

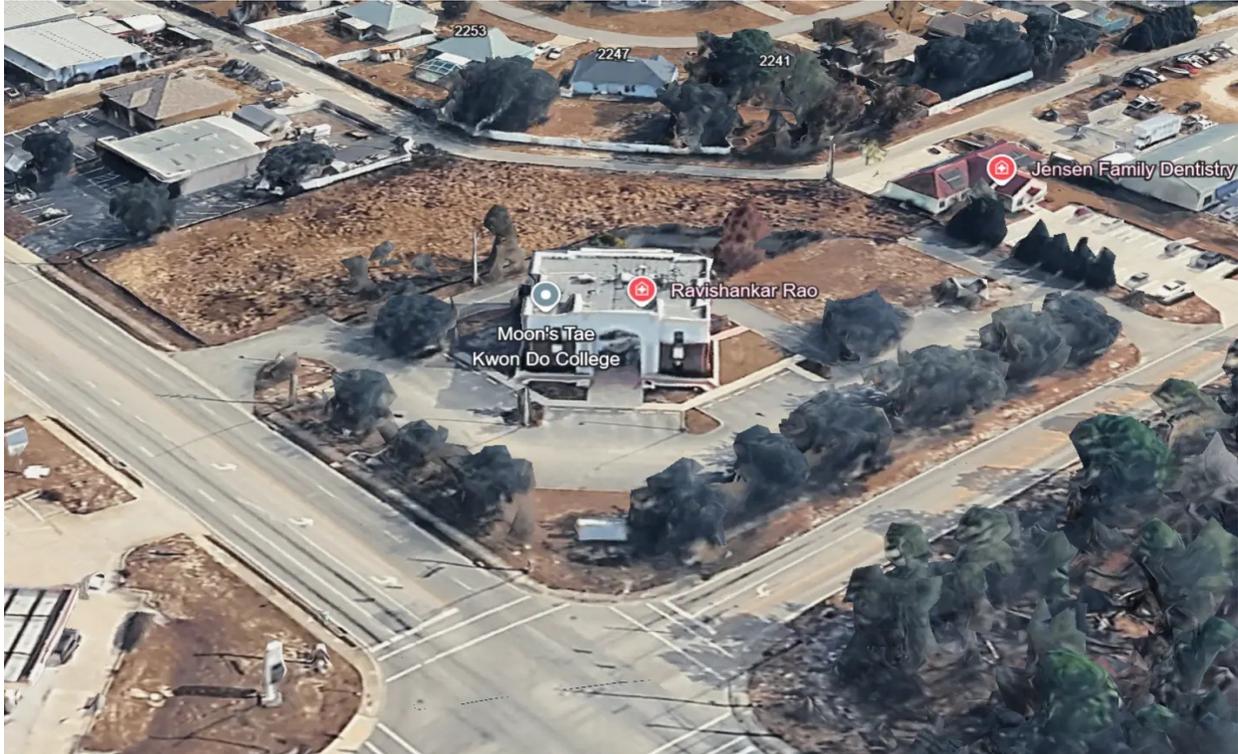
EXCLUSIVE OFFERING

TWO-BUILDING COMMERCIAL CAMPUS

Former Bank Building with Drive-Thru + Entitled Second Building

13080 Spring Hill Drive

Spring Hill, Hernando County, Florida 34609



9,752 SF
2-Story Building

1.6 ACRES
Commercial

BANK VAULT
3-Lane Drive-Thru

2ND BLDG
Entitled

ASKING PRICE: \$2,950,000
(\$200/SF for Two-Building Campus)

Parcel ID: 00461324 | Hernando County, Florida

Prepared by **Brian Adrian MBA, PhD and Staff**

adrian@dradrian.net

February 2026

EXECUTIVE SUMMARY

This exceptional two-building commercial campus presents a rare opportunity to acquire a former bank headquarters with institutional-grade construction, drive-thru infrastructure, and an entitled second building pad ready for development. Located in the Suncoast Parkway growth corridor, this income-producing property offers immediate cash flow with significant upside potential.

Investment Highlights

Total Acreage	1.6 Acres
Existing Building	9,752 SF — 2-Story Former Bank
Second Building	ENTITLED & APPROVED — Ready for Construction
Drive-Thru	3-Lane Drive-Thru with Service Windows
Special Features	Bank Vault (installed), ATM Infrastructure, Elevator
Income Status	INCOME PRODUCING — 1st Floor Leased
County Assessed Value	\$1,651,246 (2025)
Asking Price	\$2,950,000

Key Value Propositions

- 1. TWO-BUILDING CAMPUS:** Existing 9,752 SF building plus entitled second building — development rights included.
 - 2. BANK INFRASTRUCTURE:** Vault, 3-lane drive-thru, ATM stations — instant conversion for credit union, pharmacy, or QSR.
 - 3. INCOME PRODUCING:** First floor leased to established tenant providing immediate cash flow.
 - 4. GROWTH CORRIDOR:** Suncoast Parkway expansion (\$741M construction 2025-2029).
 - 5. BELOW REPLACEMENT:** Acquire at approximately 74% of replacement value.
-

