

MARINER CROSSING

4185-4251 Mariner Blvd
Spring Hill, FL 34609



PROPERTY HIGHLIGHTS:

- Full access at Northcliffe Blvd and Mariner Blvd
- ALDI anchored shopping center that includes co-tenants Advance Auto Parts, Firehouse Subs, DaVita Dialysis, and Regions Bank
- Located at a busy, signalized intersection of Mariner Blvd and Northcliffe Blvd with a combined AADT of 54,500
- Outparcel available
- Shopping center total GLA: 97,812 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	10,462	66,403	132,421
2025 Estimated Households	4,053	25,358	54,530
INCOME			
2025 Estimated Avg HH Income	\$85,829	\$95,738	\$92,523
AGE			
Median Age	40	42	46
TRAFFIC COUNTS			
Northcliffe Blvd	27,500 AADT		
Mariner Blvd	27,000 AADT		



8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

FOR LEASING INFORMATION:
Erica Nelson
813.712.3055
enelson@rmcpg.com

MARINER CROSSING

4185-4251 Mariner Blvd
Spring Hill, FL 34609



UNIT	TENANT	SF
4185	Jams Restaurant	2,332
4189	T-Mobile	2,020
4193	Pasta Di Guy	1,032
4195	New Season	6,127
4199	Nail Salon	975
4201	H&R Block	1,972
4205	Spring Hill Dry Cleaners	1,010
4207	Home of Foam	6,720
4211	MVB Barbershop	1,301
4211-B	Liquor Store	N/A
4221A	Future Tenant	24,924

UNIT	TENANT	SF
4221B	ALDI	23,391
4235	Gracie Hernando	1,950
4241	Momiji Sushi & Hibachi	6,000
4245	Chinatown	1,300
4247	Smoke Shop	1,300
4249-51	DaVita Dialysis	3,153
A	Firehouse Subs	1,803
B, C & D	Leslie's Swimming Pool Supplies	3,201
E	Papa John's Pizza	1,200
OP1	Goodyear	6,101
OP2	AVAILABLE	0.50 AC

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 080526



8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

FOR LEASING INFORMATION:
Erica Nelson
813.712.3055
enelson@rmcpgr.com