

# TURN-KEY 2ND GENERATION RESTAURANT

OPERATING BUSINESS  
INCLUDED OR DELIVERED  
VACANT FOR NEW CONCEPT



3007 Commercial Way  
Spring Hill, Florida 34606

## PRESENTED BY:

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OFFERING MEMORANDUM



**ASKING PRICE AND TERMS:**

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

**PROPERTY TOURS:**

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

**DATA SOURCES:**

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

**AFFILIATED BUSINESS DISCLOSURE**

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

**CONFIDENTIALITY AGREEMENT**

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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# EXECUTIVE SUMMARY

Compass Commercial is pleased to present 3007 Commercial Way, Spring Hill, Florida, a freestanding restaurant property and operating business located along one of Hernando County's most heavily traveled commercial corridors. Currently operating as Cracovia Polish Restaurant, Deli & Bakery, the property offers investors and owner-users the opportunity to acquire a well-established restaurant asset with a proven operating history, turnkey restaurant infrastructure, strong traffic counts, and excellent visibility.

Strategically located along Commercial Way (U.S. 19), the property benefits from direct frontage on one of the region's primary north-south thoroughfares connecting Spring Hill, Weeki Wachee, and the greater Tampa Bay market. The surrounding area features national retailers, restaurants, healthcare providers, and service-oriented businesses, creating consistent consumer traffic and long-term demand for restaurant and retail uses.

## KEY HIGHLIGHTS

- **Prime Commercial Way Frontage** – High-visibility location along U.S. 19, one of Spring Hill's primary commercial corridors.
- **Established Restaurant Use** – Currently operating as Cracovia Polish Restaurant, Deli & Bakery.
- **Owner-User or Investment Opportunity** – Flexible asset suited for a restaurant operator, investor, or future repositioning.
- **Accessible Spring Hill Location** – Convenient access to surrounding residential neighborhoods and the greater Hernando County market.
- **Existing Buildout in Place** – Restaurant infrastructure may reduce startup time for a future food-service user.



**\$3.35M**

Asking  
Price

**6,208 SF**

Building  
Size

**0.74 AC**

Site  
Area

**2018**

Year  
Built

**45,214 VPD**

Traffic  
Count

**144 FT**

Frontage

**85**

Parking  
Spaces

**C19S**

Zoning



**FARMERS**  
MARKET

ALL SERVICE  
RESTAURANT

**chili's**  
CHILI & BAR

**CODY'S**  
Original  
ROADHOUSE

Wreck City  
GOLF

**Florida Man™**

**DOLLAR GENERAL**

COMMERCIAL WAY

HARBOR  
FREIGHT

BIG  
LOTS!

GOIN'  
POSTAL  
Delivering the Best of America!

LONG  
JOHN  
SILVERS

McDonald's

RED LOBSTER  
RESTAURANT & BAR

Pizza  
hut

A BRIGHTER  
TOMORROW

TOUCHSTAR  
THEATRES

edible

COMMERCIAL WAY









# PROPERTY AT A GLANCE

**PROPERTY TYPE:**

Freestanding Restaurant Property

**SQUARE FOOTAGE/LOT SIZE:**

±6,208 SF / 0.74 Acres

**YEAR BUILT:**

2018

**ZONING:**

C19S – Restaurant & Cafe

**FRONTAGE:**

144 Feet on Commercial Way

**LOCATION:**

Located along Commercial Way/U.S. 19 within Spring Hill's primary commercial corridor.

**OCCUPANCY:**

Single-Tenant / Operating Restaurant Business.

