

PUBLIX AT SEVEN HILLS

SPRING HILL, FL



SIZE

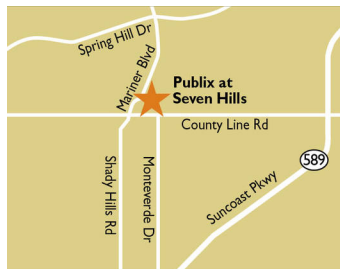
72,590 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,605	42,006	108,216
Households		
1,990	17,183	44,642
Median HH Income (\$)		
54,434	56,938	54,259

MAJOR TENANT(S)

H&R Block
Great Clips
Metro by T-Mobile



LOCATION

138-188 Mariner Boulevard | Spring Hill, FL 34609

PROPERTY HIGHLIGHTS

- Publix-anchored neighborhood shopping center
- Located in Spring Hill, the largest community in Hernando County with over 93,000 residents
- Located at the intersection of Mariner Boulevard (18,600 VPD) and County Line Road (14,900 VPD), the primary thoroughfare for the trade area
- Population exceeds 42,000 residents in the three-mile trade area with an average household income greater than \$71,400

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
Shad1	Starbucks	
Shad2	Jiffy Lube	
Shad3	Speedway	
Shad4	Tires Unlimited & Service	
Shad5	Ice Cream Shop	
0001	Slice of Life Pizzeria	1,500 SF
0002	Bug Depot Do It Yourself Pest Control	750 SF
0003	Just Pull It Dental	1,000 SF
0004	Metro by T-Mobile	750 SF
0006	H&R Block	2,000 SF
0007	Great Clips	1,250 SF
0007A	Nina's Home Furnishings	1,250 SF
0008	Publix	48,890 SF
0009	AVAILABLE	1,800 SF
0010	The Breakfast Club	1,932 SF
0011	New China Restaurant	1,068 SF
0012	Tobacco & Vape	1,200 SF
0013	The UPS Store	1,200 SF
0014	Cosmo Nails	1,200 SF
0015	Green Essentials	1,200 SF
0016	Subway	1,200 SF
0017	T-Mobile	1,200 SF
0018	Asian Cuisine & Sushi	3,200 SF
TOTAL SQ. FT.		72,590

Available	Occupied
Leased (not occupied)	Owned by Others
Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

