



**0.91 ACRE DEVELOPMENT SITE**

13090 SPRING HILL DRIVE, SPRING HILL,  
FL 34609

**FOR SALE**

**RICHARD KURBAN, CCIM**  
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# PROPERTY SUMMARY

13090 Spring Hill Dr  
13090 Spring Hill Drive | Spring Hill, FL 34609



## Property Summary

Price:	\$320,000
Lot Size:	0.91 Acres
Price / Acre:	\$346,154
Access:	Dual
Cross Streets:	Linden Dr
Permitted Uses:	C-Store, Retail, QSR, Medical, Dental
Frontage:	125 ft
Traffic Count:	19,000 VPD
Signal Intersection:	Linden Dr
Zoning:	PDP-GHC (C-1)
APN:	R323231751300891011 1

## Property Overview

The property is located approximately 200 ft east from the intersection of Spring Hill Dr. and Linden Dr, situated on the SE quadrant. It has approximately 125 linear ft of frontage on Spring Hill Dr. (19,000 VPD). It has an irregular shape, similar to a flagpole but with the potential for dual accessibility from both roads (Spring Hill Dr and Linden Dr). Linden Dr has a daily traffic volume of approximately 8,500 VPD. The property's zoning classification of PDP HGC gives the possibility of a multitude of uses (which would also fall under C-1) , including convenience stores, restaurants, business and professional offices, hospitality, retail food stores, or auto parts stores among many others.

Directly across the property lies a 1,300 SF Domino's Pizza retail building alongside an Exxon gas station on the intersection. Adjacent to the property on the east is a retail building with a local tenant and to the west of the property at the intersection is a multi tenant 9,500 SF +/- mixed use building.



## PROPERTY DESCRIPTION

13090 Spring Hill Dr  
13090 Spring Hill Drive | Spring Hill, FL 34609



### Location Overview - 0.91 Acre Site - Spring Hill Dr

13090 Spring Hill Dr, Spring Hill, FL 34609 is located in the Spring Hill community of Hernando County, Florida. Spring Hill is a census-designated place (CDP) with a population of over 110,000 residents. It is situated approximately 40 miles north of Tampa and 53 miles northwest of St. Petersburg.

The property itself is located on the SE quadrant of the Spring Hill Drive and Linden Dr. intersection, which Spring Hill Dr. is one of the main thoroughfares in the area. The immediate vicinity is primarily residential, with a mix of single-family homes, townhouses, and apartment complexes. The property is located in a densely populated area, with several schools, churches, and parks nearby.

One notable feature of the location is the proximity to the Suncoast Parkway, a major toll road that provides easy access to Tampa and other areas in the region. The parkway is just a few minutes' drive from the property, making it convenient for commuters and travelers.



