

# 6023 Spring Hill Dr Spring Hill, FL 34606

**BIDS DUE: 08/12/26**



## *Former Bank Branch*

### Reuse, Repositioning or Redevelopment Opportunity

- Approximately 4,785 s.f. on 1.30 a.c.
- 35 total parking spaces
- 3 canopied drive-thru lanes
- 19.2' building height in its one-story, concrete block building
- Convenient access throughout the site, including a left-turn lane on Spring Hill Dr/CR-574 on a lighted intersection and a road leading into the residential neighborhood at the back of the site
- Resides in one of Spring Hill's prime commercial corridors (Commercial Way/US-19 and Spring Hill Dr) with shopping destinations Walmart, Publix, ALDI, Best Buy and many more nearby
- Spring Hill Dr sees traffic counts of 21,500 VPD
- 0.3 mi. from the Spring Hill Dr and Commercial Way signalized intersection (65,000 VPD)
- Hernando County has seen a 9% increase in growth from 2020 to 2023, and is projected to continue its growth with many new homes and communities being developed in the county's population cluster, Spring Hill

## Contact



**Billy Rodriguez**

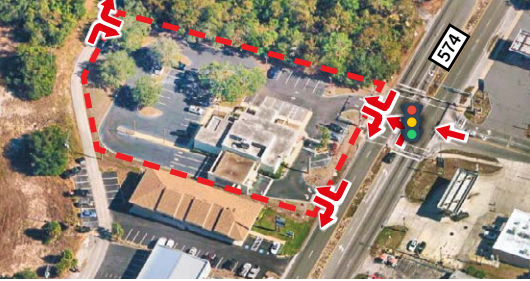
Senior Vice President

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For details on this property and others available nationwide,  
please visit: [www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)



# Demographics



## POPULATION

1 MI. 4,137  
 3 MI. 34,085  
 5 MI. 70,754



## HOUSEHOLDS

1 MI. 1,794  
 3 MI. 15,846  
 5 MI. 30,919



## MEDIAN AGE

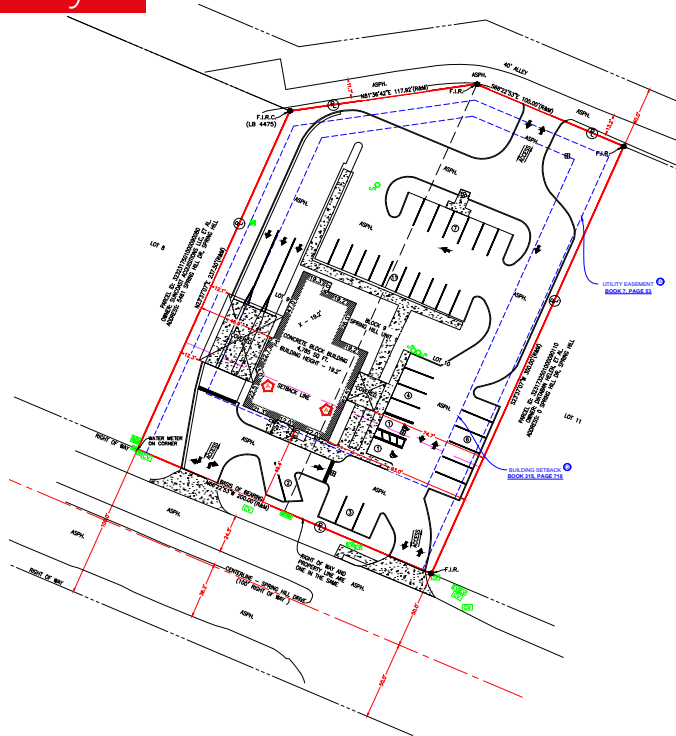
1 MI. 50.6  
 3 MI. 57.3  
 5 MI. 53.3



## MEDIAN INCOME

1 MI. \$58,744  
 3 MI. \$60,902  
 5 MI. \$63,392

# Site Survey



# Aerial Overview



- Subject**
- Residential and multifamily**
- Shopping centers**
- Educational institutions**

