

# NATURE COAST COMMONS

1253-1437 WENDY COURT | SPRING HILL, FL 34607



## Property Details

### Owned GLA

225,677 SF

### Availability

4 Suites | 6,708 SF

### Parking Spaces

1,112

### Overview

- Spring Hill's Dominant Power Center with Anchor Tenants including Ross Dress for Less, TJ Maxx, Best Buy, PetSmart, Walmart, West Marine, JCPenney, Aldi, Home Centric, and Dollar Tree
- Excellent visibility and access to US Hwy. 19 (primary retail corridor) with traffic counts of 43,000+ VPD
- Job growth in Spring Hill over the next 10 years is predicted to increase 42.4%

## Tenant Mix



# NATURE COAST COMMONS

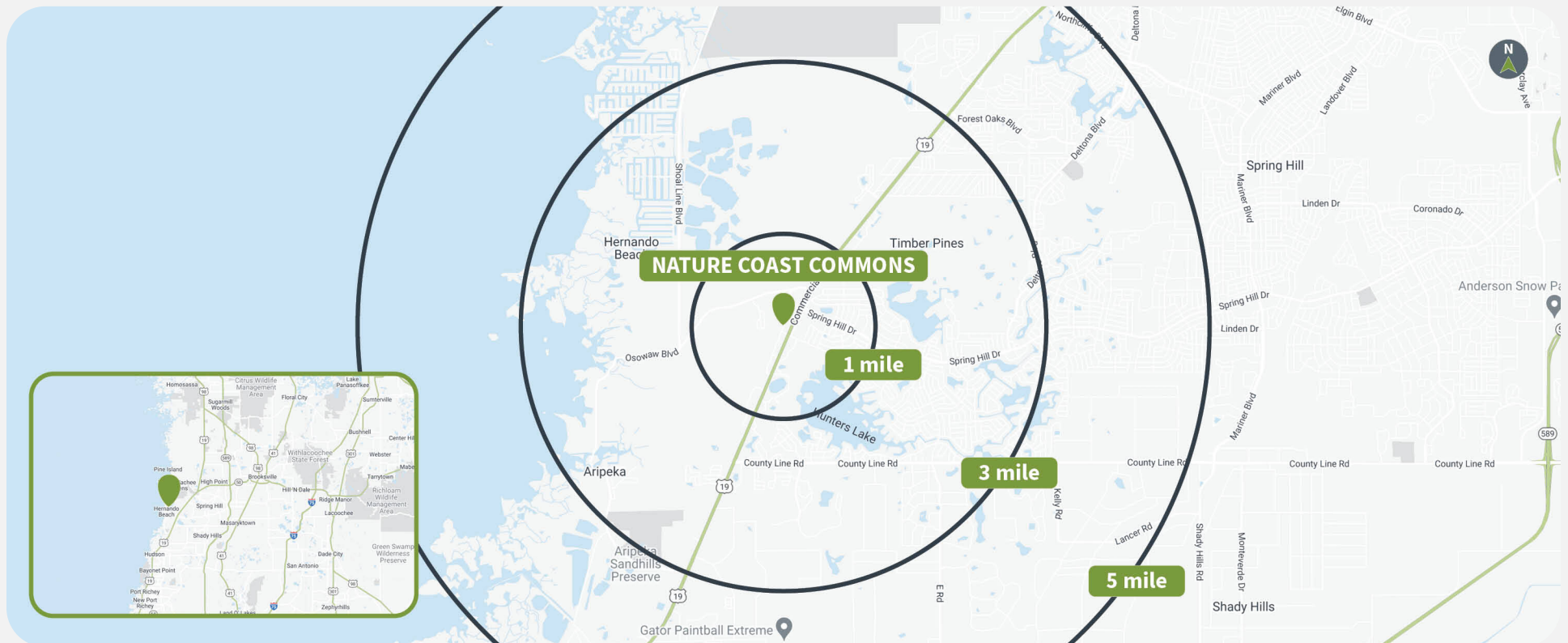
1253-1437 WENDY COURT | SPRING HILL, FL 34607



## Demographics

Source: Creditintell, 2024. View more demographics [here](#)

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	3,181	2,302	1,257	\$50,388	\$41,982
3 MILES	26,381	22,915	12,334	\$60,498	\$48,430
5 MILES	58,572	45,690	25,919	\$62,475	\$50,892





# NATURE COAST COMMONS

1253-1437 WENDY COURT | SPRING HILL, FL 34607



## Competition Aerial



# NATURE COAST COMMONS

1253-1437 WENDY COURT | SPRING HILL, FL 34607



## Site Plan



Suite	Tenant	GLA (SF)
PAD1	AVAILABLE	5,000
236	AVAILABLE	1,708
PAD	AVAILABLE	
PAD	AVAILABLE	
U-300	WALMART (NAP)	202,027
U-170	J.C.PENNEY (NAP)	105,387
155	BEST BUY	30,183
165	ROSS DRESS FOR LESS	27,683
160A	TJ MAXX	22,555
100	ALDI	20,640
145	PETSMART	20,096
160	SHOE STATION	19,302
150	FIVE BELOW	15,000
130	HOME CENTRIC	13,518
120	WEST MARINE	10,268
U-220	CRACKER BARREL (NAP)	10,062
125	DOLLAR TREE	9,000
140	DAVID'S BRIDAL	5,998
215	WELLS FARGO	5,733
114	ANYTIME FITNESS	5,393
234	PANERA BREAD	4,730
232	BRIGHT NOW! DENTAL	4,016
U-400	7-ELEVEN (NAP)	3,010
112	SPA 1 NAILS	2,208
230	VERIZON WIRELESS	1,815
240	GNC	1,522
118	SALLY BEAUTY SUPPLY	1,400
110	BLOWN AWAY HAIR LOUN	1,174
238	REGIS CORP	1,161
210	TWISTEE TREAT	700



# NATURE COAST COMMONS

1253-1437 WENDY COURT | SPRING HILL, FL 34607



## Get in Touch with Us

### Leasing

Matthew Vender

**215.330.4220**

**[mvender@shopcore.com](mailto:mvender@shopcore.com)**

### Pop-up & Short-term Leasing

MyShop by ShopCore

**312.798.5210**

**[myshop@shopcore.com](mailto:myshop@shopcore.com)**

### Property Management

Wendy Simon

**561.727.2640**

**[wsimon@shopcore.com](mailto:wsimon@shopcore.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Nature Coast Commons at [shopcore.com/property/nature-coast-commons](https://shopcore.com/property/nature-coast-commons)