# PROPERTY PHOTOS

13090 Spring Hill Dr  
13090 Spring Hill Drive | Spring Hill, FL 34609





# PROPERTY PHOTOS

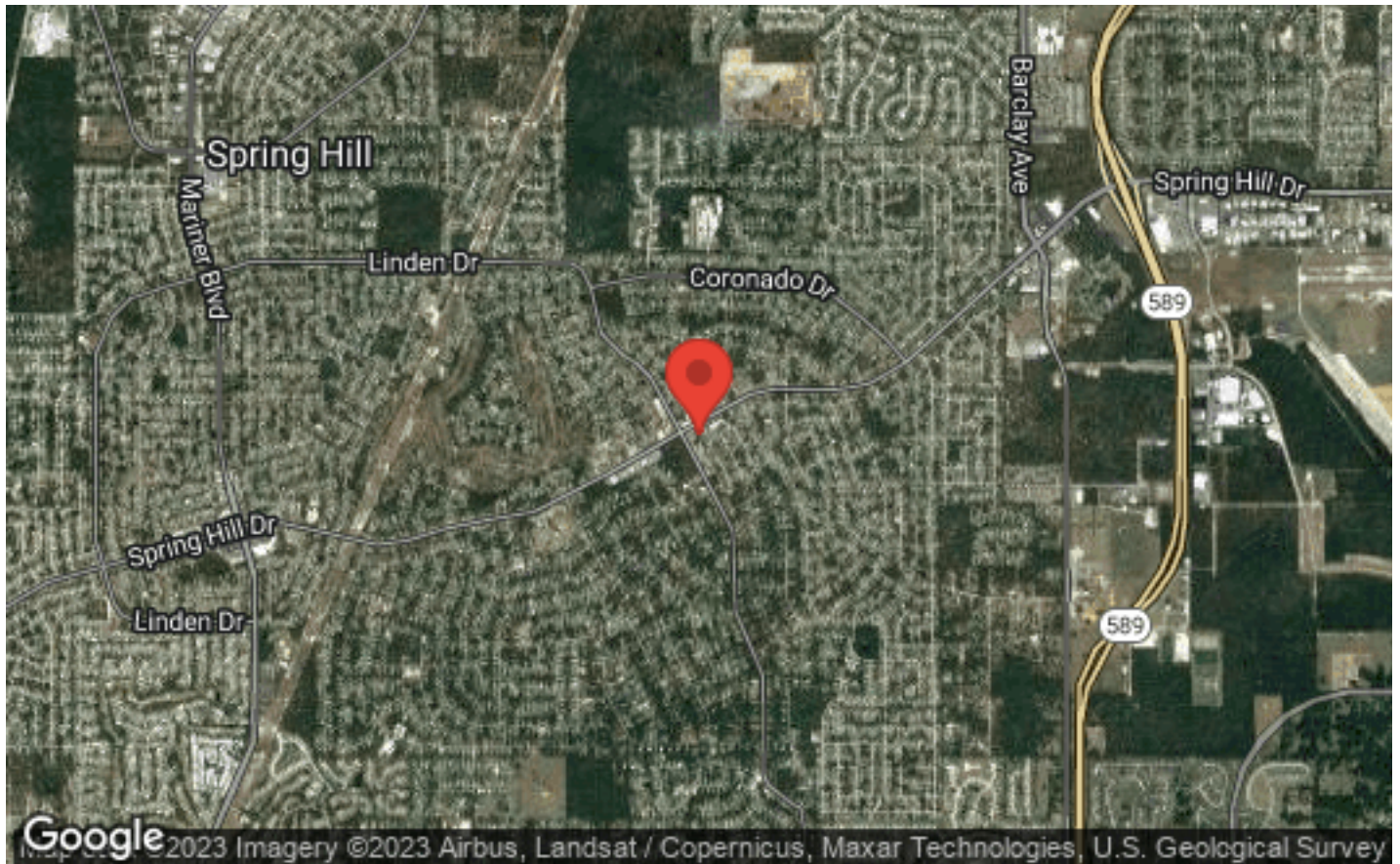
