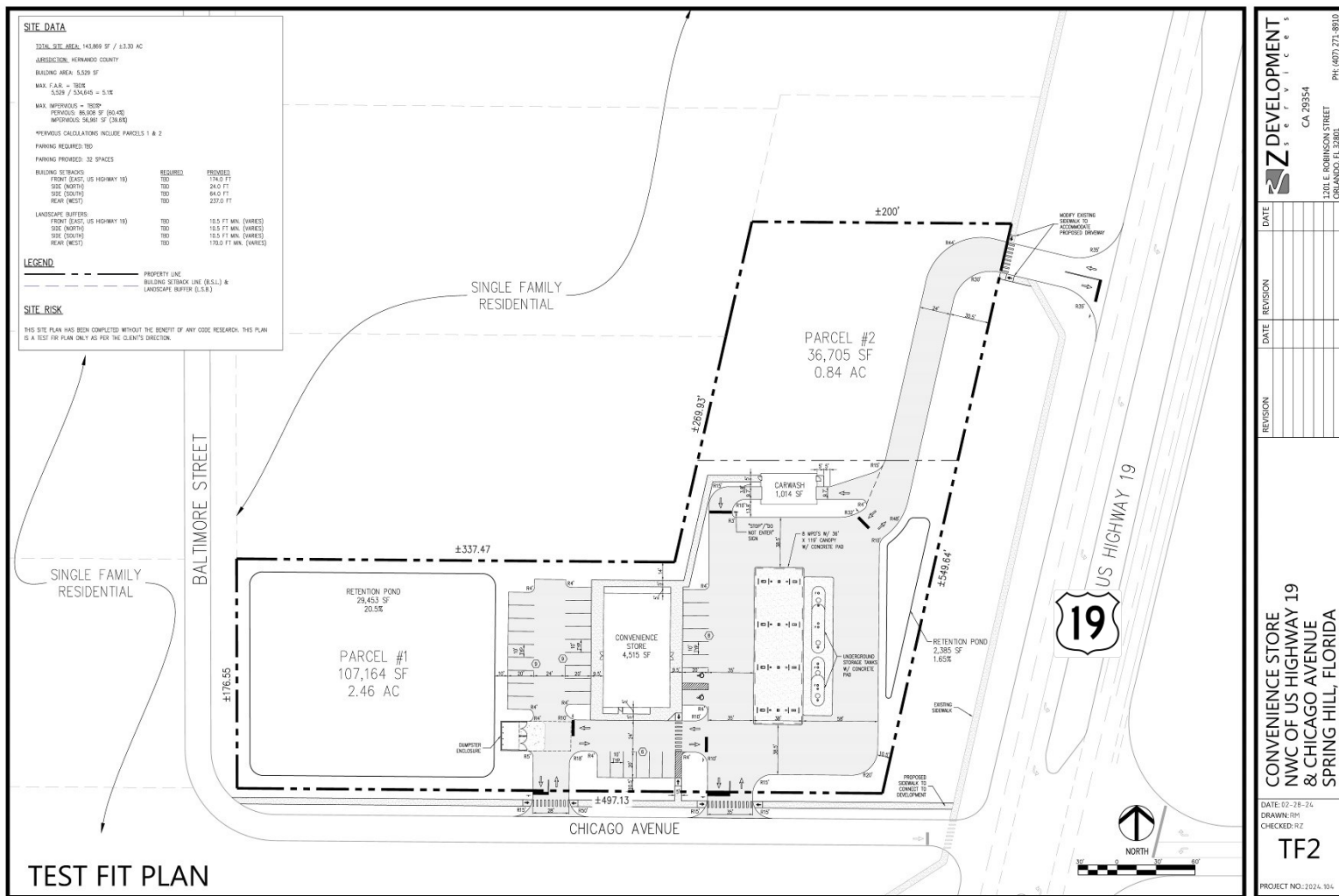
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## NWC & NEC Commercial Way at Hexam Rd

### Site Plan—NWC

# SITE A



**Z DEVELOPMENT**  
 1201 E. ROBINSON STREET  
 ORLANDO, FL 32801  
 CA 29354  
 PH: (407) 271-8910

REVISION	DATE	REVISION	DATE

CONVENIENCE STORE  
 NWC OF US HIGHWAY 19  
 & CHICAGO AVENUE  
 SPRING HILL, FLORIDA

DATE: 02-28-24  
 DRAWN: RHM  
 CHECKED: R.Z.

