

# 20.29± AC with 1,400' Frontage

Little Road and Scot Street, Hudson, FL 34669



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



## ***For Sale***

- 1,400± Feet of Frontage on Little Road
- Zoned: ER
- Future Land Use: COM (18.04± Ac) and RES 3 (2.25± Ac)
- Potential for Commercial Development w/ Rezoning
- Flood Zone: X & AE
- Sewer and Water within 300' of site
- Priced at \$1,695,000



**Dewey Mitchell, CCIM**  
Broker/ Owner  
727-569-2332  
dmitchell@bhhsflpg.net

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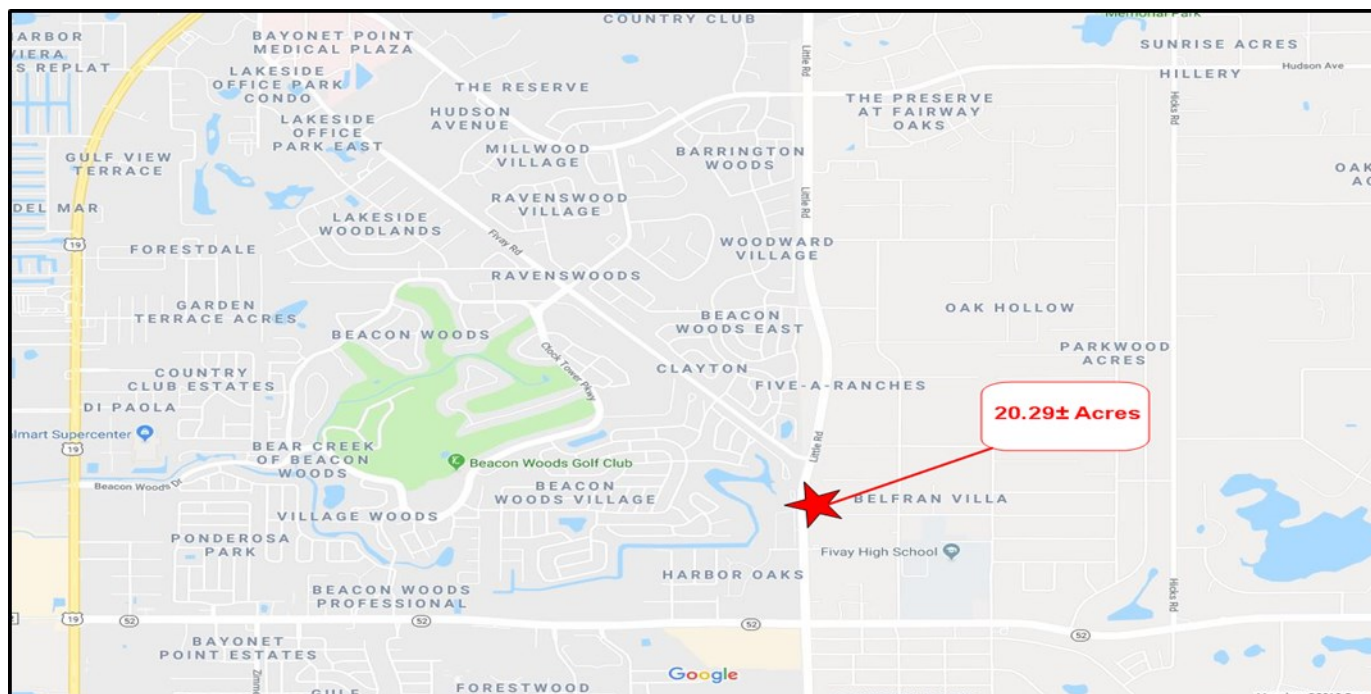
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## AREA DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

  
**105,102**  
Population

**50.3**

Median Age


**2.3**


Average Household Size

**96,715**


Daytime Population

### ANNUAL HOUSEHOLD SPENDING

  
**\$1,278**  
Apparel & Services


  
**\$102**  
Computers

  
**\$2,318**  
Eating Out

  
**\$3,524**  
Groceries

  
**\$4,302**  
Health Care

### INCOME

  
**\$42,233**  
Median Household Income

  
**\$24,176**  
Per Capita Income

  
**\$107,277**  
Median Net Worth

### EMPLOYMENT

  
**60%**  
White Collar

  
**24%**  
Blue Collar

  
**16%**  
Services

**5.3%**  
Unemployment Rate

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