

# RETAIL OUTPARCEL AVAILABLE

3003 COMMERCIAL WAY (HIGHWAY 19) | SPRING HILL, FLORIDA 34606



**SUBJECT  
PROPERTY  
±0.78 AC**

Commercial Way AADT: 43,000



**Asking price: \$649,000**

- Prime rectangular ±0.78-acre outparcel site with flexible development and leasing options.
- Direct frontage on U.S. Highway 19 (Commercial Way) with traffic counts of 43,000+ VPD.
- Situated in Spring Hill's primary commercial corridor on a mature retail plaza with a trafficked intersection.
- Anchored by Access Healthcare Physicians, alongside Pizza Hut, Chili's, Absolute Health & Fitness, and Touchstar Cinemas.
- Surrounded by dense residential neighborhoods and amenities.



SF available: ±34,141 SF



Zoning: PDP (GHC)



Frontage: 152' on Commercial Way / U.S. Highway 19



Parcel ID:  
R21 223 17 1579 0000 00A0



Parcel key: 1631586

## Get more information

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YOUNG**

# Zoning summary

3003 Commercial Way  
Spring Hill, Florida

## Zoning Overview

The Property is zoned **PDP (GHC) – Planned Development District (General Highway Commercial)**, which allows for all permitted uses in the **C-1 Commercial** zoning district, as well as any permitted and special exception uses from the **C-2 Commercial** zoning district specifically designated in the master plan. This allows for a variety of uses including but not limited to retail, food & beverage, hospitality, automotive, and service station.

[HERNANDO PDP DISTRICTS](#)

[HERNANDO C-1 ZONING](#)

## Future Land Use

Furthermore, the Property is within Hernando County's **Commercial Future Land Use (FLU)** designation as part of the **2040 Comprehensive Plan**, allowing for a **0.35 FAR** across retail, office, commercial service uses, limited industrial, recreational, institutional, and residential and mixed uses.

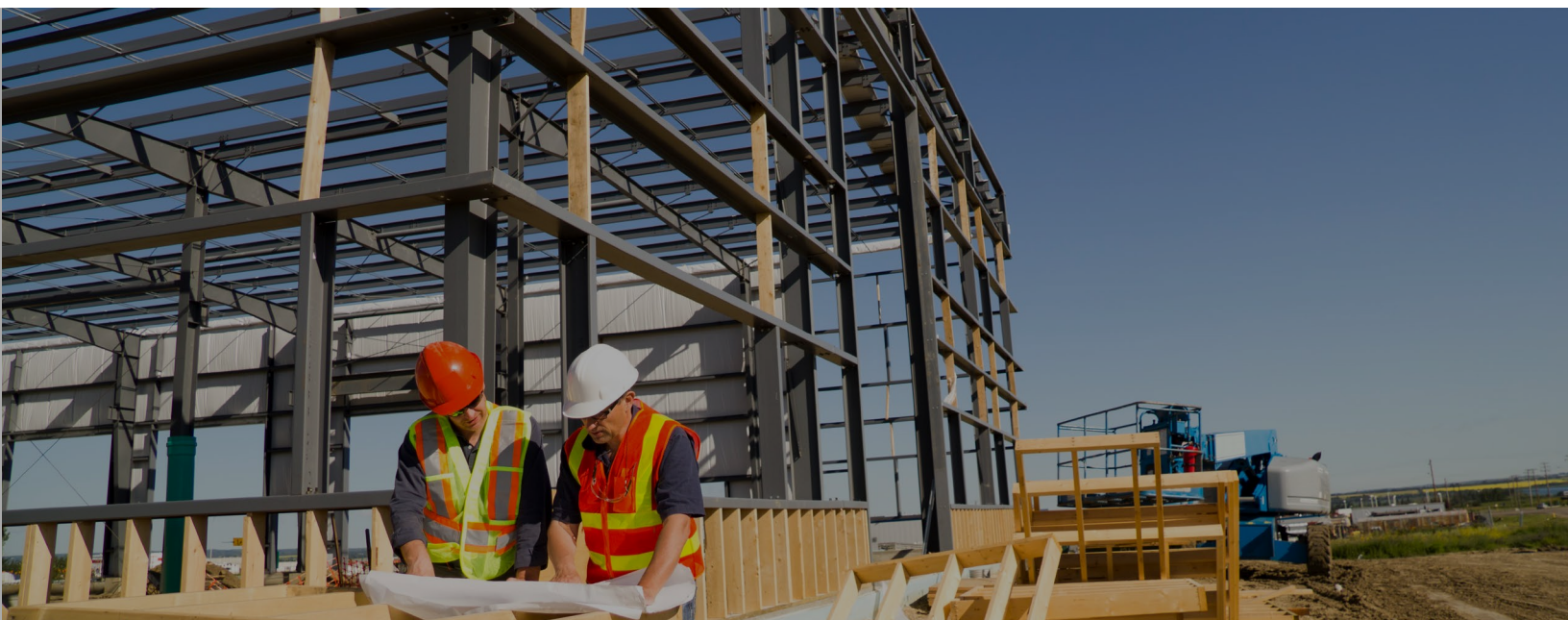
[HERNANDO 2040  
COMPREHENSIVE PLAN](#)

