

PUBLIX AT SEVEN HILLS

SPRING HILL, FL



SIZE

23,580 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,478	42,363	109,876
Households		
1,998	17,168	44,849
Median HH Income (\$)		
53,040	62,184	60,285

MAJOR TENANT(S)

H&R Block
Great Clips
Metro by T-Mobile
Publix

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



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 (18,658 VPD), the primary thoroughfare for the trade area
- Population exceeds 42,300 residents in the three-mile trade area with an average household income greater than \$77,500



PHILLIPS EDISON & COMPANY®

PUBLIX AT SEVEN HILLS

138-188 Mariner Boulevard | Spring Hill, FL 34609

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	AVAILABLE	1,250 SF
0008	Publix	
0009	Hawkins Construction	1,680 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.		23,580

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



PUBLIX AT SEVEN HILLS

138-188 Mariner Boulevard | Spring Hill, FL 34609



PUBLIX AT SEVEN HILLS

138-188 Mariner Boulevard | Spring Hill, FL 34609



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.435633

Longitude: -82.546926

Publix at Seven Hills Spring Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,478	42,363	109,876
	2028 Projected Population	4,573	43,611	113,463
	2010 Census Population	4,117	36,153	92,621
	2000 Census Population	2,577	28,109	70,444
	1990 Census Population	1,256	22,437	53,338
	Historical Annual Growth 1990 to 2000	7.45%	2.28%	2.82%
	Historical Annual Growth 2000 to 2010	4.80%	2.55%	2.77%
	Estimated Annual Growth 2010 to 2023	0.61%	1.16%	1.25%
	Projected Annual Growth 2023 to 2028	0.42%	0.58%	0.64%
	Median Age	59.2	50.6	49.5
Households	Q4 2023 Estimated Households	1,998	17,168	44,849
	2028 Projected Households	2,046	17,665	46,196
	2010 Census Households	1,869	14,811	38,386
	2000 Census Households	1,029	11,512	29,671
	1990 Census Households	426	8,872	21,970
	Historical Annual Growth 1990 to 2000	9.21%	2.64%	3.05%
	Historical Annual Growth 2000 to 2010	6.15%	2.55%	2.61%
	Estimated Annual Growth 2010 to 2023	0.49%	1.08%	1.14%
	Projected Annual Growth 2023 to 2028	0.48%	0.57%	0.59%
	Population per Household	2.22	2.46	2.45
Population by Race	White	77.0%	74.6%	73.1%
	Black or African American	3.5%	3.0%	3.9%
	Asian & Pacific Islander	1.1%	1.2%	1.3%
	Other Races	5.6%	4.7%	4.5%
	Hispanic Population	12.7%	16.5%	17.2%
Income	Average Household Income	\$70,058	\$77,585	\$75,230
	Median Household Income	\$53,040	\$62,184	\$60,285
	Per Capita Income	\$31,415	\$31,468	\$30,735
Education (Age 25+)	Elementary	1.5%	3.1%	2.6%
	Some High School	8.5%	7.7%	7.9%
	High School Graduate	30.1%	34.0%	33.0%
	Some College	20.2%	24.3%	26.1%
	Associates Degree Only	14.3%	11.5%	11.1%
	Bachelors Degree Only	13.3%	13.1%	13.1%
	Graduate Degree	12.1%	6.3%	6.2%
Business	Number of Businesses	95	662	1,970
	Total Number of Employees	699	5,095	16,654
	Employees per Business	7.37	7.70	8.45
	Residential Population per Business	47.23	63.98	55.77

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