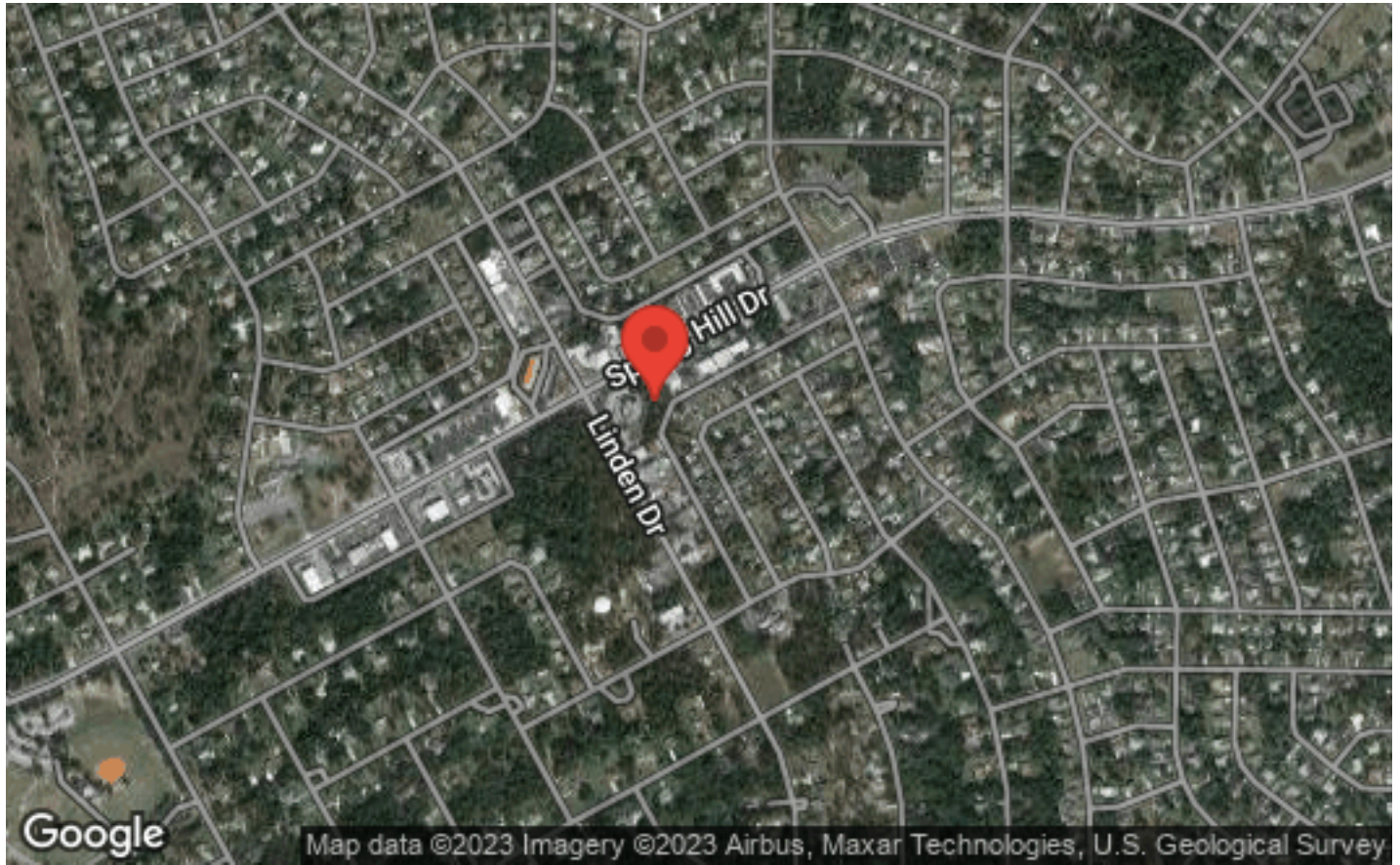
13090 Spring Hill Dr  
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# LOCATION MAPS

