


# Subject Property

13087 County Line Rd

**13087 County Line Rd**   
Spring Hill, FL 34609 - Hernando County



## OWNER

Tires Unlimited & Services Inc

## TRAFFIC COUNTS

Linden Dr/Pythia St	3.7K
County Line Rd/Alexson St	9.5K
County Line Road/Homer Dr	19.2K
County Line Rd/Oak Chase Blvd	10.9K

## LOCATION

Location Score:	<b>Below National Avg (27)</b>
Pedestrian Friendly	<b>30 - Somewhat friendly</b>
Cycling Friendly	<b>30 - Somewhat friendly</b>
Car Friendly	<b>80 - Very friendly</b>
Transit Friendly	<b>0 - Not friendly</b>

## PROPERTY

Type:	<b>Auto Repair</b>	Tenancy:	<b>0 Tenants</b>
Center:	-	Construction:	<b>Metal</b>
GLA:	<b>10,600 SF</b>	Land AC:	<b>1.23 AC</b>
Year Built/Renov	<b>2026</b>	Building FAR:	<b>0.20</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	<b>Smoke Detector, Storage Space</b>		
Frontage:	-		

VACANCY		NNN ASKING RENTS PER SF		12 MO. LEASING SF ACTIVITY	
Current:	<b>0%</b>	Current:	<b>\$20-24 (Est)</b>	Property:	-
Last Quarter:	<b>0%</b>	Last Quarter:	-	Peers Total:	-
Year Ago:	<b>0%</b>	Year Ago:	-	Peers Count:	<b>17</b>
Peers:	<b>6.5%</b>	Peers (Market Rent):	<b>\$21.34</b>	Peers Avg:	-
Submarket:	<b>3.5%</b>	Submarket (Market Rent):	<b>\$21.95</b>	Submarket:	<b>185,199</b>

