

Medical-Office-Daycare FOR LEASE



TAMPA
COMMERCIAL
REAL ESTATE

15451 Commercial Way, Weeki Wachee. FL 34614



- For Lease—Free Standing Medical, Office, Daycare
- 2 acres MOL with 400' frontage on US 19
- Zoning: C-2 General Commercial—new code allows 60 ft height on US 19
- Direct Access on US-19
- 18,000 new rooftops with high HH income plus new commercial development
- PID: R24 421 17 0000 0050 0000
- Located in an Opportunity Zone—tax credits
- Will consider Build-To-Suit for a credit tenant

- Traffic count, with the 18,000 new rooftops, is projected to be over 90,000 daily
- One of Florida's fastest growing markets

The property is bordered on three sides by the 85,000-acre Chassahowitzka National Wildlife Refuge which provides a pristine habitat for wildlife.

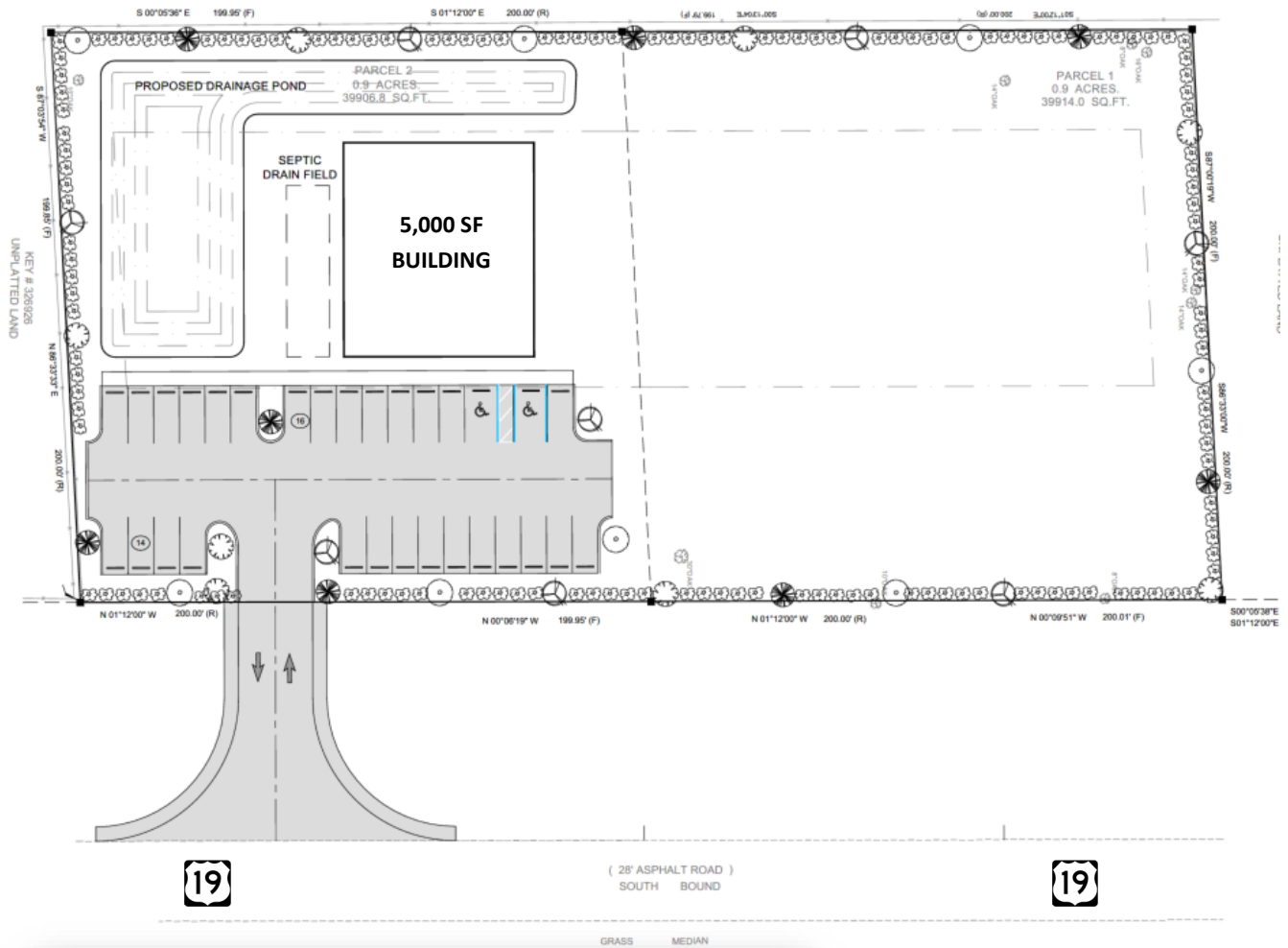
The site is unique because it is one of the only properties on US 19 that has direct access to US 19. Other properties are forced to have ingress and egress from a frontage road. The easy access plus the excellent exposure to US 19 positions the property to capture traffic in this fast growing area.

Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

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Conceptual Plan

Conceptual plan for a 5,000 sf Urgent Care Facility on the southern portion of the property

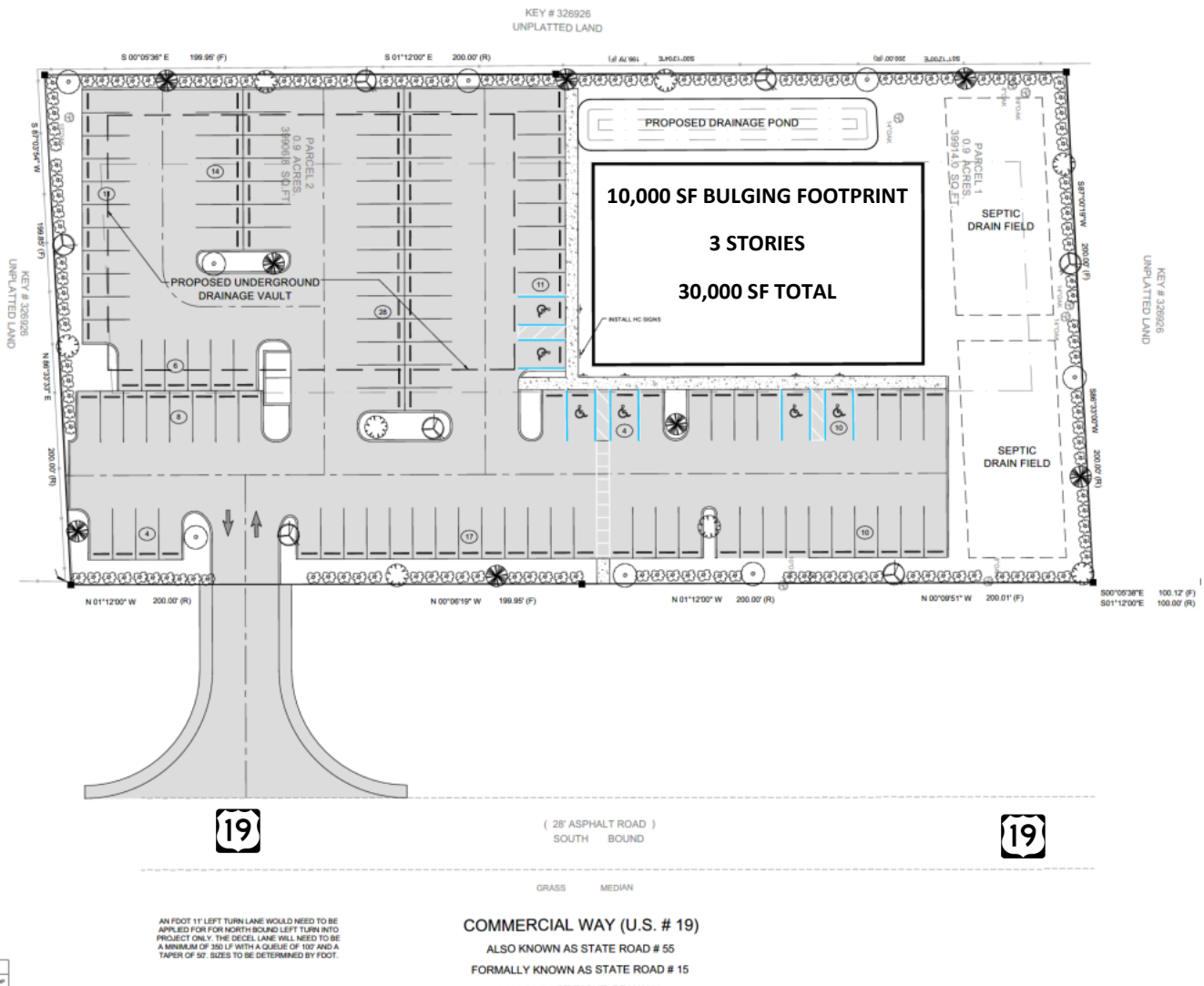


