

Land For Sale

Bayonet Point Medical Office Site

13734 Office Park Ct, Hudson, FL 34667

For More Information:

813-254-6756 | EXT 2

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

BayStreet Commercial

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Executive Summary



OFFERING SUMMARY

Sale Price:	$119,000
Price / Acre:	$112,553
Lot Size:	46,055 SF
Zoning:	PO2 - Professional Office Use
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

This 46,055 sf (1.05 acres) medical office pad site is located just across the street from Regional Medical Center Bayonet Point in Hudson, Florida. The site is large enough to accommodate a 10,000 sf +/- Medical Office Building with an abundance of parking but is approved for a .35 FAR (allowing a potential building for a general office use of up to 16119 SF). The lot sits at the end of a cul-de-sac on Office Park Court, just off Fivay Road, and is surrounded by a host of complementary medical providers with immediate access to US-19.

LOCATION OVERVIEW

Located in Hudson, Florida, just east of US-19 and south of Bayonet Point Medical Plaza.

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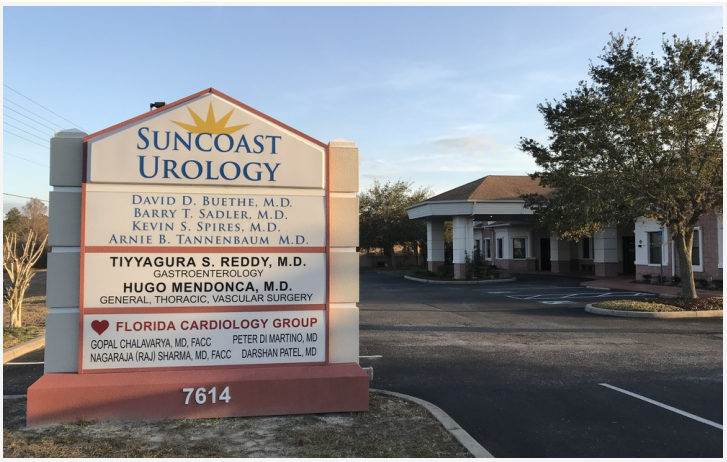
Neighboring Businesses













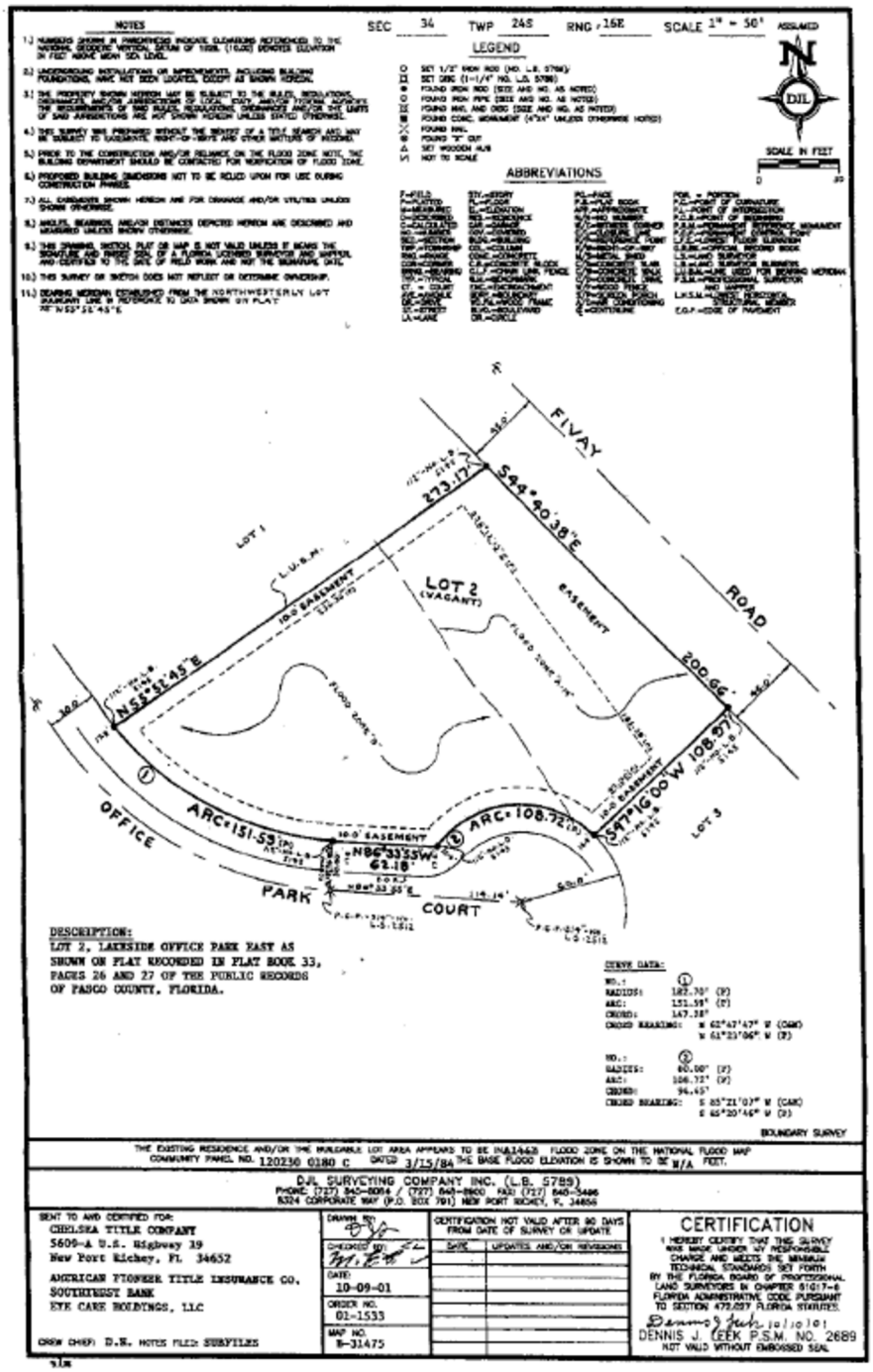
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Site Plan