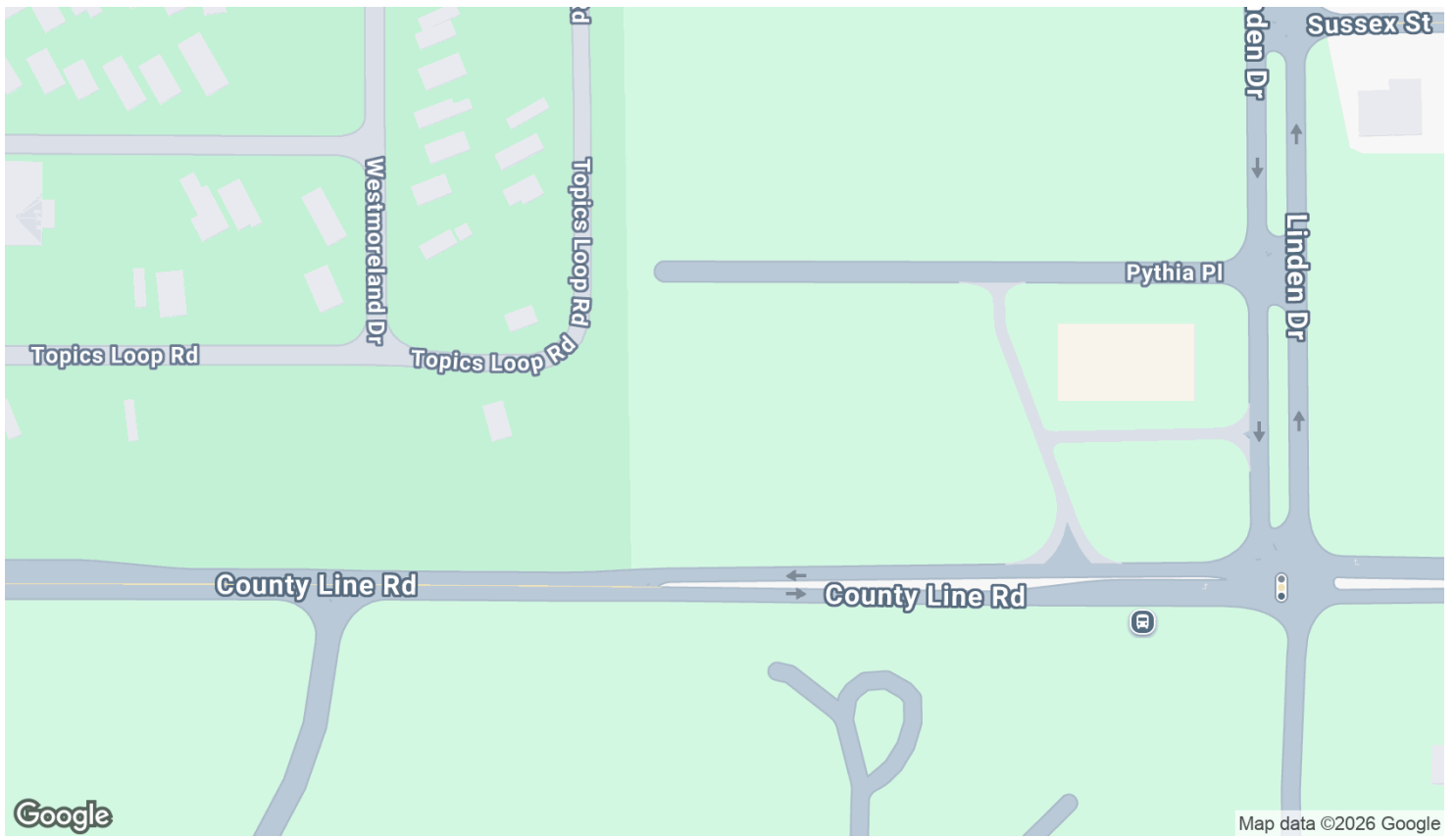
## AVAILABLE SPACES

**Currently No Available Spaces**

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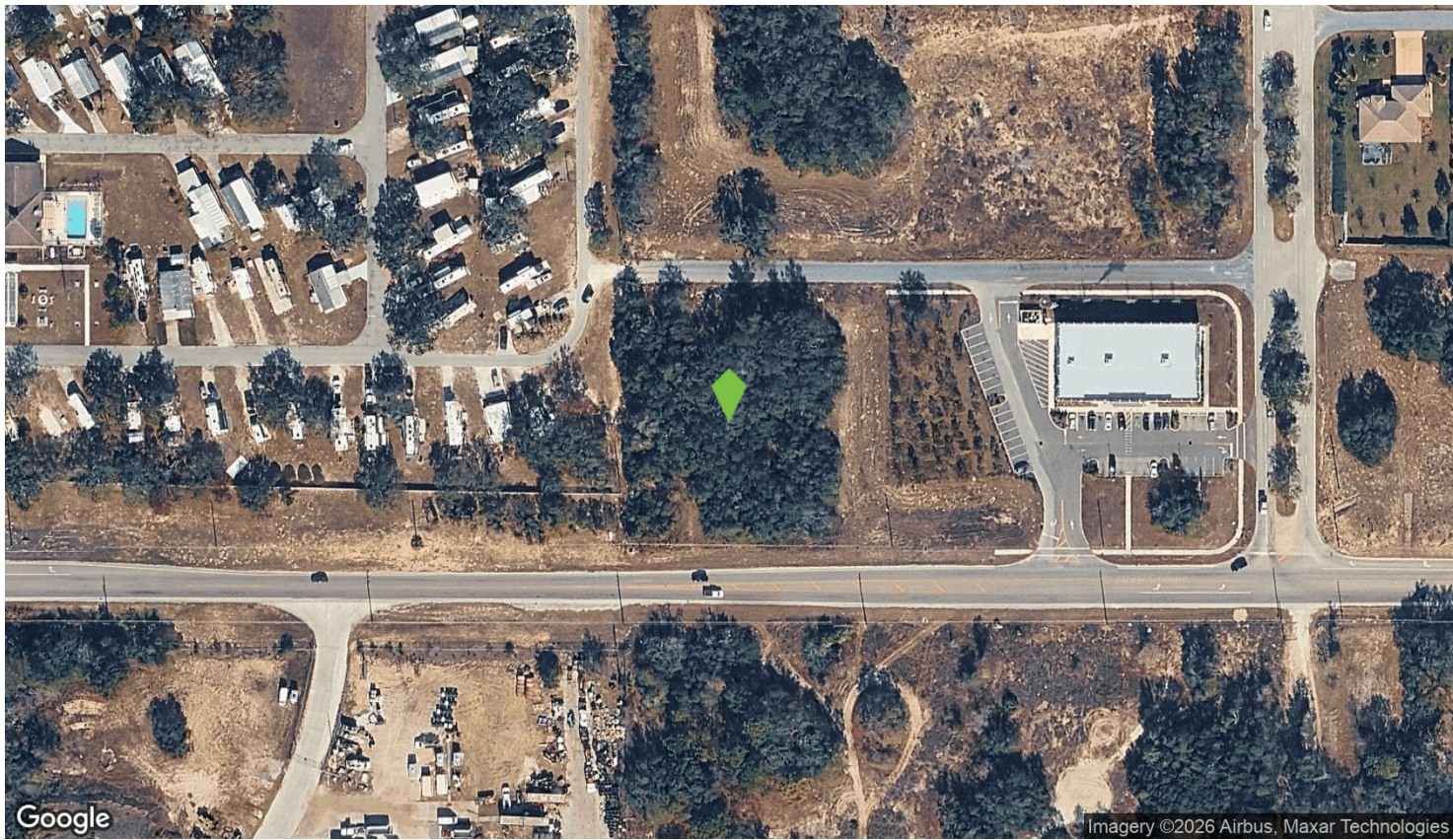
## SITE PLAN



