



BUILD-TO-SUIT/GROUND LEASE

NWQ ELGIN BLVD & BARCLAY AVE | SPRING HILL, FL

10.4 +/- ACRES



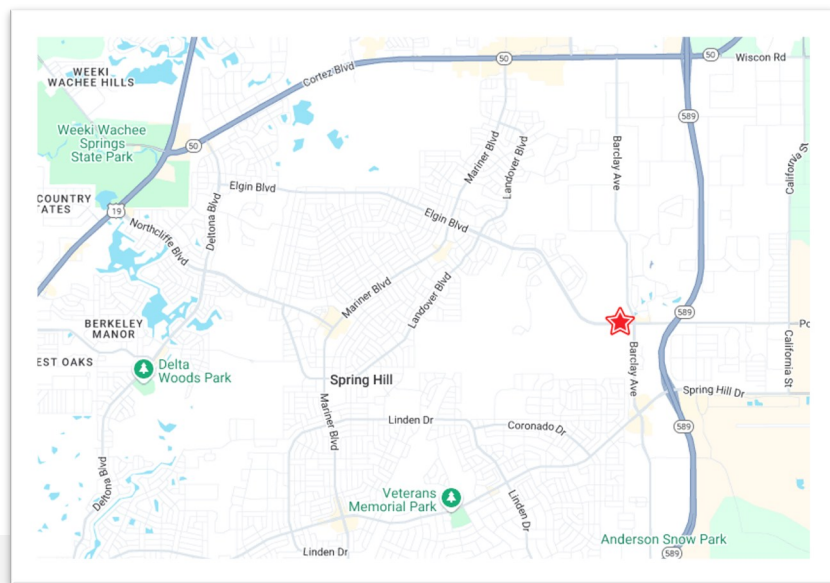
Property Highlights

- ◆ Over 10 acres with five outparcels for retail development in Hernando County
- ◆ Site is adjacent to future 286 residential units by Meritage Homes
- ◆ Excellent demographics and traffic counts
- ◆ Over 29K cars per day at this intersection
- ◆ Only 1/2 mile East to the Suncoast Parkway
- ◆ Five schools within 2 miles with 5,600 students
- ◆ Public Silverthorn, 18-hole Golf Course

Nearby Retailers



	1 Mile	2 Miles	3 Miles
Population	8,119	22,661	45,160
Average HH Income:	\$104,701	\$103,794	\$98,696
Daytime Population:	1,747	6,348	10,109



CONTACT

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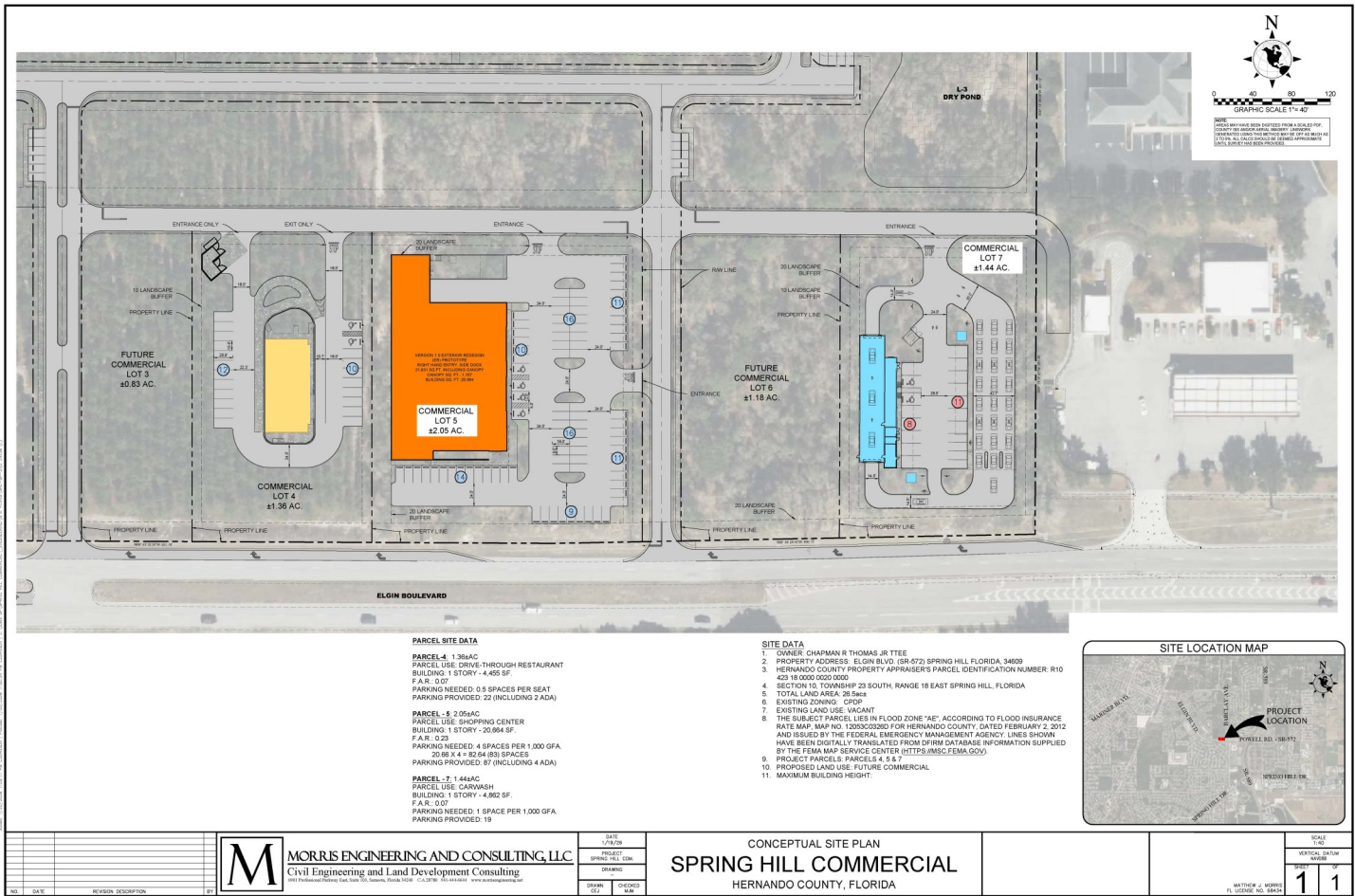


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Site Plan



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