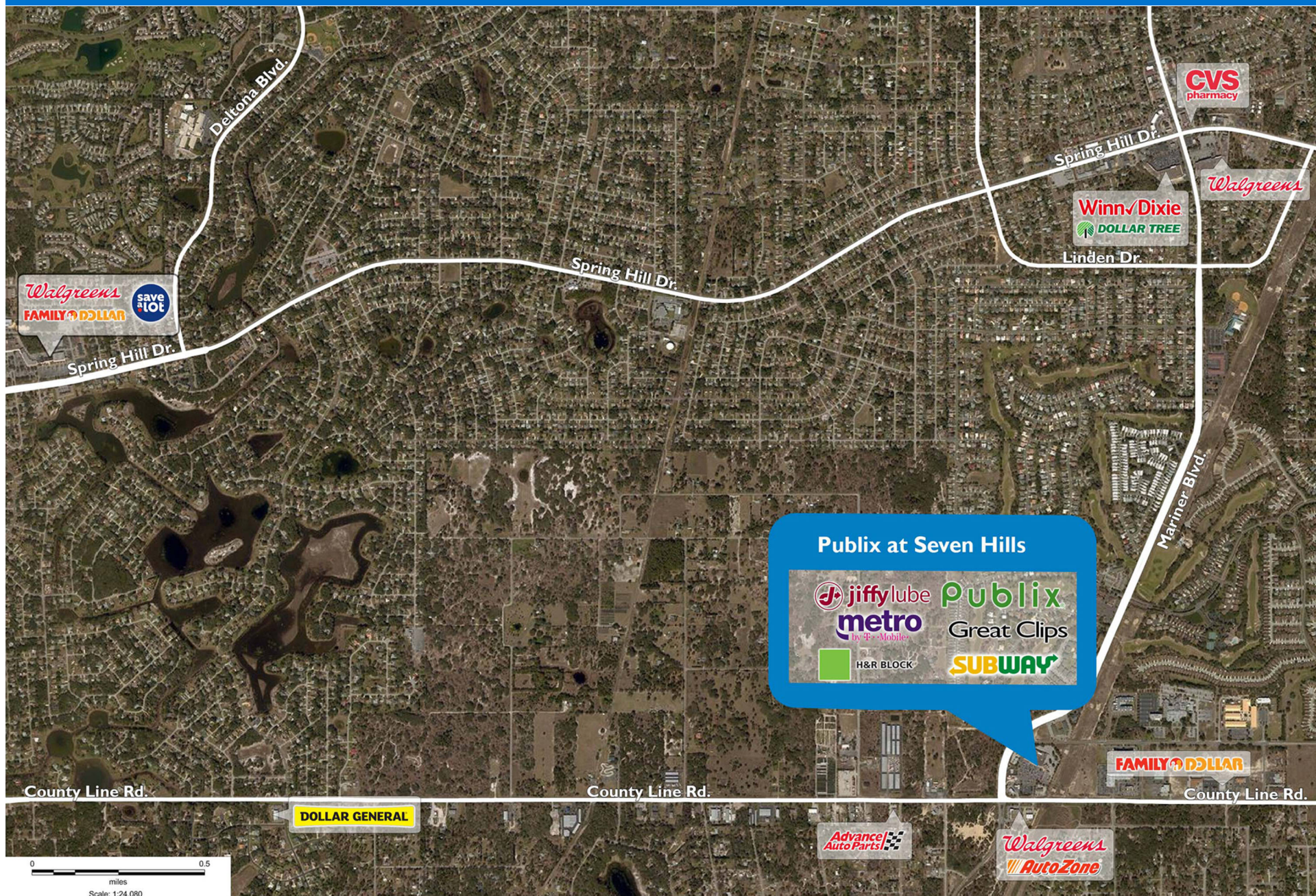
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Publix at Seven Hills Spring Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,605	42,006	108,216
	2027 Projected Population	4,836	44,289	114,369
	2010 Census Population	3,996	36,172	92,584
	2000 Census Population	2,486	27,902	70,635
	1990 Census Population	1,765	21,523	53,093
	Historical Annual Growth 1990 to 2000	3.49%	2.63%	2.90%
	Historical Annual Growth 2000 to 2010	4.86%	2.63%	2.74%
	Estimated Annual Growth 2010 to 2022	1.12%	1.18%	1.23%
	Projected Annual Growth 2022 to 2027	0.98%	1.06%	1.11%
	Median Age	53.2	49.8	48.3
Households	Q2 2022 Estimated Households	1,990	17,183	44,642
	2027 Projected Households	2,093	18,111	47,091
	2010 Census Households	1,727	14,816	38,368
	2000 Census Households	965	11,422	29,710
	1990 Census Households	655	8,600	21,868
	Historical Annual Growth 1990 to 2000	3.95%	2.88%	3.11%
	Historical Annual Growth 2000 to 2010	5.99%	2.64%	2.59%
	Estimated Annual Growth 2010 to 2022	1.12%	1.17%	1.19%
	Projected Annual Growth 2022 to 2027	1.01%	1.06%	1.07%
	Population per Household	2.31	2.44	2.42
Population by Race	White	77.9%	79.6%	78.3%
	Black or African American	4.6%	3.1%	3.6%
	Asian & Pacific Islander	1.5%	1.1%	1.1%
	Other Races	3.6%	3.0%	2.9%
	Hispanic Population	12.4%	13.1%	14.0%
Income	Average Household Income	\$72,250	\$71,452	\$67,611
	Median Household Income	\$54,434	\$56,938	\$54,259
	Per Capita Income	\$31,310	\$29,269	\$27,924
Education (Age 25+)	Elementary	1.6%	3.4%	2.9%
	Some High School	9.7%	7.8%	7.6%
	High School Graduate	31.6%	34.4%	33.8%
	Some College	20.3%	23.8%	26.1%
	Associates Degree Only	15.1%	11.3%	10.6%
	Bachelors Degree Only	13.2%	13.3%	13.1%
	Graduate Degree	8.6%	5.9%	6.0%
Business	Number of Businesses	96	617	1,588
	Total Number of Employees	869	5,575	15,886
	Employees per Business	9.06	9.03	10.00
	Residential Population per Business	48.04	68.04	68.13

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.