PROPERTY DETAILS

Existing Building — Former Bank Headquarters

Building Size: 9,752 SF	Stories: 2-Story
Year Built: 2008	Original Use: Bank Headquarters
Exterior: Brick/Combo	Frame: Rigid Frame
Floor: Carpet/Hard Tile	Roof: Joist/Rigid, Built-up
HVAC: Package Heat/Air	Bathrooms: 4

Bank Infrastructure — Significant Value-Add

Bank Vault: INSTALLED — Operational	Drive-Thru: 3 Lanes w/ Windows
Elevator: Commercial Elevator	Fire Sprinklers: Full Coverage

Site Improvements

Asphalt Paving: 26,942 SF	Concrete Paving: 3,527 SF
Total Site: 1.6 Acres (69,564 SF)	Fencing: Chain Link (280 LF)

Current Occupancy

- **1st Floor:** Moon's Tae Kwon Do College — LEASED
 - **2nd Floor:** Dr. Rao Medical Office — Owner/Available
-

MARKET & COMPARABLE ANALYSIS

Florida Office Market Data (2024)

Market	Price/SF	Source
Florida Statewide Average	\$222/SF	CommercialCafe
Tampa Metro Average	\$158/SF	CommercialCafe
Former Bank Building Premium	+25-40%	Industry Std
SUBJECT PROPERTY	\$303/SF	This Offering

Bank Infrastructure Value

Bank Vault (installed)	\$50,000 - \$150,000
3-Lane Drive-Thru with Windows	\$200,000 - \$400,000
Commercial Elevator	\$36,000+
Fire Sprinkler System	\$11,700
TOTAL INFRASTRUCTURE VALUE	\$325,000 - \$700,000

Conversion Potential

The 3-lane drive-thru infrastructure makes this property attractive to:

- Credit Unions & Regional Banks — vault and drive-thru ready
- Quick-Service Restaurants (QSR) — Chick-fil-A, Starbucks, Dunkin'
- Pharmacies — CVS, Walgreens, independent pharmacies
- Medical/Urgent Care — drive-thru testing, prescription pickup

SUNCOAST PARKWAY GROWTH CORRIDOR

\$741 Million Infrastructure Investment (2025-2029)

Florida's Turnpike Enterprise is making massive infrastructure investments in Hernando, Pasco, Hillsborough, and Citrus counties:

- Suncoast Parkway Widening (4 to 8 lanes) — PD&E Underway
- Phase 2 Extension (SR 44 to CR 486) — Under Construction
- Phase 3 Extension (CR 486 to US 19) — Design Phase
- **Completion Goal: Tampa to Crystal River — No Stoplights**

Residential Development Explosion

New Construction (Spring Hill)	345+ homes listed
Trillium Community	860+ homes
Authentix Suncoast Apartments	Up to 400 units approved
Florida Population Growth	1,000+ people per day

More Rooftops = More Commercial Demand = INCREASING PROPERTY VALUES

REPLACEMENT COST ANALYSIS

Current Replacement Cost — Existing Building

2-Story Commercial Building (9,752 SF @ \$250/SF)	\$2,438,000
Bank Vault Installation	\$75,000
3-Lane Drive-Thru Construction	\$300,000
Site Work, Paving, Utilities	\$200,000
Land (1.6 acres @ \$200,000/acre)	\$320,000
Permits, Engineering, Soft Costs	\$250,000
SUBTOTAL — EXISTING BUILDING	\$3,583,000

Second Building Entitlement Value

Site Planning & Engineering (avoided)	\$75,000 - \$150,000
Permitting & Approvals (avoided)	\$50,000 - \$100,000
Time Value (12-24 months avoided)	\$150,000 - \$300,000
SECOND BUILDING ENTITLEMENT VALUE	\$500,000 - \$750,000

TOTAL REPLACEMENT VALUE: \$4,083,000 - \$4,333,000

At \$2,950,000 asking price, buyer acquires at approximately 68-72% of replacement cost.

PRICING SUMMARY

ASKING PRICE

\$2,950,000

\$303/SF (Existing) | \$200/SF (Two-Building Campus)

Total Replacement Cost	\$4,000,000+
Discount to Replacement	~26-32%
Income Status	Producing — 1st Floor Leased
Second Building	Entitled & Approved
Bank Vault	Installed
Drive-Thru	3 Lanes

CONTACT INFORMATION

Prepared by Brian Adrian MBA, PhD and Staff

Email: adrian@dradrian.net

For additional information, property tours, or to submit an offer, please contact us directly.

This offering memorandum has been prepared for informational purposes only. All information contained herein is believed to be accurate but is not guaranteed. Buyers should conduct their own due diligence.