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Retailer Map



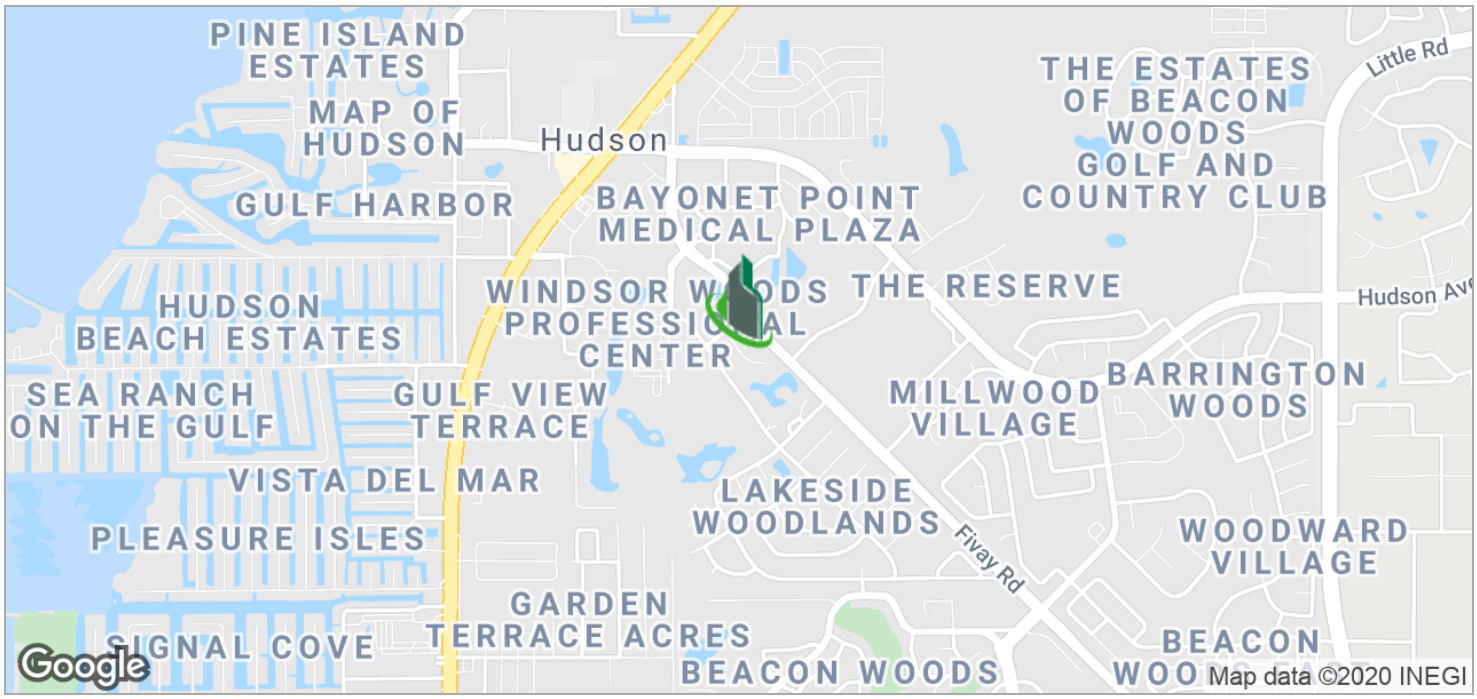
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