



FOR SALE or LEASE

7,075 SF Spring Hill Offices

8064 Spring Hill Dr., Spring Hill, FL 34606



Bank owned, 1.37 acres with 3 office buildings totaling 7,075 SF in a densely populated, high-traffic area of Spring Hill.

- GREAT LOCATION VISIBILITY AND SIGNAGE
- Densely populated (45k w/in 3 miles); High traffic (28k AADT)
- Zoning allows for medical, professional, day care, public assembly, and much more
- Block construction built in 1985 and 1989, with #8064 and #8068 renovated in 2007
- Property has 21 parking spaces (3 per 1,000 SF)
- Flood Zone X, (does not require flood insurance)

Asking Price: \$495,000

Located midway between US Hwy 19 and Mariner Blvd



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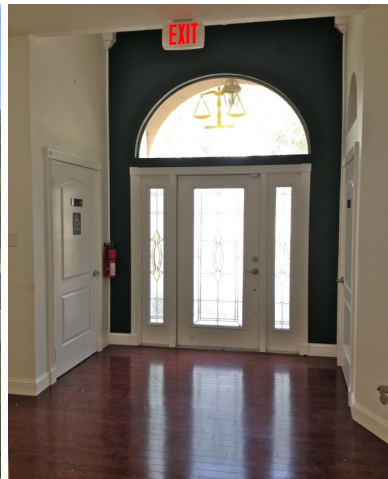
(813) 789-6060



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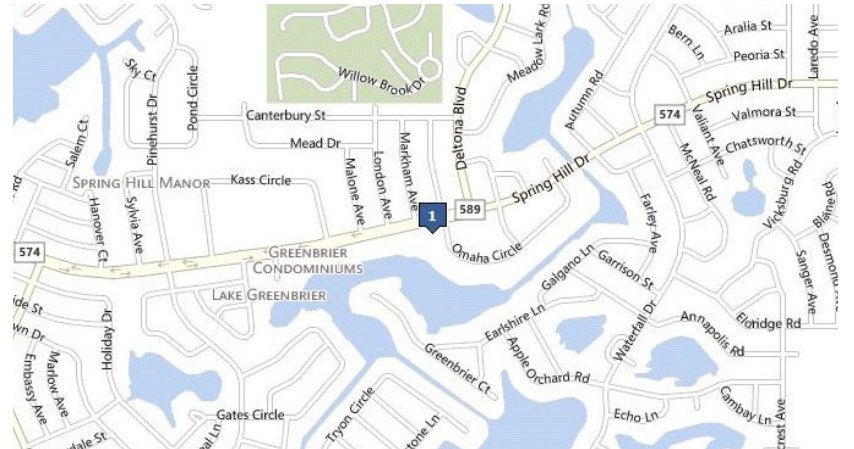
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Set on the SWC of Spring Hill Dr. and Omaha Circle, the property benefits from the dense population totaling nearly 45,000 people within a 3-mile ring, and an average daily traffic count of 28,875

Tranquility Place Office Park

Law Office (#8064)	2,775 SF
Day Care (#8068)	1,930 SF
General Office (#8060)	2,370 SF
Total Building Space	7,075 SF



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