**TF2**

PROJECT NO.: 2024\_104



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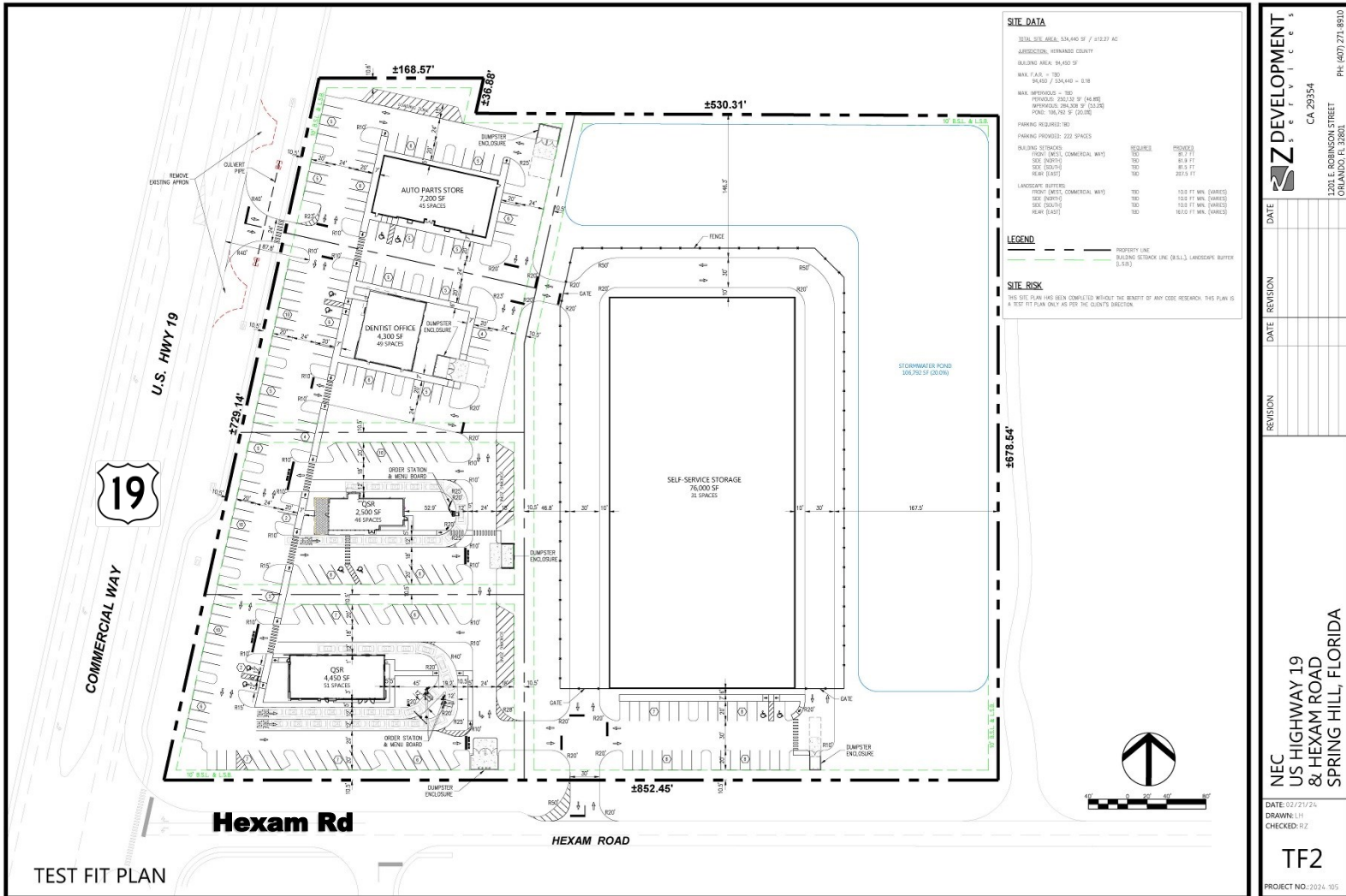
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### Site Plan—NEC

# SITE B



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DRONE VIDEO

## Drone Video & Overhead (April 2024)

<https://youtu.be/l8NPrbA46iQ?si=8aQTV9gp9KJo4cC8>



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