[HERNANDO FUTURE  
LAND USE MAP](#)

[HERNANDO FUTURE LAND  
USE ELEMENT](#)

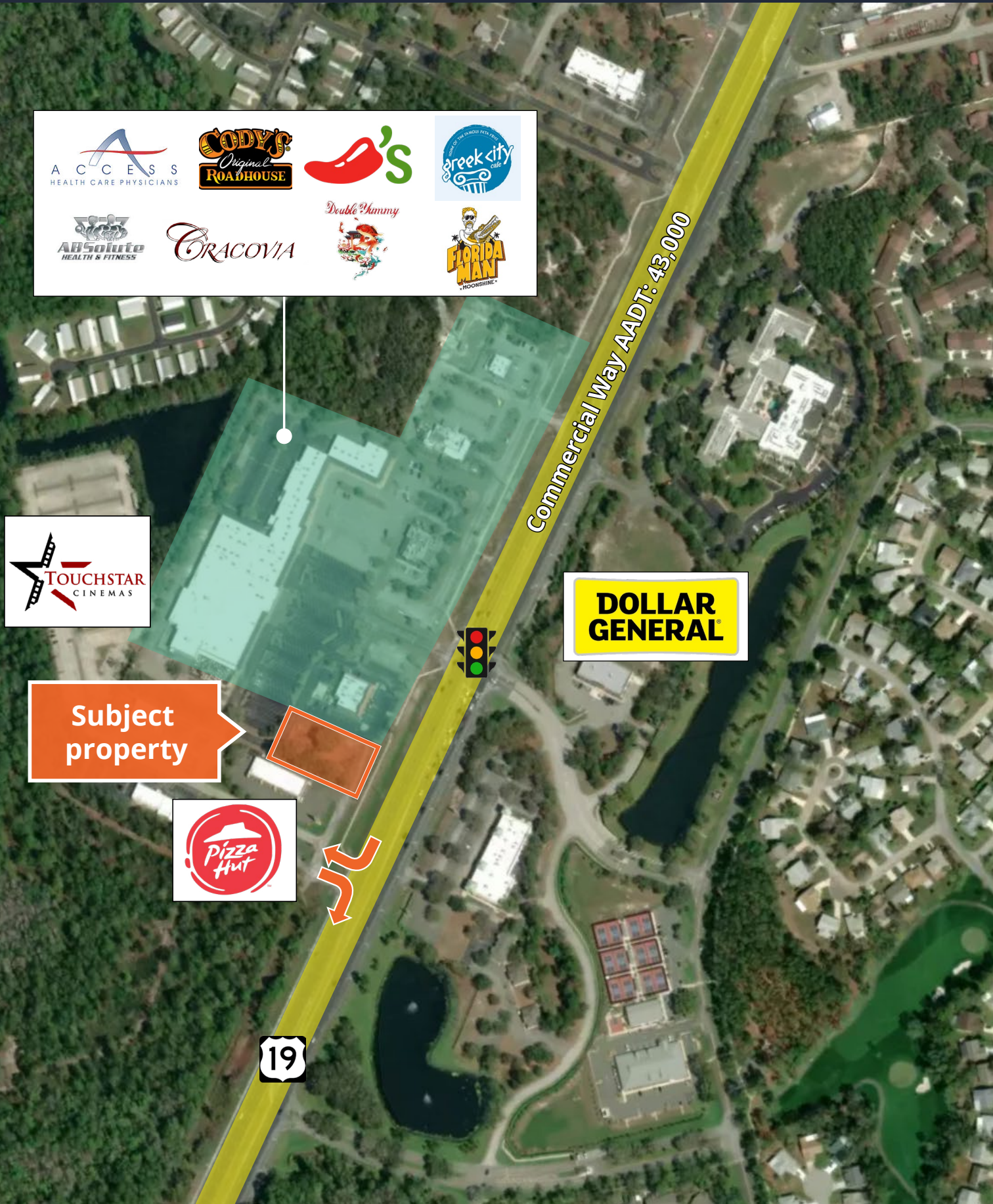


click boxes for more information



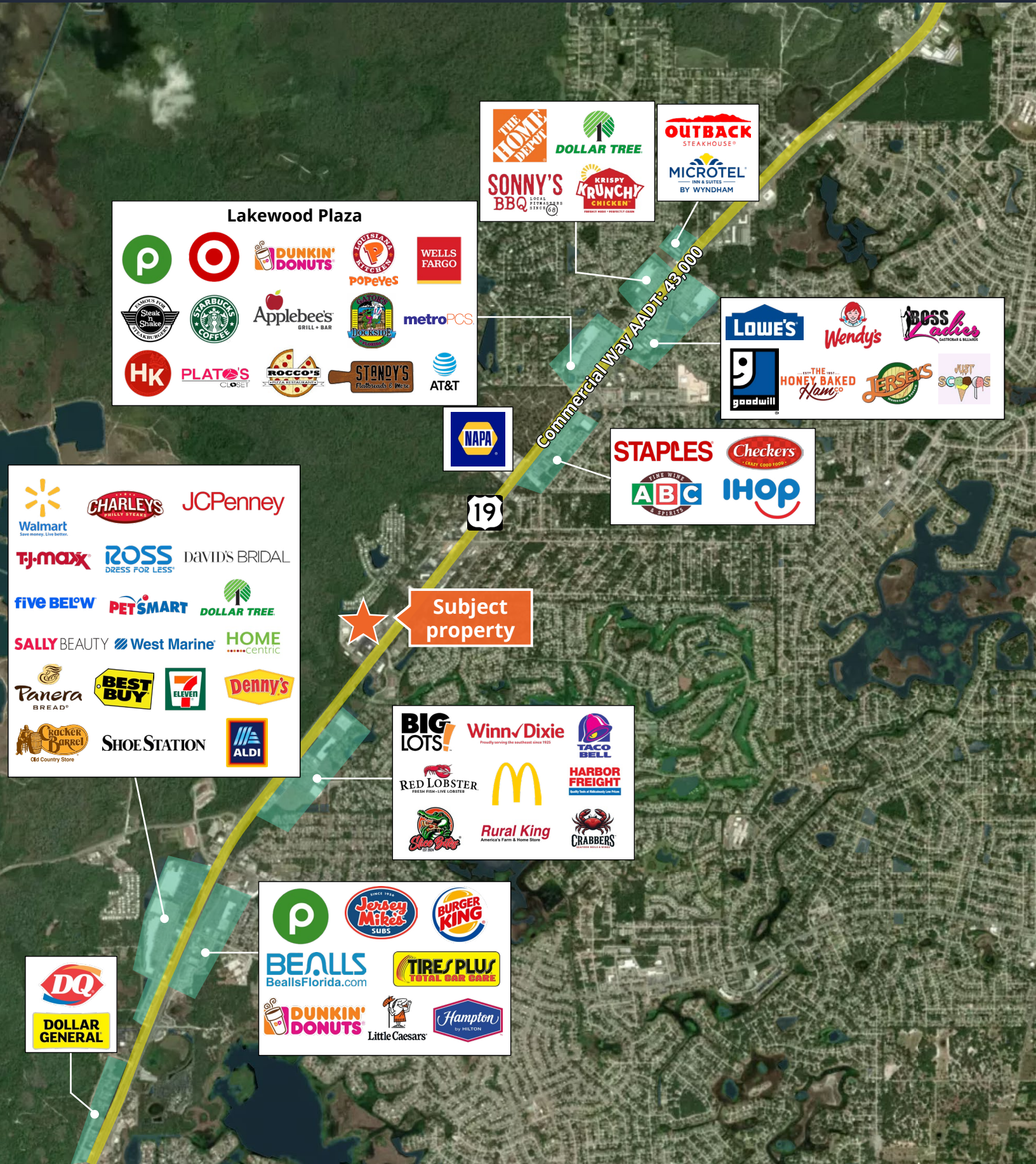
# Aerial map

3003 Commercial Way  
Spring Hill, Florida



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Commercial Way AADT: 43,000

**Lakewood Plaza**

- Target
- Dunkin' Donuts
- Wells Fargo
- Starbucks Coffee