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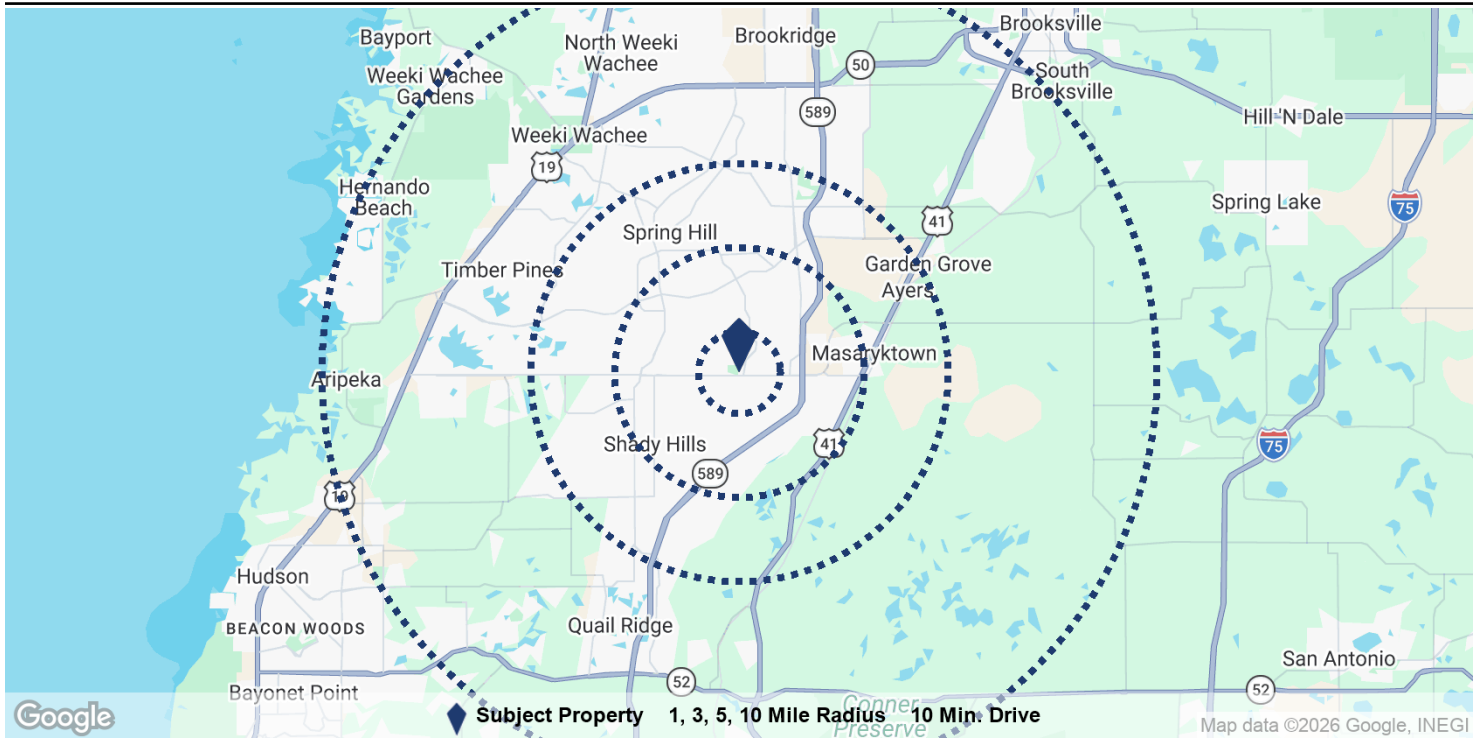
## AERIAL VIEW