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Conceptual Plan

Conceptual plan for a 30,000 sf Building with 130 parking spots



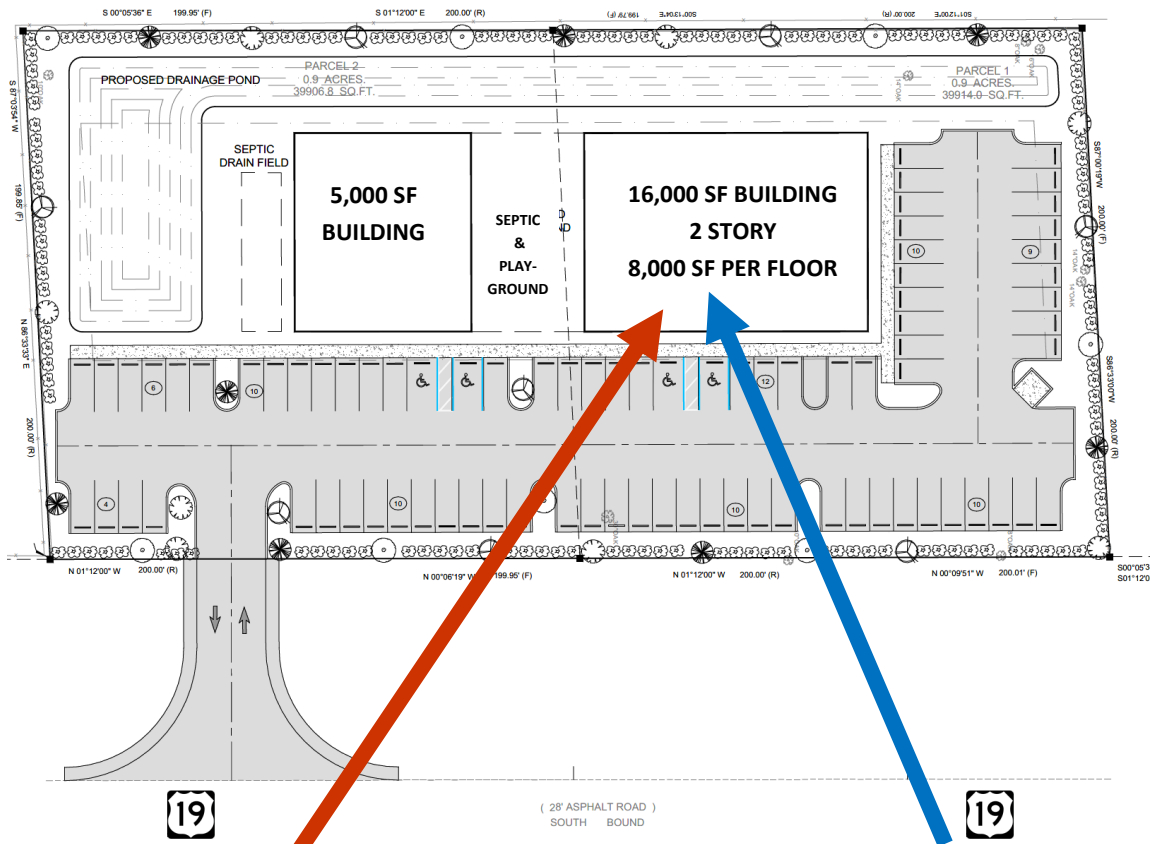
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