- Applebee's Grill + Bar
- metroPCS
- AT&T
- Plato's Closet
- Rocco's
- Standy's Flatbreads & More
- Wendy's
- Pepeyes
- Wendy's
- Wendy's

- The Home Depot
- Dollar Tree
- Sonny's BBQ
- Krispy Krunchy Chicken
- Outback Steakhouse
- Microtel Inn & Suites by Wyndham

- Lowe's
- Wendy's
- Boss Ladies
- Goodwill
- Honey Baked Ham Co.
- Jerseys
- Just Scoops

- Staples
- Checkers
- ABC Fine Wine & Spirits
- IHOP



Subject property

- Walmart
- Charley's Family Storage
- JCPenney
- TJ-Maxx
- Ross Dress for Less
- David's Bridal
- Five Below
- PetSmart
- Dollar Tree
- Sally Beauty
- West Marine
- Home Centric
- Panera Bread
- Best Buy
- 7-Eleven
- Denny's
- Rucker Barrel Old Country Store
- Shoe Station
- Aldi

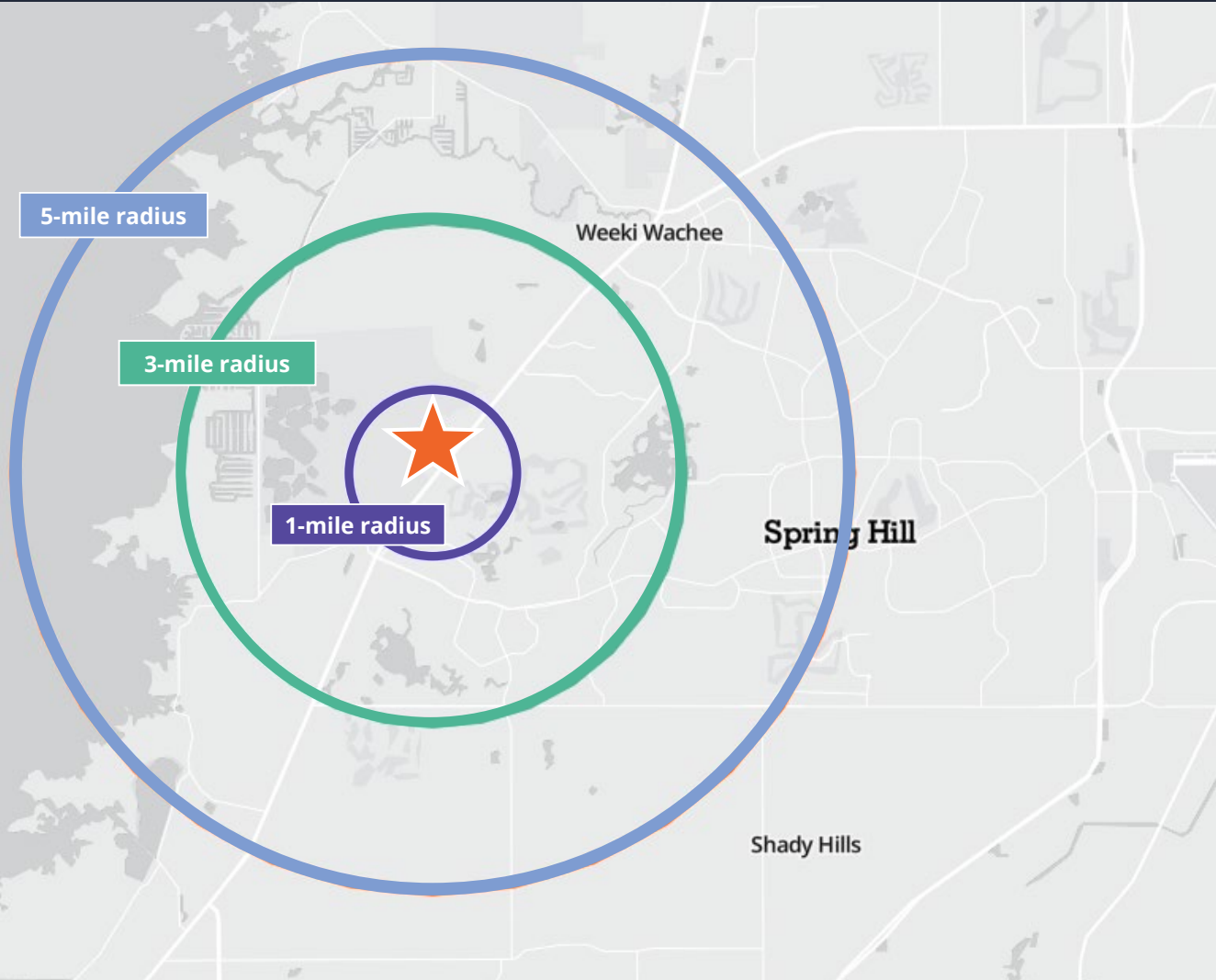
- Big Lots
- Winn-Dixie
- Taco Bell
- Red Lobster
- McDonald's
- Harbor Freight
- Slo-Bro
- Rural King
- Crabbers

