



**Publix #1271 - Hays Road Town Center**  
 14851 State Road 52  
 Hudson, FL 34669  
 Lat 28.330, Long -82.571

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	1,470	15,075	36,271
2024 Population	1,676	16,890	39,803
2019 Average HH Income	\$80,453	\$64,740	\$65,606
2019 Median HH Income	\$78,100	\$51,027	\$51,937

## PROPERTY HIGHLIGHTS

- Hudson, Florida - Pasco County
- Publix Anchored
- New construction; Built 2011
- 1 mile West of the Suncoast Parkway, US 41 and I-75
- Signalized intersection with excellent visibility
- 1st generation available shop space
- 1,535 feet of frontage along SR-52, a six-lane highway
- Traffic Count (2019): 20,000 CPD

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 Licensed Real Estate Broker

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## SITE PLAN



STE	TENANT	SIZE	STE	TENANT	SIZE
A	Publix	45,600	A106-107	Karate School	2,106
A101	Cleaners	1,050	A108	Marco's Pizza	1,385
A102	Subway	1,400	A109	Vet Hospital	1,750
A103	AVAILABLE (24 x 70)	1,744	B101	Great Clips	1,190
A104	Mach Dentistry	1,400	B102	Blu Nails Spa & Tanning	1,400
A105	Bayfront Health	1,750	B103	Blu Nails Spa & Tanning	1,598
			B104	Mike's Liquors	1,400
			B105	KCI Technologies	1,400
			B106	Chinese Wok	1,400
			B107	UPS	1,400
			B108	Beef O'Brady's	2,800
			<b>TOTAL</b>		<b>70,773</b>

AVAILABLE     NOT OWNED



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