

# SEC US19 and Toucan Trail – Executive Summary

## **Property Description:**

The proposed site is located at the Southeast corner of the intersection of US 19 and Toucan Trail. Visibility from 3 public roadways is excellent and proposed access includes a full movement access points on Toucan Trail which is signalized at US 19. A right-in / right out on US 19 is proposed. Site may also be accessed via Marina Way which directly abuts the site and Sealawn Lane which also connects to US 19 via RI/RO/LI just south of the site.

## **Trade Area:**

The trade area demographic report was performed on 1, 3 and 5 mile radius from the proposed location. Based on this trade area, current population counts are 4,720 (1 mile), 35,340 (3 mile) and 81,414 (5 mile) with an average household income of \$53,728, median age of 52.2 and Average HH size of 2.32 in the trade area.

## **Site Traffic Counts:**

US 19 had a traffic count of approx. 40,000 AADT according to 2015 FDOT County statistics

## **Area Retailers**

Major big box retailers within a 3 mile radius include (2) Publix, Winn Dixie, Wal-Mart Supercenter, Target, Home Depot, Lowes, Goodwill, Rural King, JC Penney and many more retailers.

This is a bustling retail corridor with many residential customers in very close proximity.

For More Information Contact

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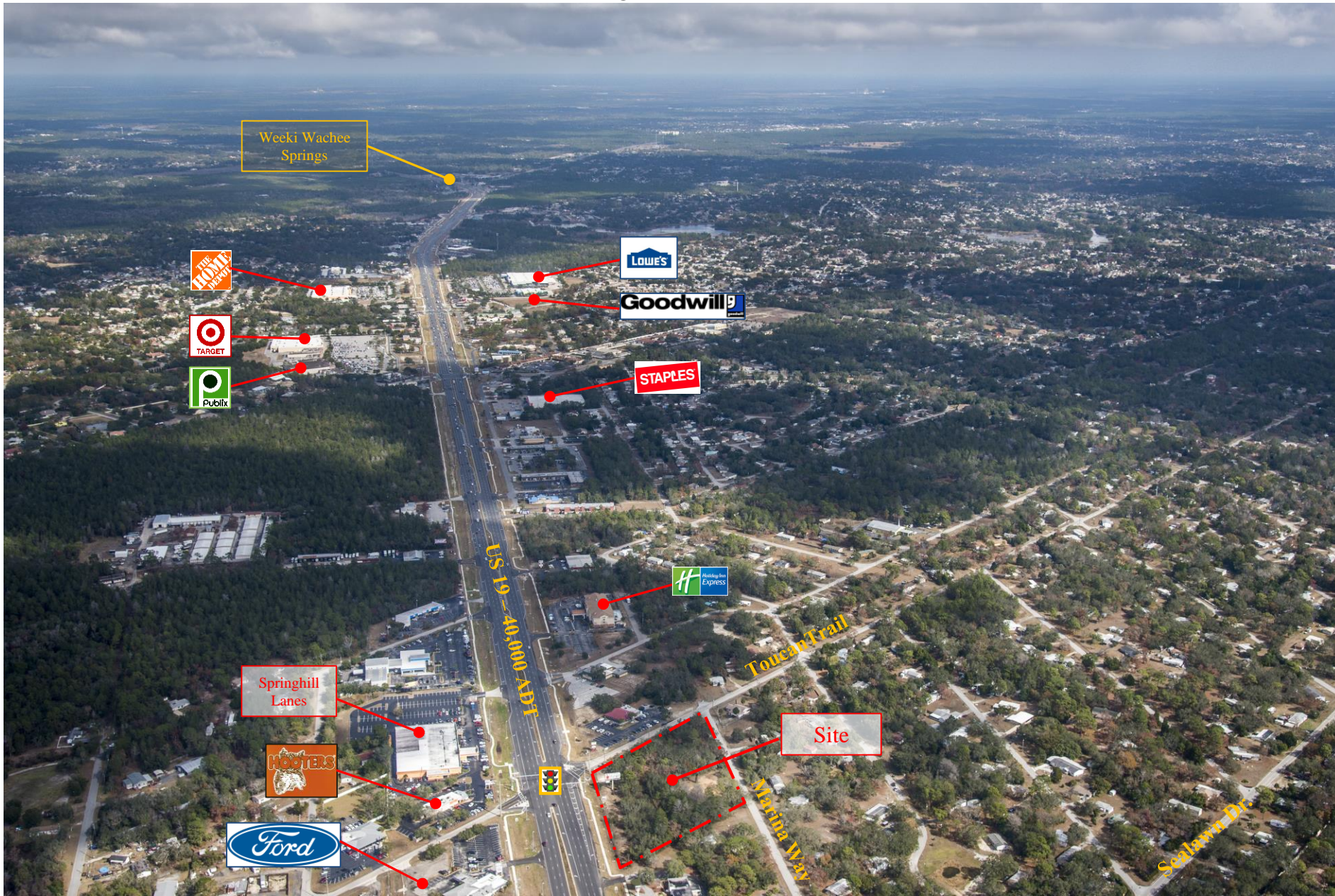