**PARKING:**

85 Paved Surface Spaces

**CONSTRUCTION:**

Concrete Block & Stucco

**FLOOD ZONE:**

Zone X — No Flood Insurance Required

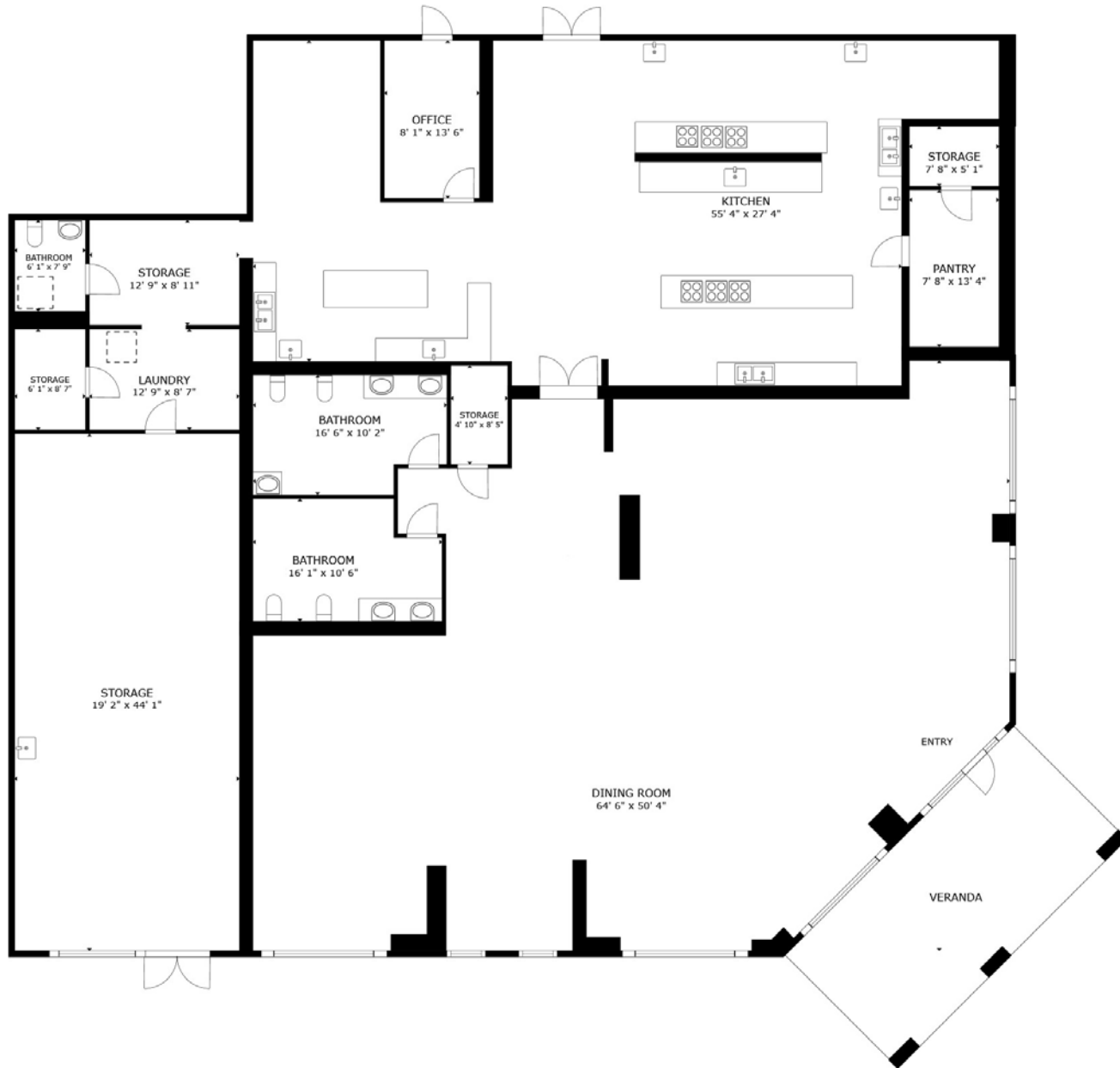
**NEARBY RETAILERS & AMENITIES:**

National restaurants, retail centers, healthcare providers, automotive services, and dense residential communities.

**SEATING CAPACITY:**

Approximately 150 Patrons

# FLOOR PLAN





**THE HOME DEPOT**  
Aaron's

**MICROTREL**  
BY WYNDHAM  
**OUTBACK**  
STEAKHOUSES

**MARCO'S**  
**golden corral**  
**STORAGE**

**POPEYES**  
**Applebees**  
**Starbucks**

Lakewood Plaza  
**target**  
**Publix**  
**DN KN**  
**WELLS FARGO**  
**AT&T**  
**PLATOS**  
**metro**

