

# Seven Hills Plaza



Retail / Neighborhood Shopping Center

11146-11170 Spring Hill Drive, Spring Hill, FL 34609

84,211 SF



## Property Highlights:

- Anchored by the #1 performing Planet Fitness in Florida
- Parking Ratio (5.02: 1000)
- Pylon Signage Available
- Excellent visibility at the lighted intersection of Spring Hill Dr. and Mariner Blvd
- Heavy foot traffic

## CO-TENANTS: And other fine local tenants.



**Zoning:**

MU-G Mixed Use General

**Traffic Count:**

28,221 Average daily traffic count

**DEMOGRAPHICS**

**Radius**

**Population**

2029 Projection

2024 Estimate

2024 Households by HH Income

**1 Mile**

10,246

8,904

\$3,536

**3 Mile**

70,144

60,768

\$24,054

**5 Mile**

151,689

130,899

\$52,393

**Available for Lease:**

11222 | Available 7/1/26 | 1,400 SF.



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