13090 Spring Hill Dr  
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# BUSINESS MAP

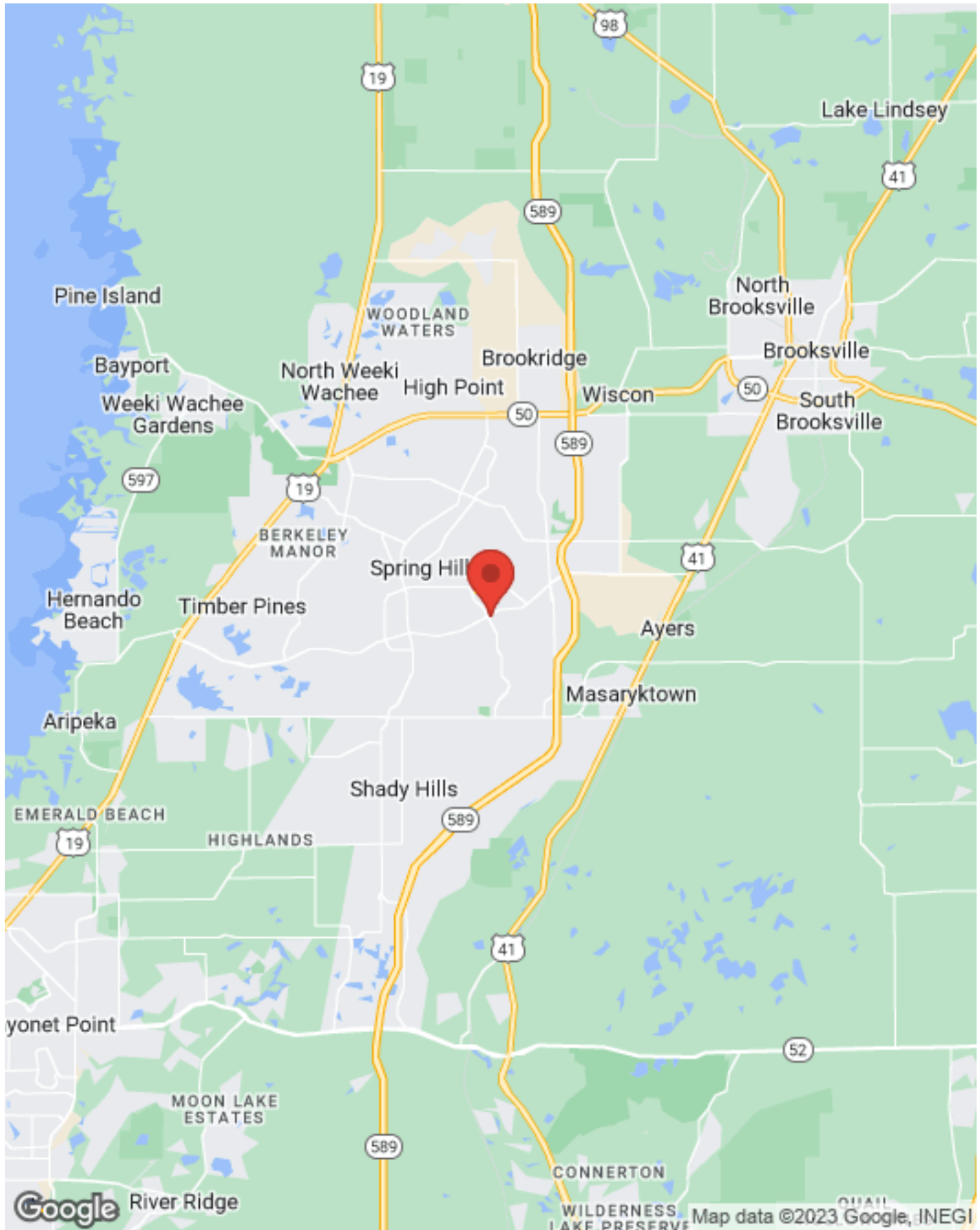
13090 Spring Hill Dr  
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# REGIONAL MAP