**9**  
**LOWE'S**

**DOLLAR TREE**  
**SONNY'S**  
**BBQ**  
**Wendy's**  
**7 ELEVEN**  
**Krispy Kreme**

**W**

**ROSS**  
**Lobster**  
**THE HONEY BAKED Ham**

**CRYSTAL**  
**WHEELERS**  
**Bowlers**

**NAPA**

**ABC**  
**Staples**  
**verizon**

**19**

**FARMERS**  
**Custom Golf Carts**

**K**

**ihop**



A Brighter Future  
Preschool & Daycare II

**TOUCHSTAR**

**Ford**

**break city**  
**COZY'S**  
**Original**  
**POAHOUSE**

**DG**

**Pizza Hut**  
**Little Bites**

**BIG LOTS**  
**GOIN' POSTAL**  
**HARBOR FREIGHT**  
**WHOLE SOME HARVEST MARKET**  
**McDonald's**  
**RURAL KING**

**K**  
**Advance Auto Parts**  
**CVS**

**Walmart**  
**Great Clips**  
**MATTRESS FIRM**  
**AT&T**

**Winn-Dixie**  
**RED LOBSTER**

**Suncoast Credit Union**  
**O'Reilly**

**7 ELEVEN**  
**SUNOCO**

Nature Coast Commons  
**JCPenney**  
**TJ-maxx**  
**ROSS**  
**SALLY BEAUTY**  
**West Marine**  
**five BEL'W**  
**SHOE STATION**  
**BEST BUY**  
**ahome**  
**DAVID'S**  
**WELLS FARGO**  
**DOLLAR TREE**  
**ALDI**  
**verizon**  
**GNC**  
**PETSMART**  
**ALDI**  
**verizon**  
**GNC**  
**Petco**  
**7 ELEVEN**  
**denney's**

Hernando West Plaza  
**bealls**  
**Publix**  
**CADENCE**  
**REGIONS**

**save a lot**

**DN KN**  
**Hampton Inn**  
**BURGER KING**

**Arbys**

**MAVIS**  
**petco**  
**7 ELEVEN**

DELTONA BLVD

SPRING HILL DR

# SPRING HILL TRADE AREA

## SPRING HILL

Located along Florida's Gulf Coast, Spring Hill serves as a growing residential and commercial hub within Hernando County and the greater Tampa–St. Petersburg metropolitan area. The market continues to attract new residents and businesses due to its affordability, expanding population base, and access to major regional corridors. Commercial Way, also known as U.S. 19, serves as the area's primary north-south commercial corridor, connecting Spring Hill, Weeki Wachee, and surrounding Tampa Bay markets.



### PRIMARY COMMERCIAL CORRIDOR

Located along U.S. 19, one of Hernando County's most heavily traveled retail corridors.



### STRONG CONSUMER DEMAND

More than \$282 million in annual food and beverage spending within five miles.



### HIGH TRAFFIC EXPOSURE

Over 45,000 vehicles per day pass the property along Commercial Way.



### GROWING TAMPA BAY MARKET

Spring Hill continues to benefit from residential growth and commercial investment.

## PRIMARY COMMERCIAL CORRIDOR

Commercial Way (U.S. 19) serves as Spring Hill's primary north-south retail corridor, supporting a diverse mix of national restaurants, retail centers, healthcare providers, automotive services, and neighborhood-serving businesses. Strong traffic counts, excellent visibility, and direct connectivity throughout Hernando County continue to attract retailers, restaurateurs, and service providers seeking high-exposure locations within an established trade area.