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## DEMOGRAPHICS

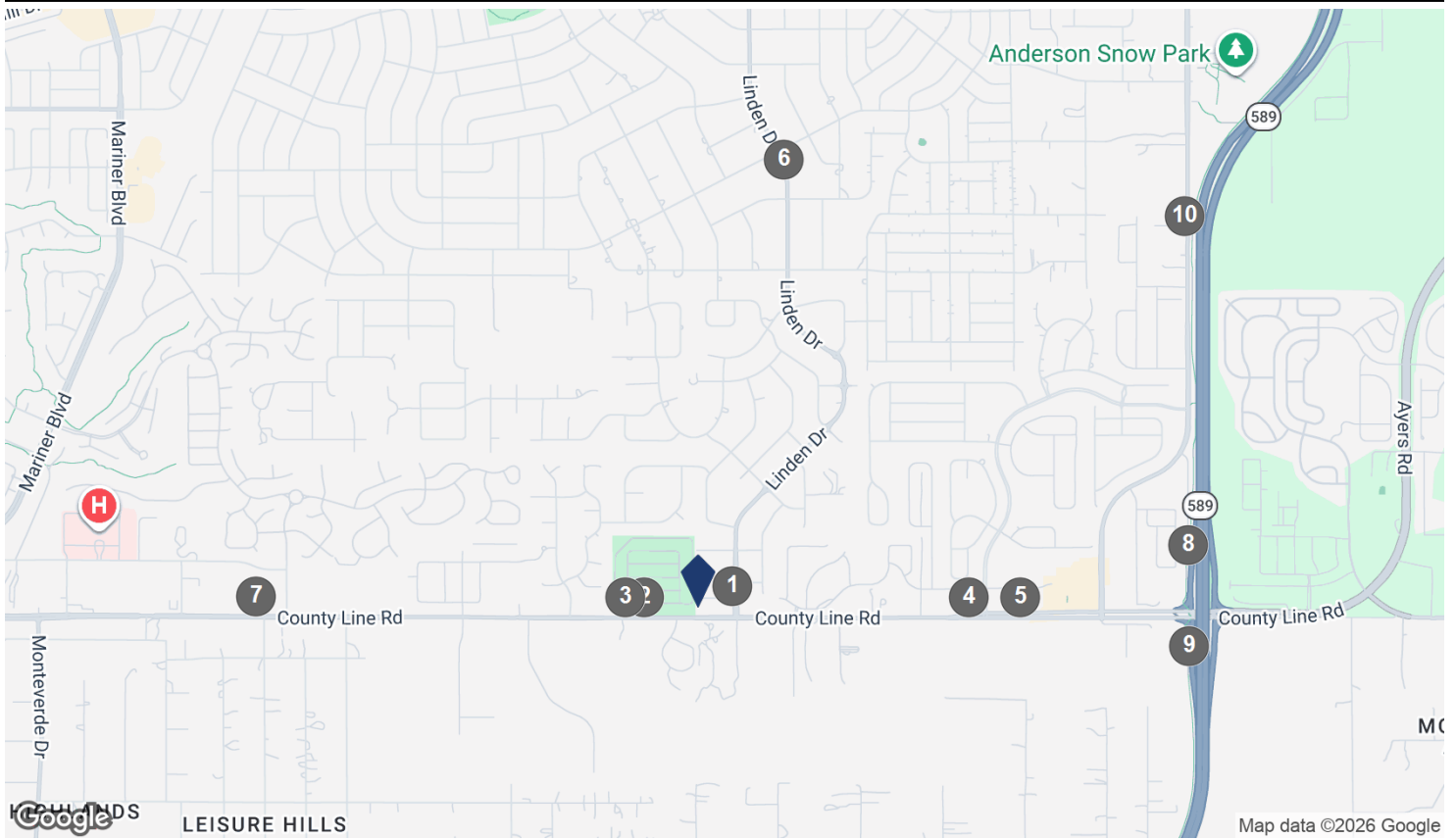


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	4,269	37,524	89,423	230,038	
5 Yr Growth	11.5%	11.0%	10.8%	11.9%	
Median Age	52	46	45	47	
5 Yr Forecast	52	46	45	47	
White / Black / Hispanic	78% / 2% / 18%	75% / 3% / 21%	74% / 3% / 21%	76% / 4% / 19%	
5 Yr Forecast	78% / 2% / 18%	75% / 3% / 21%	74% / 3% / 21%	76% / 4% / 18%	
Employment	163	5,979	19,205	54,048	
Buying Power	\$143.6M	\$1.1B	\$2.6B	\$6.4B	
5 Yr Growth	13.1%	12.5%	12.7%	14.4%	
College Graduates	23.4%	19.0%	17.5%	19.0%	
<b>Household</b>					
Households	1,787	14,700	34,766	93,165	
5 Yr Growth	11.3%	10.8%	10.7%	11.7%	
Median Household Income	\$80,331	\$76,249	\$73,366	\$68,715	
5 Yr Forecast	\$81,661	\$77,438	\$74,752	\$70,383	
Average Household Income	\$101,662	\$90,844	\$88,739	\$86,395	
5 Yr Forecast	\$103,847	\$92,373	\$90,512	\$88,495	
% High Income (>\$75K)	53%	51%	49%	45%	
<b>Housing</b>					
Median Home Value	\$353,406	\$325,397	\$316,075	\$315,223	
Median Year Built	2003	1998	1996	1994	
Owner / Renter Occupied	89% / 11%	83% / 17%	80% / 20%	80% / 20%	

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## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Linden Dr	Pythia St - N	3,749	2025	mi 0.11
2 County Line Rd	Alexson St - W	9,452	2025	mi 0.17
3 County Line Road	Homer Dr - N	19,198	2025	mi 0.22
4 County Line Rd	Oak Chase Blvd - E	10,936	2025	mi 0.83
5 County Line Rd	Cimbora Dr - E	11,938	2025	mi 0.98
6 Linden Dr	Whitmarsh St - S	5,028	2025	mi 1.33
7 County Line Rd	Farnsworth Blvd - E	18,591	2025	mi 1.35
8 Suncoast Pkwy	County Line Rd - S	806	2020	mi 1.50
