

OUTPARCEL AVAILABLE

8825 SR 52 | Hudson, FL 34667



PROPERTY HIGHLIGHTS:

- 0.66-acre (MOL) parcel available for lease
- 125' of frontage along SR 52 (27,000 AADT)
- Parcel available for a single tenant ground lease or up to 4,000 SF of retail shop space
- Shadow-anchored with Publix Super Market with cross access to the Publix Shopping Center
- Local retailers include Publix Super Market, CVS, Wawa, ALDI, Burger King, McDonald's, Dollar Tree, Advance Auto Parts, Family Dollar, Taco Bell and Dunkin'
- 0.5 miles to Fivay High School (1,300 ± students)
- Demographics include a population of over 114,000 with an average income of more than \$54,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	10,278	61,548	114,562
2020 Estimated Households	4,860	27,664	49,840
INCOME			
2020 Estimated Avg HH Income	\$45,408	\$51,182	\$54,291
AGE			
Median Age	51	50	47
DAYTIME DEMOS			
Number of Businesses	275	1,760	3,818
Number of Employees	1,540	12,407	28,821
Total Daytime Population	6,634	42,235	79,919
TRAFFIC COUNTS			
SR 52 (E/W)	27,000 AADT		
Little Rd (N/S)	55,500 AADT		



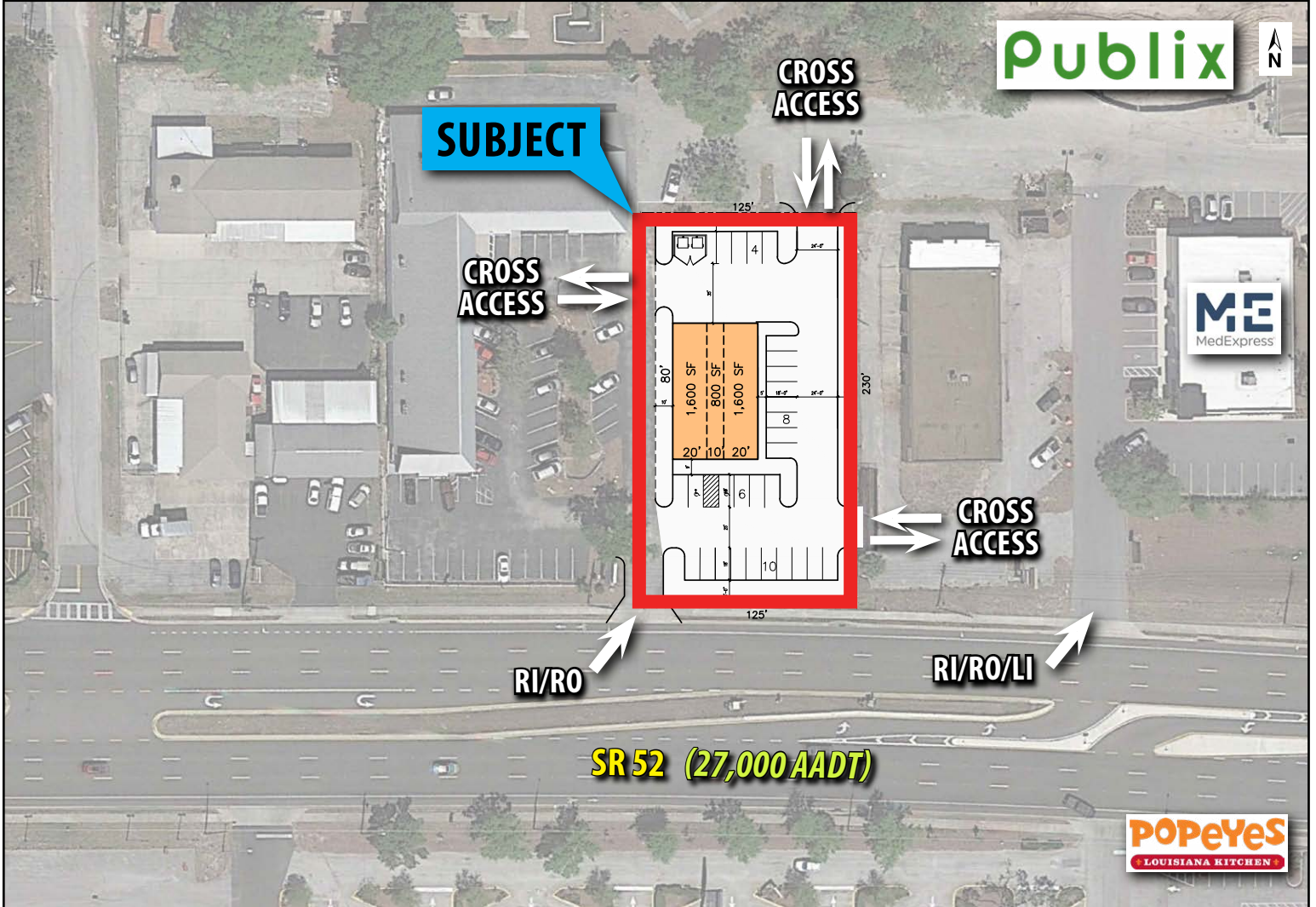
FOR LEASING INFORMATION:

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