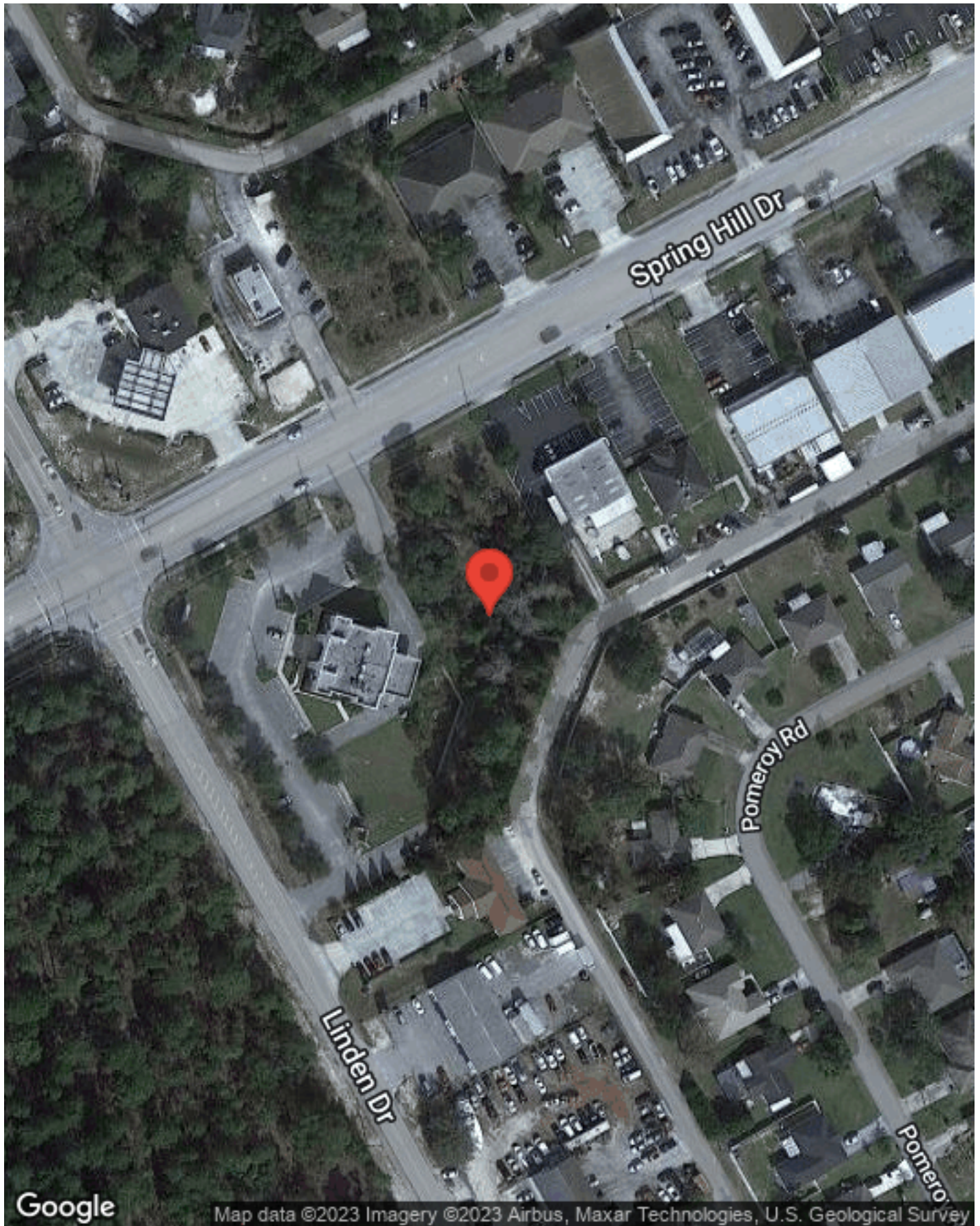
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# AERIAL MAP

