

1.5 ACRES (MOL) AVAILABLE

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



PROPERTY HIGHLIGHTS:

- 1.5 acres (MOL) parcel available
- Located at the heavily traveled and signaled intersection of Little Rd (54,500 AADT) and SR 52 (41,000 AADT)
- Co-tenancy with Wawa, Aldi (In Permitting), 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 (1,307 ± students)
- Strong demographics include a population of over 113,000 with an average income of more than \$51,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2019 Estimated Population	9,734	58,269	113,531
2019 Estimated Households	4,602	26,458	50,014
INCOME			
2019 Est. Avg HH Income	\$45,418	\$48,428	\$51,485
AGE			
Median Age	52	50	47
DAYTIME DEMOS			
Number of Businesses	287	1,660	3,656
Number of Employees	1,703	12,441	28,647
Total Daytime Population	6,380	40,923	79,752
TRAFFIC COUNTS			
Little Rd (N/S)	54,500 AADT		
SR 52 (E/W)	41,000 AADT		



FOR LEASING INFORMATION:

Brandon Eggleston
813.960.8154 x276
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

1.5 ACRES (MOL) AVAILABLE

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



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: 080119



FOR LEASING INFORMATION:

Brandon Eggleston
813.960.8154 x276
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com