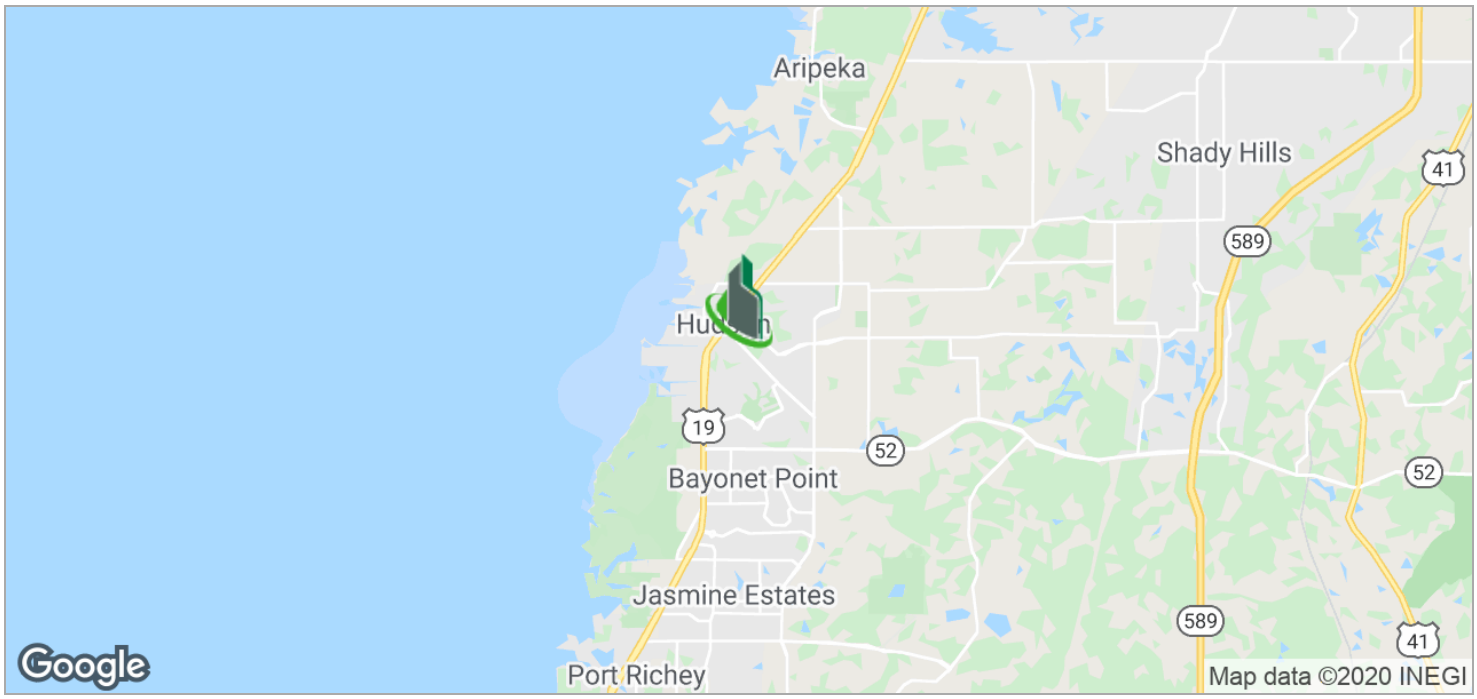
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Location Maps