9 Suncoast Pkwy	County Line Rd - N	3,224	2020	mi 1.51
10 Anderson Snow Rd	Challice Dr - S	7,730	2025	mi 1.86



## Demographics

# 13087 County Line Rd

10,600 SF Retail Auto Repair

Spring Hill, Florida - Hernando County Submarket

PREPARED BY



Devin Trout

Sales Associate, CRE



# Income & Spending Demographics

13087 County Line Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2025 Households by HH Income</b>	<b>1,785</b>		<b>14,701</b>		<b>34,766</b>			
<\$25,000	163	9.13%	1,442	9.81%	4,147	11.93%	-	-
\$25,000 - \$50,000	306	17.14%	2,961	20.14%	6,908	19.87%	-	-
\$50,000 - \$75,000	364	20.39%	2,815	19.15%	6,837	19.67%	-	-
\$75,000 - \$100,000	279	15.63%	2,651	18.03%	5,876	16.90%	-	-
\$100,000 - \$125,000	199	11.15%	1,886	12.83%	3,926	11.29%	-	-
\$125,000 - \$150,000	128	7.17%	927	6.31%	2,576	7.41%	-	-
\$150,000 - \$200,000	196	10.98%	1,274	8.67%	2,722	7.83%	-	-
\$200,000+	150	8.40%	745	5.07%	1,774	5.10%	-	-
<b>2025 Avg Household Income</b>	<b>\$101,662</b>		<b>\$90,844</b>		<b>\$88,739</b>		-	-
<b>2025 Med Household Income</b>	<b>\$80,331</b>		<b>\$76,249</b>		<b>\$73,366</b>		-	-

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$58M</b>		<b>\$455.7M</b>		<b>\$1.1B</b>			
<b>Total Apparel</b>	<b>\$2.8M</b>	<b>4.83%</b>	<b>\$22.9M</b>	<b>5.03%</b>	<b>\$54.3M</b>	<b>5.11%</b>		
Women's Apparel	\$1.1M	1.98%	\$9.1M	2.00%	\$21.4M	2.01%	-	-
Men's Apparel	\$578.8K	1.00%	\$4.7M	1.04%	\$11.1M	1.05%	-	-
Girl's Apparel	\$181.1K	0.31%	\$1.5M	0.34%	\$3.7M	0.35%	-	-
Boy's Apparel	\$124.8K	0.22%	\$1.1M	0.24%	\$2.7M	0.25%	-	-
Infant Apparel	\$114.5K	0.20%	\$1M	0.23%	\$2.5M	0.23%	-	-
Footwear	\$654.3K	1.13%	\$5.4M	1.19%	\$12.9M	1.22%	-	-