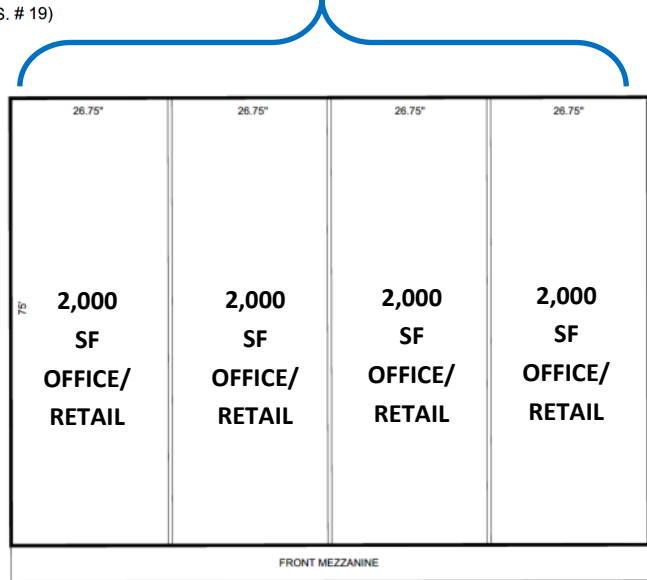
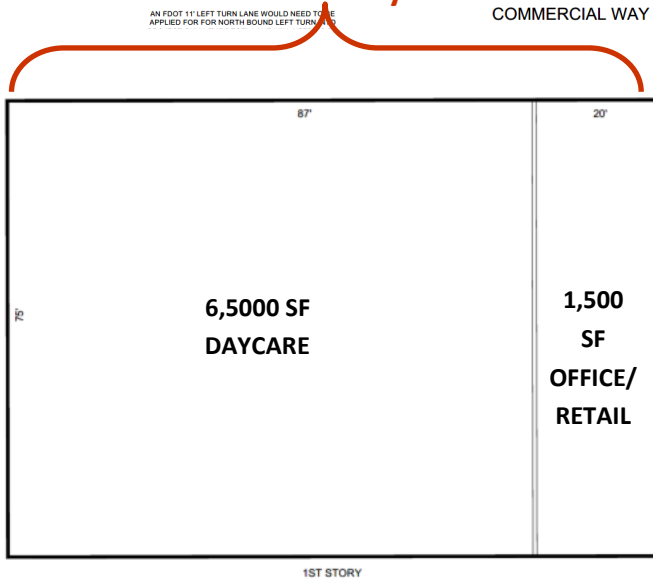
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Conceptual Plan— Conceptual plan for a 6,500 sf Daycare, 9,500 sf Office/Retail plus a 5,000 sf building