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Aerial Map



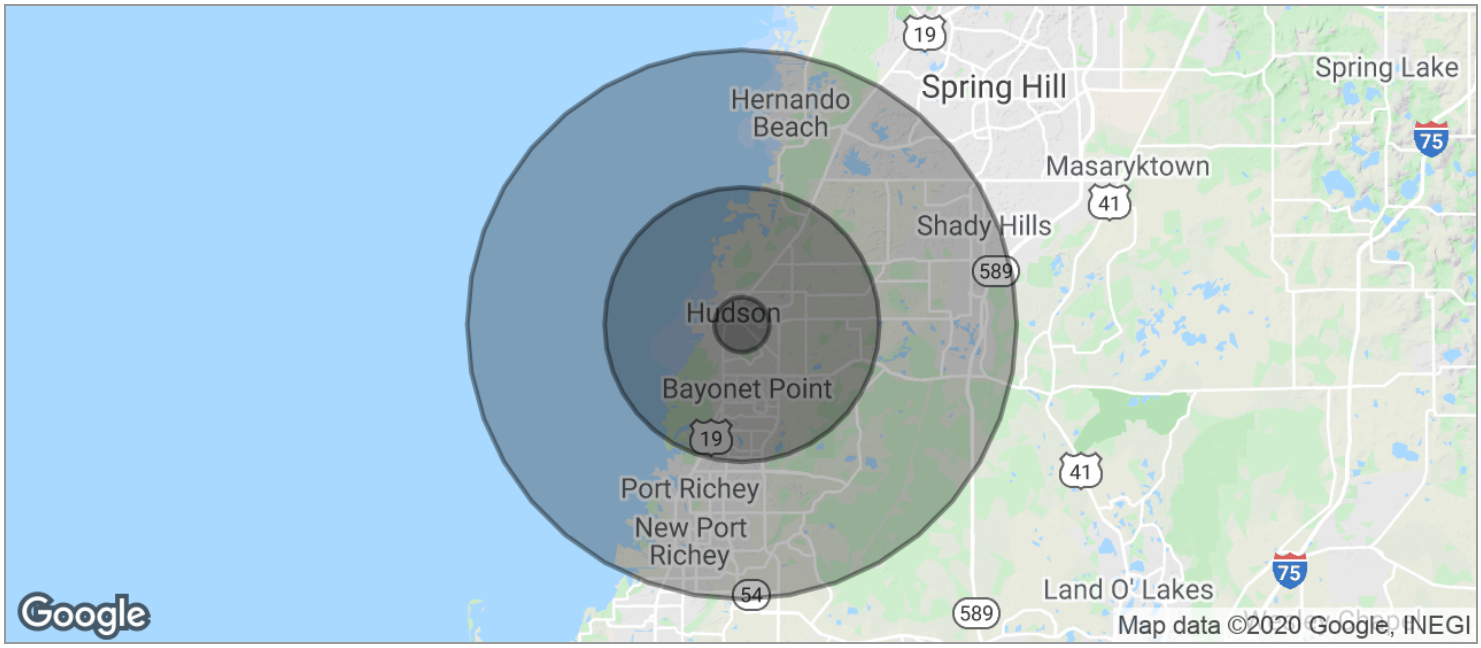
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,315	52,190	207,825
MEDIAN AGE	52.5	49.7	47.4
MEDIAN AGE (MALE)	52.6	49.6	46.8
MEDIAN AGE (FEMALE)	52.1	49.9	48.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	588	22,188	88,222
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	$45,239	$50,831	$49,766
AVERAGE HOUSE VALUE	$204,319	$168,269	$164,709

RACE	1 MILE	5 MILES	10 MILES
% WHITE	91.1%	94.3%	93.8%
% BLACK	6.7%	2.0%	2.0%
% ASIAN	0.5%	1.2%	1.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.0%	0.8%	1.2%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.3%	6.4%	8.5%

** Demographic data derived from 2010 US Census*

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