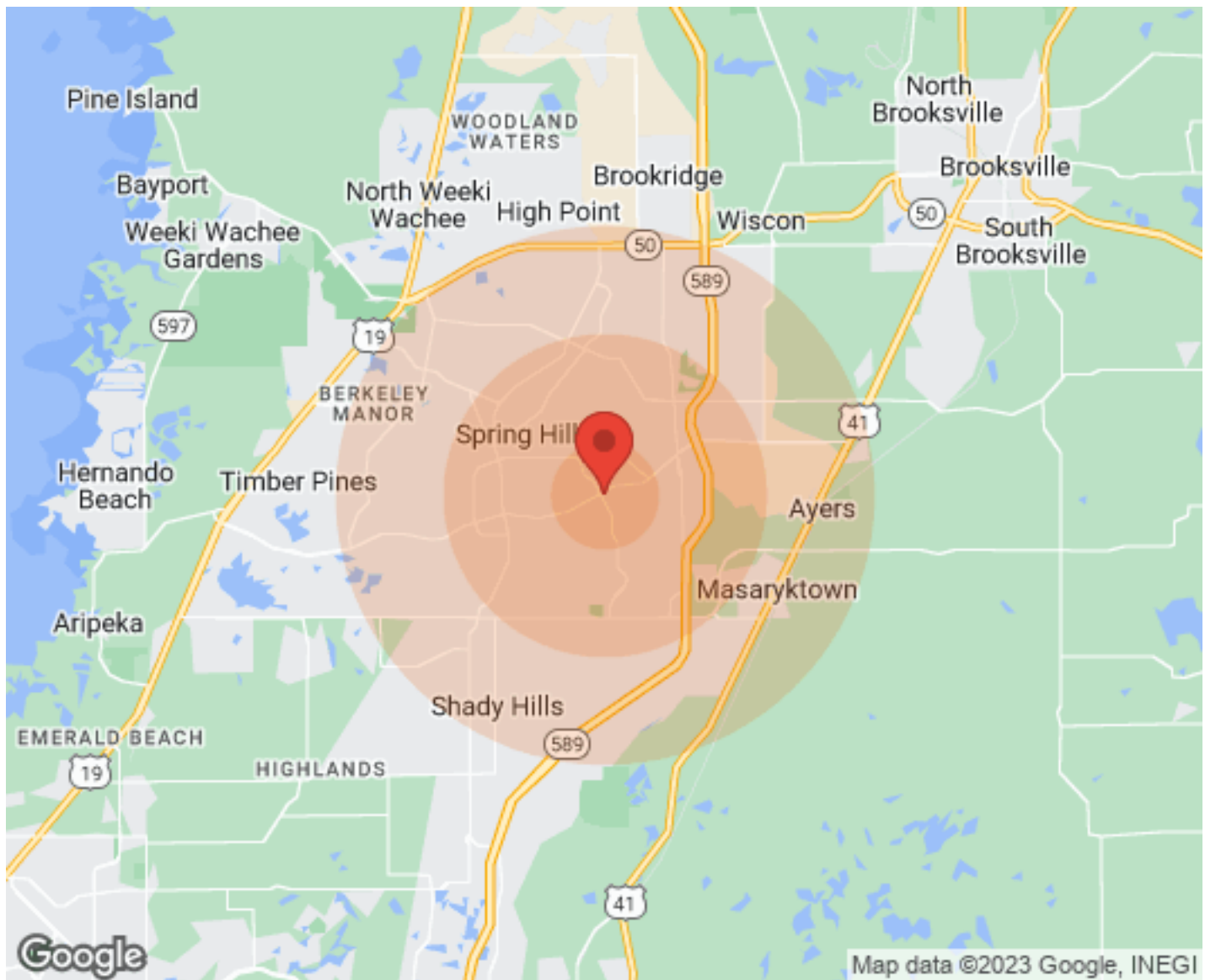
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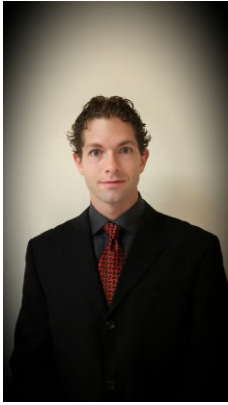
# DEMOGRAPHICS

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<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Income</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Male	3,271	23,916	48,866	Median	\$49,037	\$48,410	\$47,470
Female	3,521	26,292	53,194	< \$15,000	246	1,994	4,555
Total Population	6,792	50,208	102,060	\$15,000-\$24,999	374	2,479	5,270
				\$25,000-\$34,999	256	2,757	5,479
<u>Age</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	\$35,000-\$49,999	511	3,322	6,795
Ages 0-14	1,059	8,434	16,865	\$50,000-\$74,999	455	4,324	8,321
Ages 15-24	832	6,117	12,408	\$75,000-\$99,999	410	2,710	5,064
Ages 25-54	2,006	15,023	30,161	\$100,000-\$149,999	255	1,784	3,411
Ages 55-64	872	5,930	11,923	\$150,000-\$199,999	59	341	705
Ages 65+	2,023	14,704	30,703	> \$200,000	42	160	474
<u>Race</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Housing</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
White	6,626	47,301	95,823	Total Units	2,967	22,342	46,246
Black	89	1,418	2,961	Occupied	2,693	19,942	40,771
Am In/AK Nat	N/A	5	18	Owner Occupied	2,404	16,292	32,734
Hawaiian	N/A	N/A	N/A	Renter Occupied	289	3,650	8,037
Hispanic	497	5,307	10,227	Vacant	274	2,400	5,475
Multi-Racial	138	2,374	5,318				





### **RICHARD KURBAN, CCIM**

Principal

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Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.



## DISCLAIMER

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