1st Story

2nd Story



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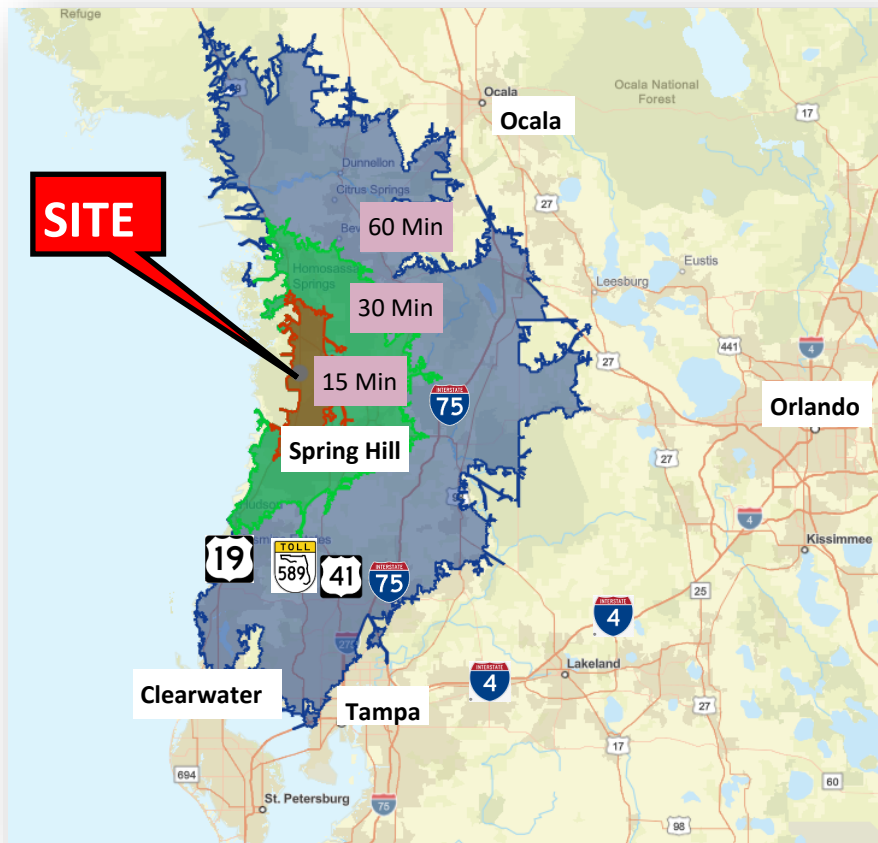
About Hernando County

Hernando County has land, and it is cost-effective. Once considered remote part of Tampa Bay that was removed from the Tampa Bay economic engine, regional growth has changed that calculus.

Thousands of people are moving to Hernando County each year. Hernando County is part of Tampa Bay. The appeal is that housing in Hernando County is much more affordable than other areas of Tampa Bay. It is not just retirees that are coming. The county has attracted young families. Once considered the most rural part of Tampa Bay, the highway system helped Hernando flourish as a bedroom community. It is now only 45 minutes drive to downtown Tampa and Clearwater. To accommodate the influx of residents, the County has been updating infrastructure. Airport runways are being extended and new homes, subdivisions, schools, hospitals are being built. Commercial users are also focusing on Hernando County, bringing employment. The supply of Retail and Office is increasing dramatically. Large distributors and industrial users, mindful of cost are also taking a close look at Hernando County. Forecasters project that rapid growth will continue for years to come.

The traffic count is increasing by 7% per year.

Commercial Way is a section of US-19 that connects the area with Pasco County and onwards to Pinellas County, Clearwater & St Petersburg. Commercial Way and Cortez Rd are the two major commercial arteries in Western Hernando County.



Drive-Time from Site

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Residential Development

18,000 new homes

Quarry Preserve:

- 5,800 dwelling units.
- 200 hotel units. 2 golf courses. 850,000 sf Office park,,
- 545,000 sf neighborhood commercial,
- School

Sugar Mill Woods : 2,000 acres

- Just N in Citrus County
- Divided into 6 villages with 24,000 lots

Cabot Citrus Farms : 1,200 acres

- 980 residential units
- 400,000 sq. ft. of mixed-use non-residential facilities, including retail stores, golf and other publicly-accessible recreational facilities, restaurants, and community centers

The Canopy

- 227 homes PHASE I
- 177 homes PHASE II
- 208 homes PHASE III
- 169 homes PHASE IV

Chicago

300 homes

200 home subdivision

Walton Group

300 homes

Glen Lakes. A master-planned golf course community . The community is divided into villages, each with its own flavor. At build out, it should have 1,500 single family homes spread across 1,400 lush subtropical acres

The Heather
425 homes

Waterford DR Horton
1,080 homes

Winding Oaks
260 homes

Crystal Waters
220

Woodland Waters
650 homes

Lake Hideaway: A 872-acre master-planned community.

