



1.50 Acre (MOL) PARCEL AVAILABLE- FOR SALE OR LEASE

NEQ of SR 52 and Little Rd | Hudson, FL 34667

Property Highlights

- ▶ 1.50-acre (MOL) parcel available
- ▶ Located at the heavily traveled and signaled intersection of Little Rd (44,500 AADT) and SR 52 (39,000 AADT)
- ▶ Co-tenancy with Wawa, Aldi, Burger King, and BB&T
- ▶ Sign panels available on monument sign along both SR 52 and Little Rd
- ▶ Local retailers include Publix Super Market, CVS, McDonald's, Dunkin', Dollar Tree, Advance Auto Parts, Family Dollar, and Taco Bell
- ▶ 0.3 miles to Fivay High School (1,750 students)
- ▶ Strong demographics include a population of over 123,000 with an average income of more than \$51,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	6,033
3 Mile	63,071
5 Mile	123,698

Households



1 Mile	2,552
3 Mile	27,531
5 Mile	52,608

Household Income



1 Mile	\$41,017
3 Mile	\$50,554
5 Mile	\$51,662

Traffic Counts



Little Rd	44,500 AADT
State Rd 52	39,000 AADT

Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 309	1 Mile 1,752	1 Mile 4,498
3 Mile 2,215	3 Mile 13,718	3 Mile 43,356
5 Mile 4,865	5 Mile 33,325	5 Mile 89,883

CALL FOR DETAILS **813-712-3068**

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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: 011724**

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Little Rd Sign



SR 52 Sign



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