



1417 WENDY CT, SPRING HILL, FL 34607

NATURE COAST COMMONS

1,708 - 2,100 SF INLINE AVAILABLE, 1+/- AC OUTPARCEL AVAILABLE FOR LEASE



PROPERTY
DETAILS

PROPERTY HIGHLIGHTS

- The Dominant shopping center in Spring Hill
- 551,682 SF of retail on site
- 1,708 - 2,100 SF available
- 1 +/- AC outparcel
- Co-tenants include: **Walmart** **JCPenney** **TJ-maxx**



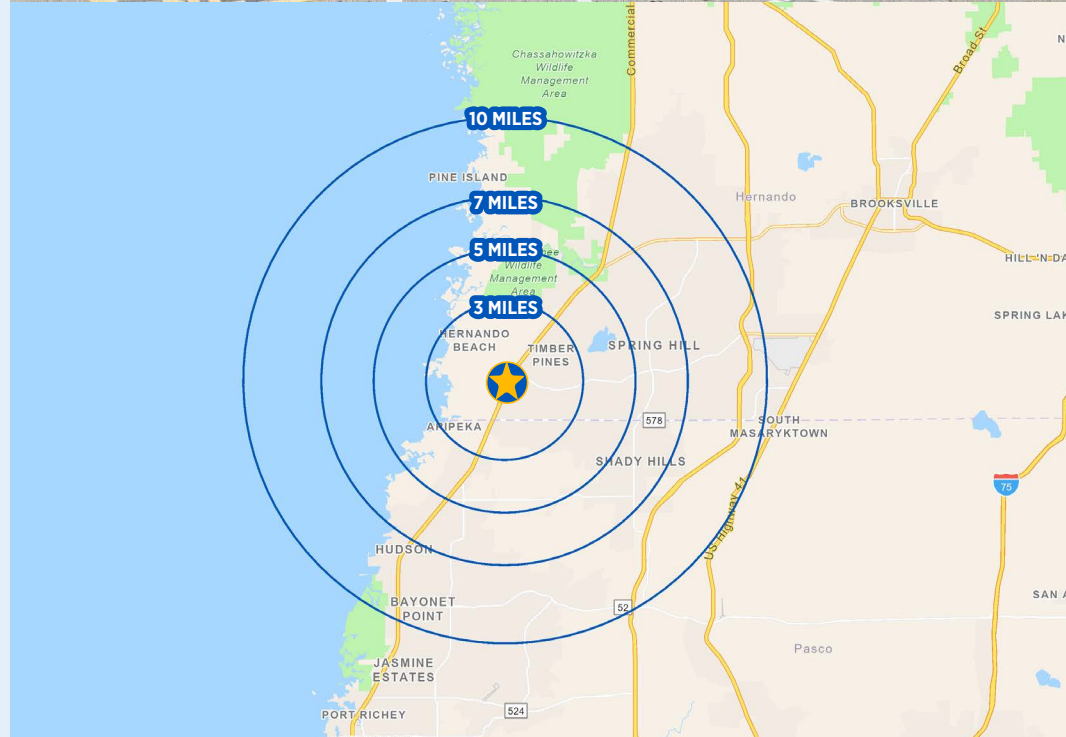
- Signalized access
- Excellent visibility
- Huge pylon sign opportunity
- Daily needs anchors at both the north and south side of the project
- Excellent growth in Hernando County
- Area retailers include Target, Home Depot, Lowe's Home Improvement, Publix, Bealls, Dollar General
- SR 19 ADT - 41,000



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	10 MILE
POPULATION	27,081	61,060	116,246	218,098
DAYTIME POPULATION	26,418	54,779	100,102	193,147
MEDIAN HH INCOME	\$60,953	\$62,732	\$64,052	\$64,869
TOTAL HOUSEHOLDS	12,961	26,945	50,168	93,302

SOURCE: ESRI 2025



SITE PLAN

NATURE COAST COMMONS • SPRING HILL, FL • 1,708 - 2,100 SF INLINE AVAILABLE, 1+/- AC OUTPARCEL AVAILABLE



Tenant Roster

100	Aldi	20,640 SF	120	West Marine	10,268 SF	150	Five Below	15,000 SF	210	Twistee Treat	700 SF	236	Available	1,708 SF
110	Spa 1 Nails	1,174 SF	125	Dollar Tree	9,000 SF	155	Best Buy	30,183 SF	215	Wells Fargo	5,733 SF	238	Supercuts	1,161 SF
112	Spa 1 Nails	2,393 SF	130	Home Centric	13,518 SF	160A	Shoe Station	19,183 SF	230	Verizon Wireless	1,815 SF	240	GNC	1,522 SF
114	Bath & Body Works	3,000 SF	140	David's Bridal	5,998 SF	160B	TJ Maxx	22,555 SF	232	Bright Now Dental	4,016 SF	PAD	Pending - 7 Brew	0.65 AC
118	Sally Beauty Supply	1,400 SF	145	Petsmart	20,096 SF	165	Ross	27,683 SF	234	Panera Bread	4,730 SF	PAD	Available	1 AC

