

**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](mailto: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	<b>ENTITLED &amp; APPROVED — Ready for Construction</b>
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	<b>\$2,950,000</b>

## 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

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

## Bank Infrastructure — Significant Value-Add

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

## Site Improvements

<b>Asphalt Paving:</b> 26,942 SF	<b>Concrete Paving:</b> 3,527 SF
<b>Total Site:</b> 1.6 Acres (69,564 SF)	<b>Fencing:</b> 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
<b>SUBJECT PROPERTY</b>	<b>\$303/SF</b>	<b>This Offering</b>

## 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
<b>TOTAL INFRASTRUCTURE VALUE</b>	<b>\$325,000 - \$700,000</b>

## 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	<b>1,000+ people per day</b>

**More Rooftops = More Commercial Demand = INCREASING PROPERTY VALUES**

---

Prepared by Brian Adrian MBA, PhD and Staff | [adrian@dradrian.net](mailto:adrian@dradrian.net) | Page 5 of 7

# 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
<b>SUBTOTAL — EXISTING BUILDING</b>	<b>\$3,583,000</b>

## 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
<b>SECOND BUILDING ENTITLEMENT VALUE</b>	<b>\$500,000 - \$750,000</b>

**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](mailto: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.*