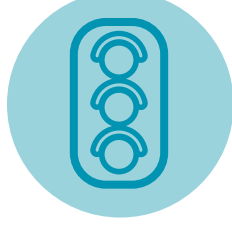


2.93±  
Acre Parcel



Exposure to  
33,300 VPD



At traffic light  
with full access

HERNANDO COUNTY, FL

Retail Development Opportunity, SR41 & Spring Hill Dr  
C1 zoning that allows many retail uses





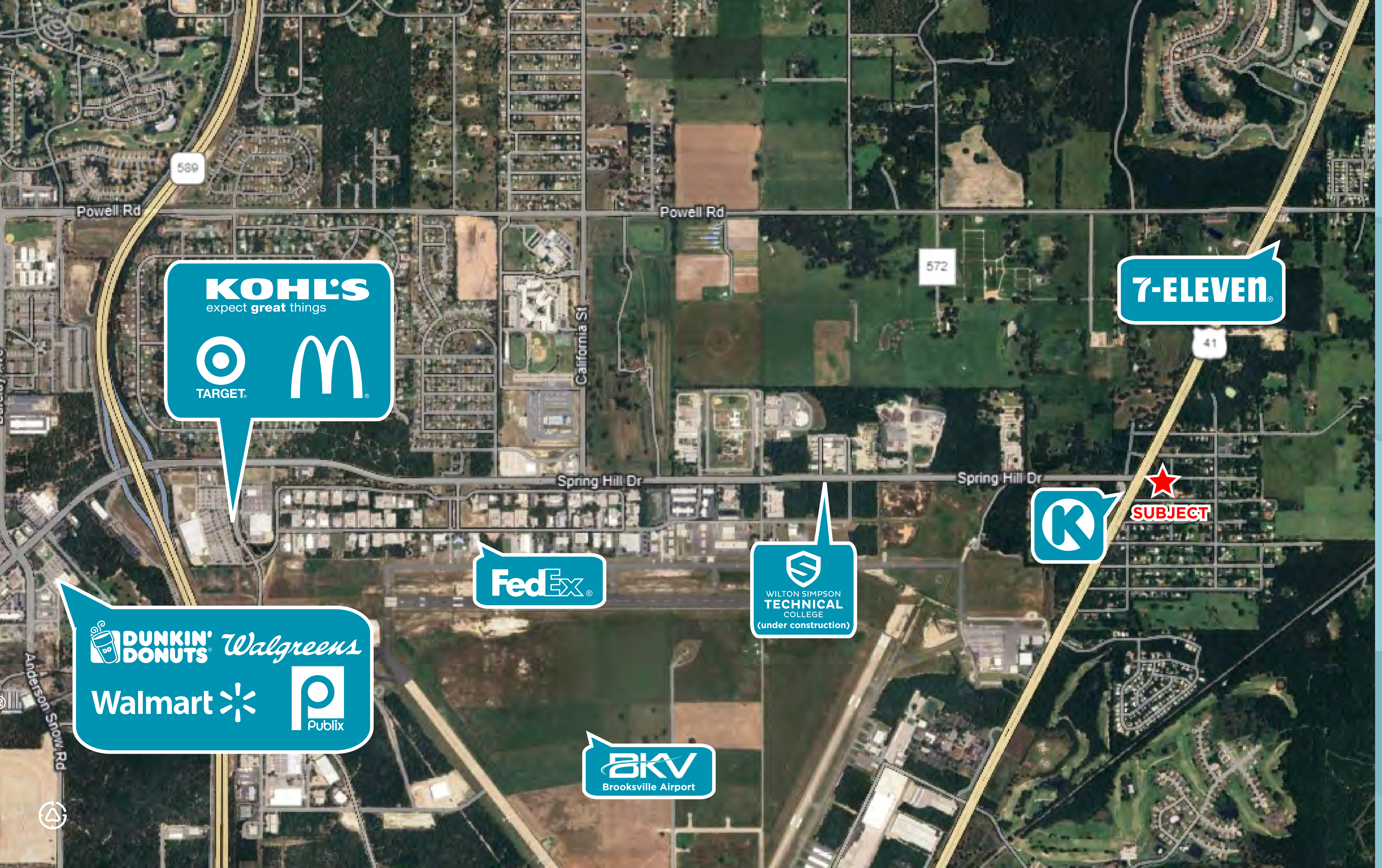
# Property Highlights

## PROPERTY OVERVIEW

<b>Location</b>	SEC US41 & Spring Hill Dr, Brooksville, FL 34604
<b>Size</b>	2.93± acres
<b>Municipality</b>	Hernando County
<b>Future Land Use</b>	Commercial
<b>Zoning</b>	C1
<b>Permitted Uses</b>	Many retail uses including gas and convenience stores with a maximum of 12 vehicle fueling stations, restaurants, hotels, retail food stores, veterinary clinics, auto parts stores, day care and preschools, call centers, plus many more.
<b>Traffic Counts</b>	<b>US41:</b> 19,500 VPD <b>Spring Hill Dr:</b> 13,800 VPD



