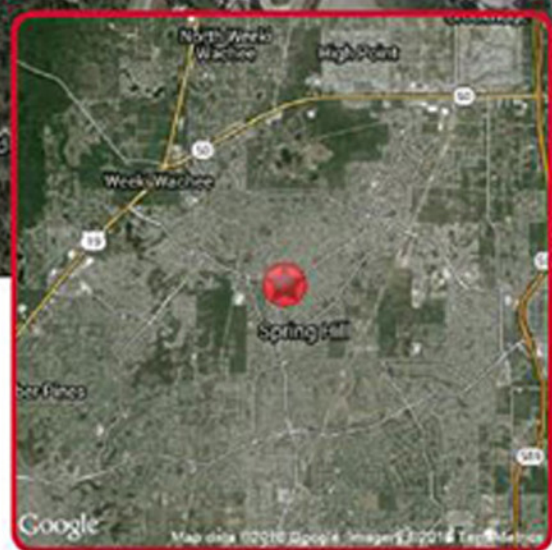


MARINER CROSSING

4185 MARINER BLVD | SPRING HILL, FL 34609



PROPERTY HIGHLIGHTS

- 1,950 - 2,600 SF available
- Full Access at Northcliffe Blvd & Mariner Blvd
- Winn-Dixie Anchored Shopping Center, with co-tenants Anytime Fitness, Firehouse Subs, Advance Auto Parts & Regions Bank
- Located at Busy, Signalized Intersection of Mariner Blvd and Northcliffe Blvd - 41,000 Combined AADT
- Property Upgrades Include; New Roof Installed in 2014, Building Newly Painted in 2015 & Updating Sidewalk Surfaces

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2015 Estimated Population	9,297	55,290	110,447
2015 Estimated Households	3,735	22,180	46,896
INCOME			
2015 Est. Avg HH Income	\$42,917	\$50,356	\$51,428
AGE			
Median Age	40	44	48
TRAFFIC COUNTS			
Northcliffe Blvd	18,000 AADT		
Mariner Blvd	23,000 AADT		