<b>Total Entertainment &amp; Hobbies</b>	<b>\$9.3M</b>	<b>16.04%</b>	<b>\$71.2M</b>	<b>15.62%</b>	<b>\$164.8M</b>	<b>15.49%</b>		
Entertainment	\$951.9K	1.64%	\$6.9M	1.53%	\$16.4M	1.55%	-	-
Audio & Visual Equipment/Service	\$2.1M	3.63%	\$16.7M	3.66%	\$38.8M	3.65%	-	-
Reading Materials	\$133.7K	0.23%	\$947.1K	0.21%	\$2.1M	0.20%	-	-
Pets, Toys, & Hobbies	\$1.5M	2.67%	\$12M	2.64%	\$27.9M	2.63%	-	-
Personal Items	\$4.6M	7.87%	\$34.6M	7.59%	\$79.5M	7.47%	-	-

<b>Total Food and Alcohol</b>	<b>\$15.4M</b>	<b>26.49%</b>	<b>\$123.3M</b>	<b>27.07%</b>	<b>\$288.2M</b>	<b>27.10%</b>		
Food At Home	\$8M	13.78%	\$65.3M	14.34%	\$153.2M	14.41%	-	-
Food Away From Home	\$6.4M	10.99%	\$50.3M	11.03%	\$117M	11.00%	-	-
Alcoholic Beverages	\$997.7K	1.72%	\$7.7M	1.69%	\$17.9M	1.69%	-	-

<b>Total Household</b>	<b>\$10.5M</b>	<b>18.13%</b>	<b>\$78.7M</b>	<b>17.27%</b>	<b>\$180.1M</b>	<b>16.93%</b>		
House Maintenance & Repair	\$2.9M	4.92%	\$21.7M	4.77%	\$48.9M	4.60%	-	-
Household Equip & Furnishings	\$3.9M	6.79%	\$29.6M	6.49%	\$68.2M	6.41%	-	-
Household Operations	\$2.7M	4.72%	\$20.4M	4.48%	\$47.1M	4.42%	-	-
Housing Costs	\$988K	1.70%	\$7M	1.53%	\$15.9M	1.49%	-	-

# Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$13.5M</b>	<b>23.23%</b>	<b>\$110.8M</b>	<b>24.32%</b>	<b>\$264.5M</b>	<b>24.87%</b>		
Vehicle Purchases	\$6.3M	10.90%	\$54M	11.86%	\$131.9M	12.40%	-	-
Gasoline	\$3.8M	6.50%	\$31.6M	6.93%	\$74.6M	7.01%	-	-
Vehicle Expenses	\$404.9K	0.70%	\$2.7M	0.59%	\$5.8M	0.55%	-	-
Transportation	\$1.3M	2.27%	\$9.3M	2.04%	\$20.8M	1.96%	-	-
Automotive Repair & Maintenance	\$1.7M	2.86%	\$13.3M	2.91%	\$31.3M	2.95%	-	-
<b>Total Health Care</b>	<b>\$3.4M</b>	<b>5.80%</b>	<b>\$25.3M</b>	<b>5.56%</b>	<b>\$57.9M</b>	<b>5.45%</b>		
Medical Services	\$1.8M	3.11%	\$13.6M	2.99%	\$31.1M	2.93%	-	-
Prescription Drugs	\$1.2M	2.06%	\$9M	1.97%	\$20.6M	1.93%	-	-
Medical Supplies	\$364.5K	0.63%	\$2.7M	0.60%	\$6.2M	0.59%	-	-
<b>Total Education/Day Care</b>	<b>\$3.2M</b>	<b>5.48%</b>	<b>\$23.4M</b>	<b>5.14%</b>	<b>\$53.8M</b>	<b>5.06%</b>		
Education	\$1.9M	3.36%	\$14.5M	3.19%	\$33.6M	3.16%	-	-
Fees & Admissions	\$1.2M	2.12%	\$8.9M	1.94%	\$20.2M	1.90%	-	-