



SR 50/ US 98

Walmart Distribution Center

Kettering Rd.

76+- Acres

Dashbach St.

OFFERING MEMORANDUM

KETTERING 76 ACRES

4320 KETTERING RD, BROOKSVILLE, FL 34602

RYAN SAMPSON, CCIM, ALC
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Celebrating 25 Years

PROPERTY DESCRIPTION

The opportunity is to acquire a 76± gross acre parcel that is zoned for industrial development within the One Hernando Center Industrial Park. The site is currently a fenced improved pasture located just south of the Wal-Mart Distribution Center on Kettering Road in Hernando County, FL.

LOCATION DESCRIPTION

The opportunity is to acquire a 76± gross acre parcel that is zoned for industrial development within the One Hernando Center Industrial Park. The site is currently a fenced improved pasture located just south of the Wal-Mart Distribution Center on Kettering Road in Hernando County, FL. This parcel is ideally located for easy distribution to Tampa, Orlando and Ocala, which are all within 50 miles of the site. Located NE of Dashbach St. and Kettering Rd.

PROPERTY SIZE

76.2 Acres

ZONING

Zoned PDP for industrial uses.

PARCEL ID

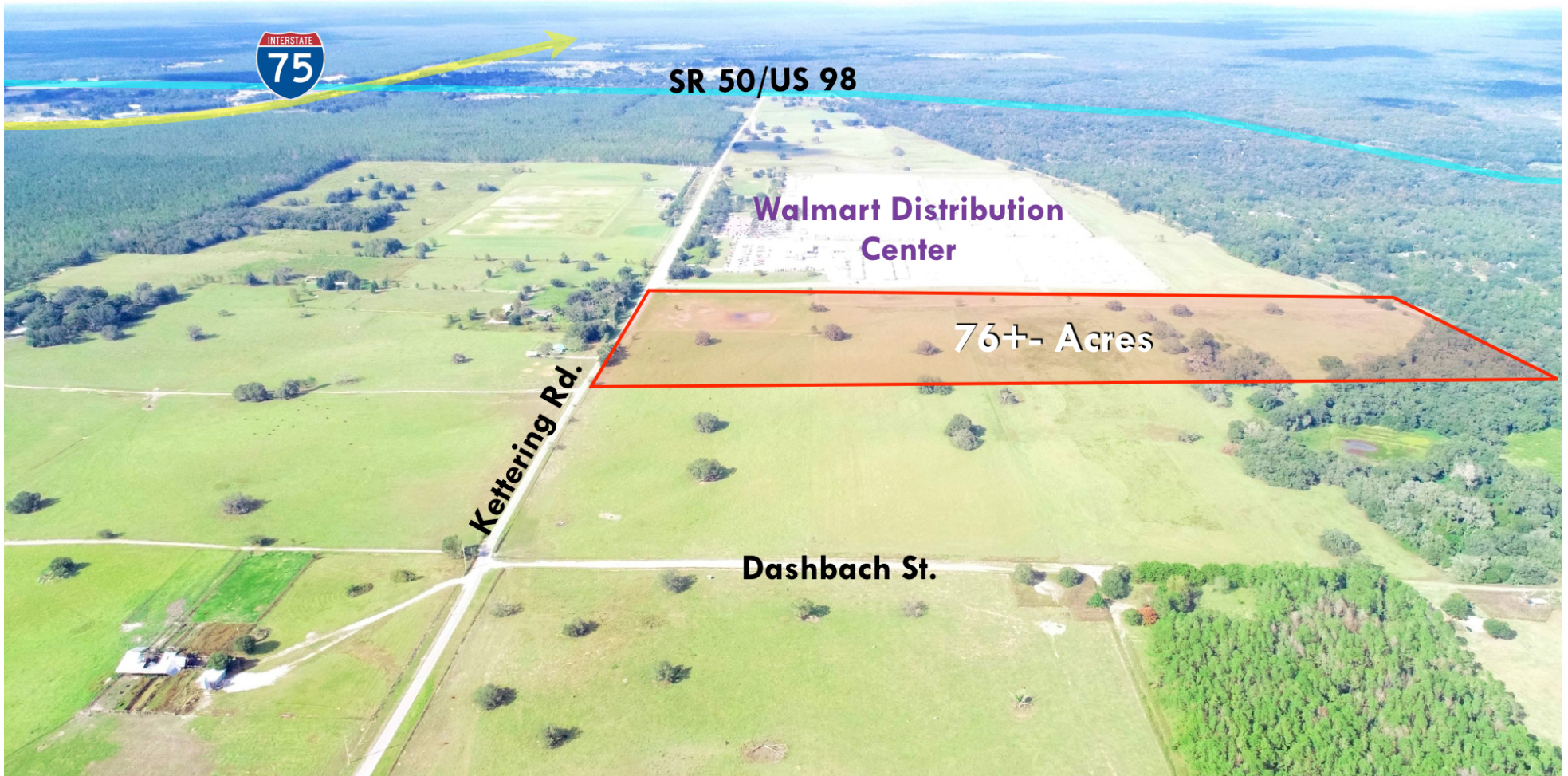
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PRICE