# Nearby Amenities



**KOHL'S**  
expect great things

TARGET. MCDONALD'S

**7-ELEVEN**

**SUBJECT**

**FedEx**

WILTON SIMPSON  
**TECHNICAL**  
COLLEGE  
(under construction)

**DUNKIN' DONUTS** *Walgreens*

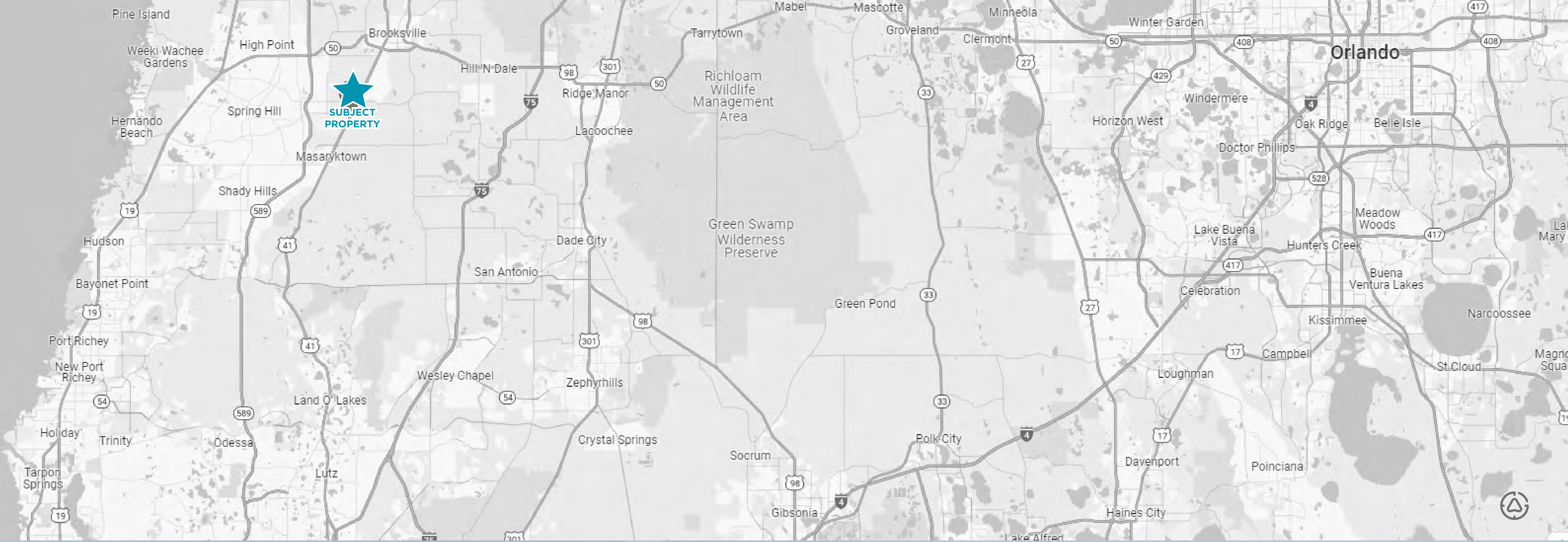
**Walmart**

Publix

**BKV**  
Brooksville Airport







# Land Transaction Leads

**EXCLUSIVELY LISTED BY CUSHMAN & WAKEFIELD**  
20 North Orange Avenue, Suite 300  
Orlando, FL 32801

**Rachel Ealy**  
Senior Associate

rachel.slowik@cushwake.com  
+1 407 541 4405

**Andy Slowik**  
Managing Director

andrew.slowik@cushwake.com  
+1 407 541 4428

**Margery Johnson**  
Managing Director

margery.johson@cushwake.com  
+1 407 435 4947

**Joseph Lentz**  
Senior Director

joseph.lentz@cushwake.com  
+1 904 380 4112

