## 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



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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.

## **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









## **AREA DEMOGRAPHICS**



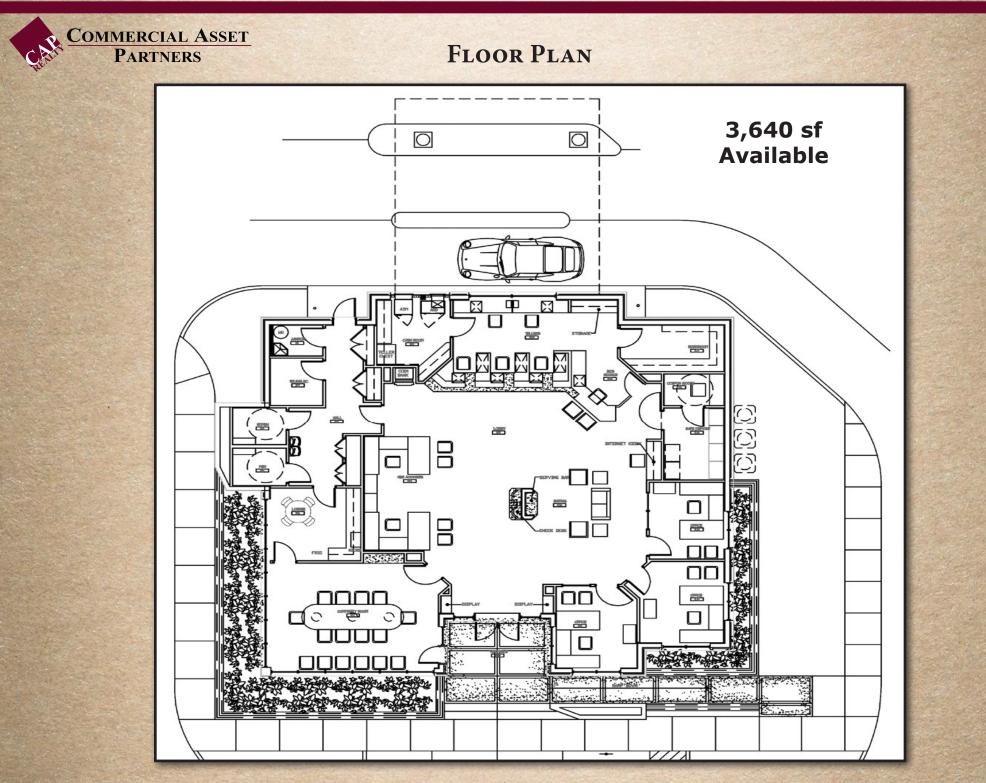
Population Estimate: 92,224



Average Income: \$52,826

Average Age: 51.6





For more information, please call Heidi Tuttle-Beisner • Cell: (727) 992-1674 • Email: htuttle@cap-realty.com