- DQ
- Dollar General

- Jersey Mike's Subs
- Burger King
- Bealls Florida.com
- Tire Plus Total Car Care
- Dunkin' Donuts
- Little Caesars
- Hampton by Milton

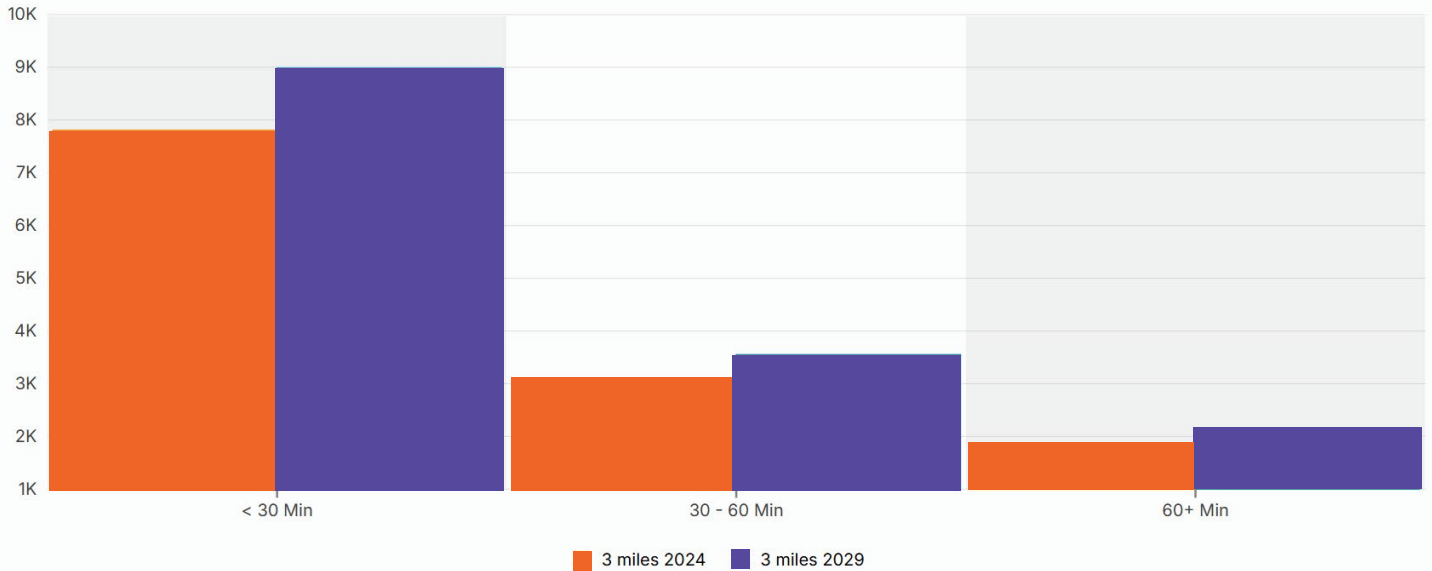
# Demographics

3003 Commercial Way  
Spring Hill, Florida

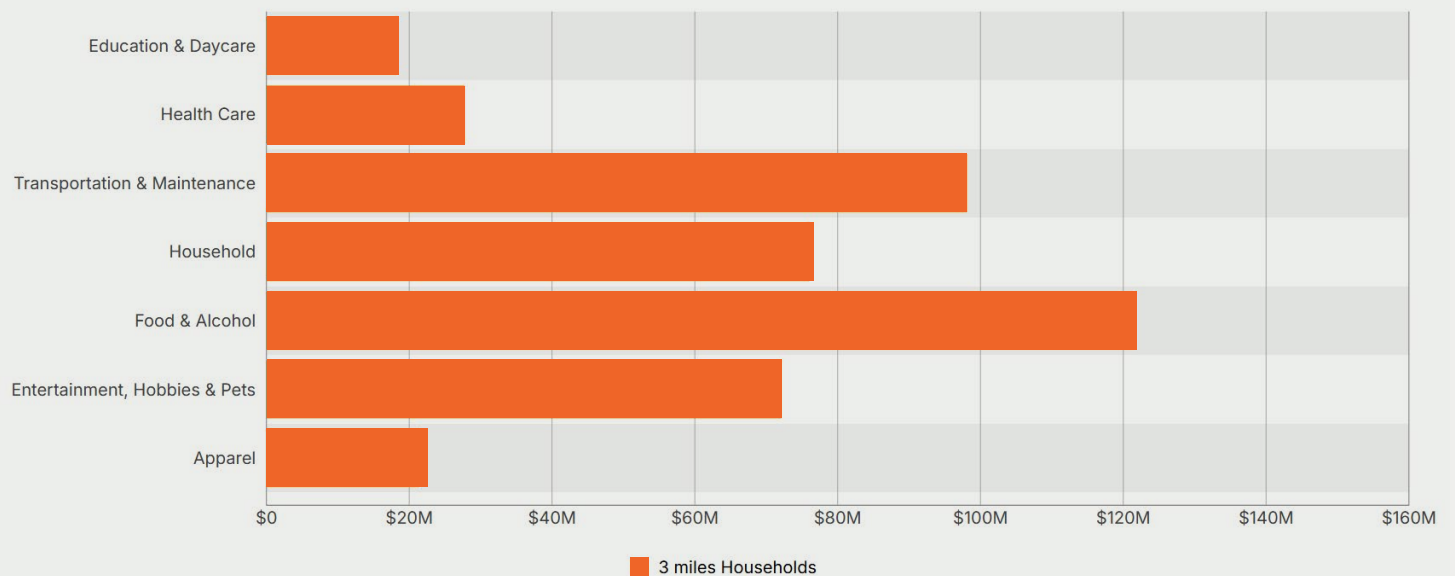


<b>Population</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	4,269	38,034	83,430
Median age	70.5	52.3	50
<b>Households &amp; Income</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	2,290	16,941	35,762
Average HH income	\$63,183	\$64,073	\$68,728
Median house value	\$206,331	\$207,676	\$217,483
<b>Businesses</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total businesses	195	1,671	3,263
Total employees	2,155	11,349	20,553

## Population Travel To Work



## Consumer Spending



**If you would like to discuss this further,  
please get in touch.**



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