- 3,700 residential dwelling units.
- 5,000 square feet of commercial use on US 19.
- 25,000 square feet of commercial and 150,000 square feet of office.
- A Lagoon that is an active recreational water amenity.
- Charter School

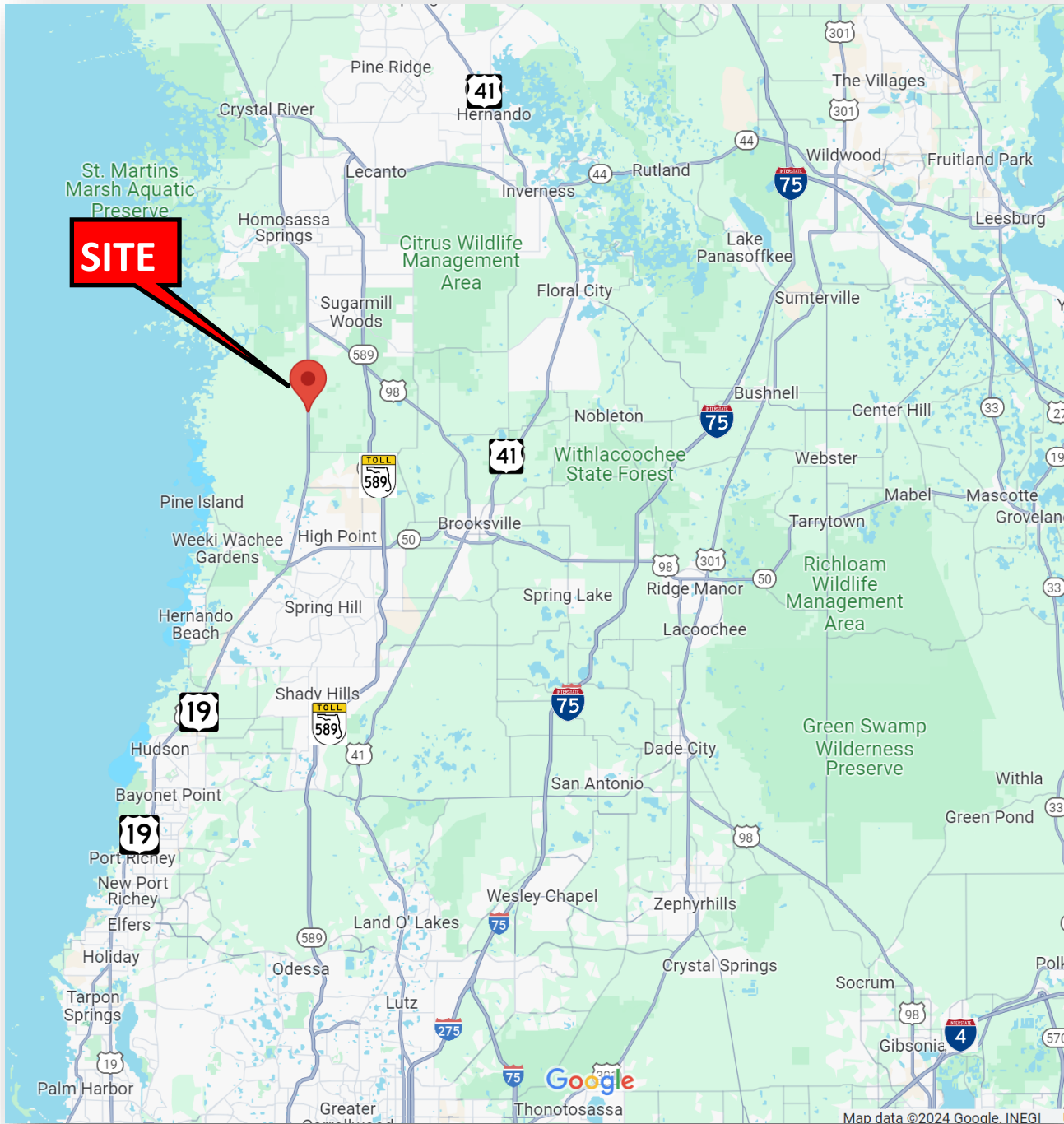
SITE

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