## ESTABLISHED CONSUMER TRADE AREA

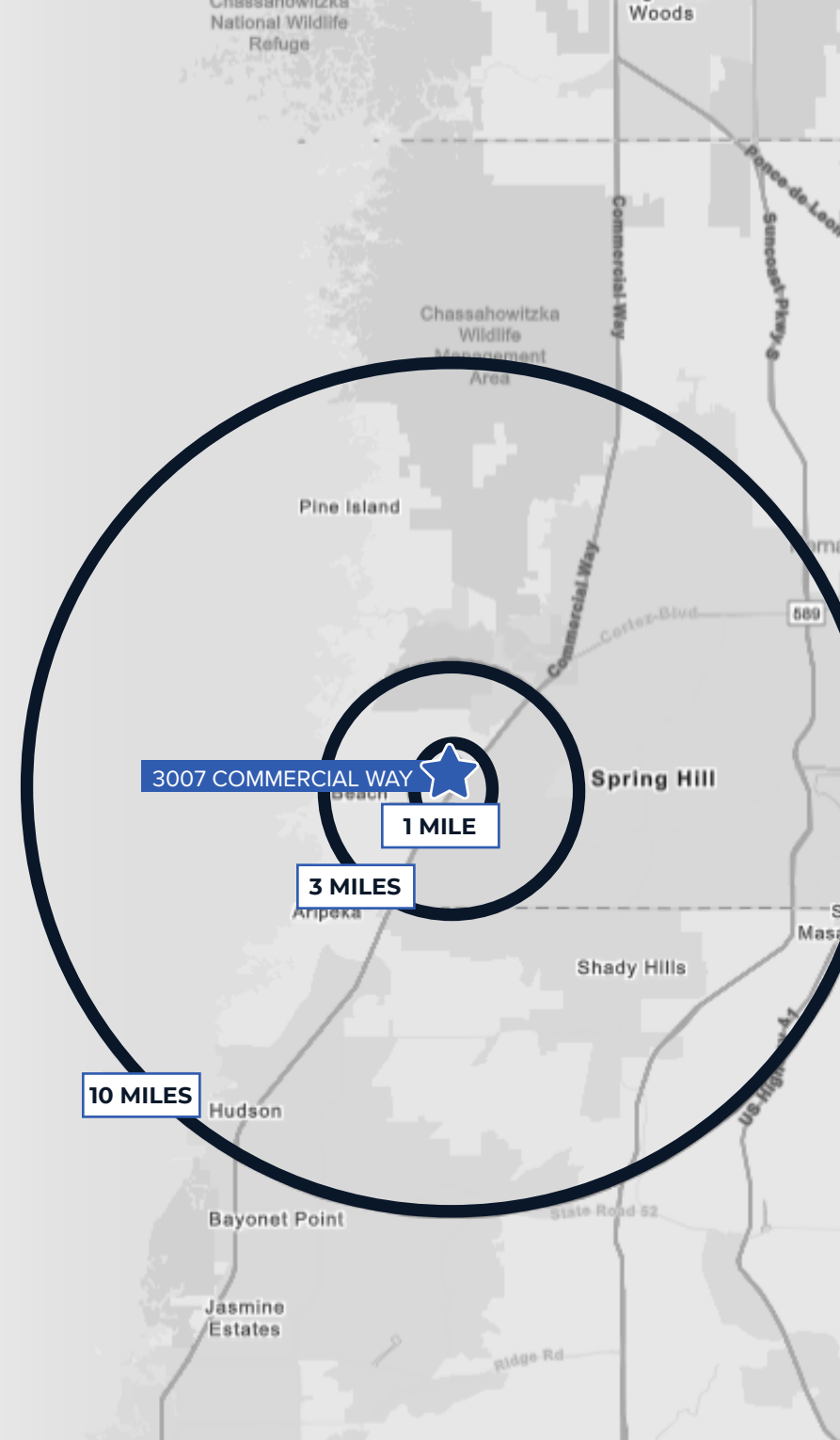
Spring Hill continues to benefit from steady residential growth, strong consumer spending, and increasing commercial investment throughout the Tampa Bay region. Supported by a large population base, growing household formation, and more than \$282 million in annual food and beverage spending within five miles, the market provides a strong foundation for restaurant, retail, and hospitality operators.

## 2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	10 MILES
Population	4,063	36,440	211,190
Households	2,372	16,428	88,700
Families	1,264	10,176	58,383
Average Household Size	1.71	2.21	2.36
Owner Occupied Housing Units	2,016	13,024	72,753
Renter Occupied Housing Units	356	3,404	15,947
Median Age	73.1	55.2	51.0
Median Household Income	\$54,774	\$60,880	\$66,972
Average Household Income	\$66,111	\$75,086	\$83,608

## 2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	10 MILES
Population	4,366	39,432	232,447
Households	2,566	17,885	98,229
Families	1,367	11,078	64,643
Average Household Size	1.70	2.20	2.35
Owner Occupied Housing Units	2,237	14,611	82,566
Renter Occupied Housing Units	330	3,274	15,663
Median Age	74.2	55.5	51.2
Median Household Income	\$58,831	\$65,548	\$74,908
Average Household Income	\$70,854	\$82,786	\$93,081



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 **GOCOMMERCIAL** | COMPASS  
GROUP

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