## SEC US19 and Toucan Trail – Overhead View 1-9-2018





## SEC US19 and Toucan Trail – Aerial looking North 1-9-2018





## SEC US19 and Toucan Trail – Aerial looking East 1-9-2018

Springhill

Timber Pines

Sealawn Dr.

Marina Way

Site

Toucan Trail

US 19 – 40,000 ADT

Springhill  
Lanes





# SEC US19 and Toucan Trail – Aerial looking South 1-9-2018





## SEC US19 and Toucan Trail – Aerial looking West 1-9-2018





## SEC US19 and Toucan Trail – Concept Plan

RKM DEVELOPMENT CORP.

PARCEL JURISDICTION:  
SPRINGHILL, HERNANDO COUNTY, FLORIDA

**PARKING:**

C-STORE / GAS: 4 PARKING SPACES PER 1,000 S.F.

C-STORE / GAS = 20 SPACES  
FAST FOOD = 63 SPACES

FRONT = 125 FT (US 19)  
REAR = 35 FT  
SIDE = 20 FT

NORTH: 5 FT  
EAST: 5 FT  
SOUTH: 5 FT  
WEST: 20 FT

### C-1 & C-2 (SPLIT ZONING)

R 16 223 17 3810 0076 0160  
R 16 223 17 3810 0070 0140  
R 16 223 17 3810 0070 0120  
R 16 223 17 3810 0070 0200  
R 16 223 17 3810 0076 0190

PROPOSED  
RIGHT-IN  
RIGHT-OUT  
ACCESS

PROPOSED RIGHT IN - RIGHT OUT  
PROPOSED CROSS  
ACCESS EASEMENT  
GRANTED BY NORTH  
PROPERTY OWNER

EXISTING  
CHURCH

# TOUCAN TRAIL

STORM

STORM

MARINA WAY

PROPOSED  
FULL ACCESS

RETAIL = 3.5 AC.

THIS CONCEPTUAL LAYOUT HAS BEEN PREPARED TO ASSIST WITH PRELIMINARY PLANNING PURPOSES ONLY. CONSTRUCTION PLANS HAVE NOT BEEN COMPLETED AND PERMITTING FOR THIS LAYOUT HAS NOT BEEN OBTAINED. ADDITIONAL CONDITIONS MAY ARISE DURING PLANNING REVIEW THESE ADDITIONAL CONDITIONS MAY CHANGE SOME OF THE COMPONENTS OF THIS LAYOUT.

## CONCEPT H

PROPOSED RETAIL  
SPRINGHILL, FLORIDA

**REGENCY**  
Design & Engineering, Inc.

REUSE OF DOCUMENT

MOCSQ

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