

FOR SALE or LEASE

- ◆ 3,640 sf free-standing bank branch with high-end finishes throughout
- ◆ Conveniently located near the corner of Hudson Ave. & Little Road
- ◆ Outparcel is in busy Publix located in Fairway Oaks Plaza
- ◆ Easy in and out with full traffic light access
- ◆ Two (2) drive-in lanes and a drive-up ATM lane under canopy which offers an additional 1,390 sf under roof



Free-Standing Bank Branch

9100 Hudson Ave. • Hudson, FL 34667

Sale Price: \$899,000

Lease Price: \$20 psf NNN



Heidi Tuttle-Beisner, CCIM

Broker/Owner

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY FEATURES

- ◆ Community / Meeting room has separate entrance for privacy
- ◆ Light and bright with lots of windows
- ◆ Building was constructed in 2008
- ◆ Includes existing furnishings and fixtures
- ◆ .78± acre parcel
- ◆ Zoned PUD
- ◆ Conveniently located at the North entrance to the plaza for easy entrance & exit



**COMMERCIAL ASSET
PARTNERS**



AREA DEMOGRAPHICS



Population Estimate:
 92,224



Average Income:
 \$52,826



Average Age:
 51.6





FLOOR PLAN

**3,640 sf
Available**