WIDE
AERIAL



SITE

Nature Coast Commons

- ALDI
- BEST BUY
- five BELOW
- TJ-maxx
- PET SMART
- HOME DEPOT
- ROSS
- West Marine

Lakewood Plaza

Publix

target

THE HOME DEPOT

DOLLAR TREE

LOWE'S

Pet Super market

Winn/Dixie

Mariner Commons

Publix

DOLLAR GENERAL

DOLLAR GENERAL

Walmart

JCPenney

OLD FASHIONED RURAL KING

Winn/Dixie

Spring Hill Plaza

save a lot

FAMILY DOLLAR

Winn/Dixie

Hernando West

Publix

bealls

Spring Hill Dr 24,500 ADT

DOLLAR GENERAL

DOLLAR GENERAL

Seven Hills Center

Publix

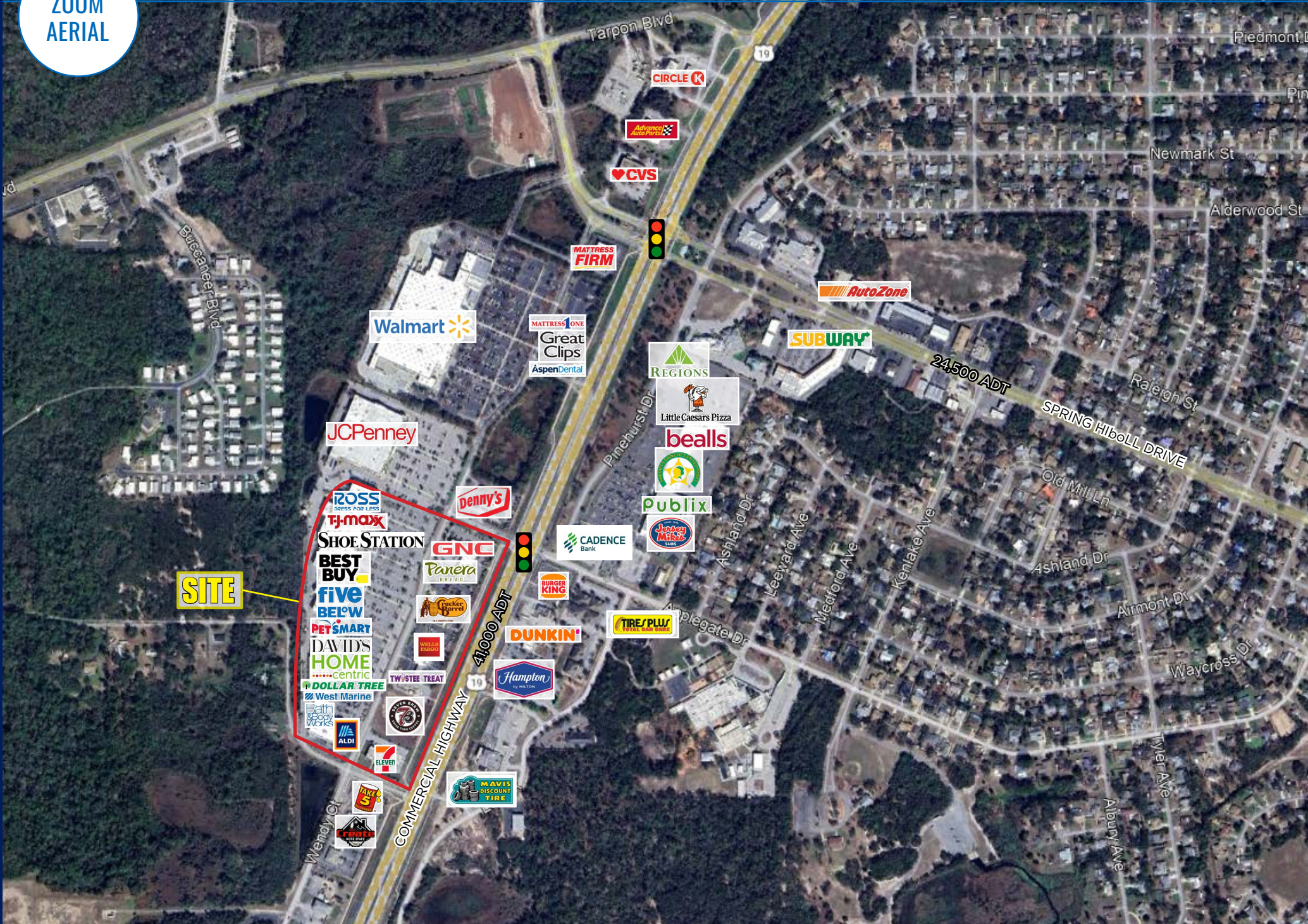
DOLLAR TREE

County Line Rd 21,500 ADT

DOLLAR GENERAL

County Line Rd

ZOOM
AERIAL



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