

# 1251 Commercial Way

Spring Hill, Florida 34606

## FOR SALE OR LEASE



- Automotive, C-Store, Retail, Office, or Restaurant Opportunity
- 1.7 Acres - 281' (+/-) of US 19 Frontage
- Expandable 9,000 SF Building
- Average HHI (5 Mile): \$51,124
- Estimated Population (5 Mile): 60,643
- Estimated Households (5 Mile): 26,545
- Annual Average Daily Traffic: 43,000



**Brett A. Cooley**  
Licensed Real Estate Broker  
**(800) 495-7201**