\$952,500

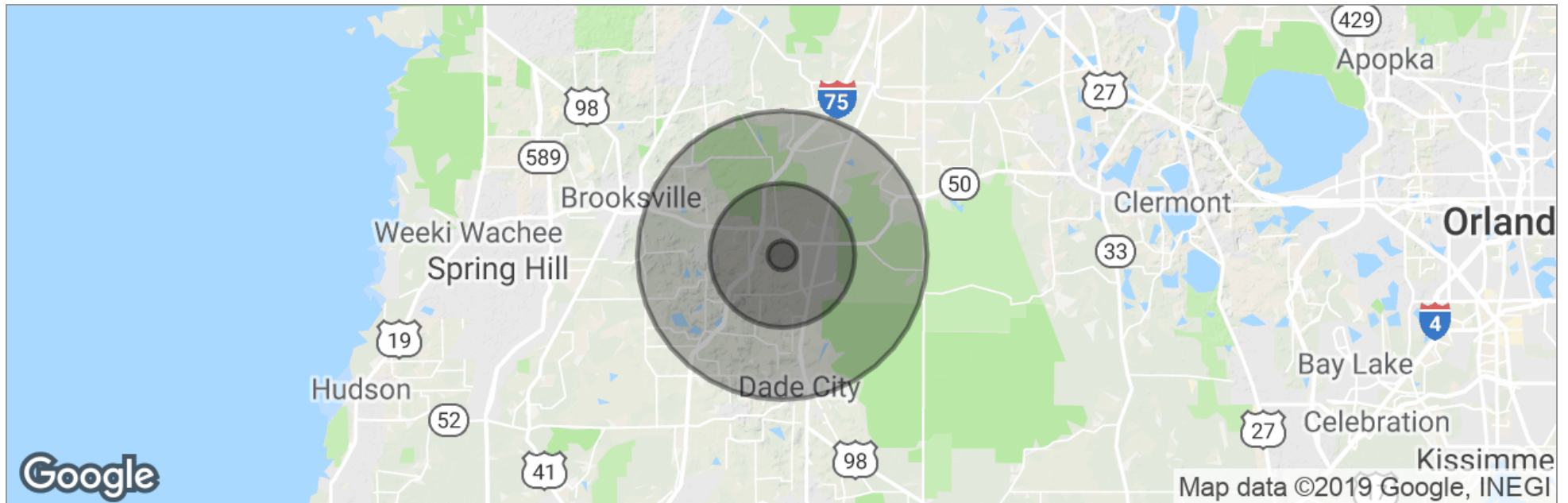
BROKER CONTACT INFO

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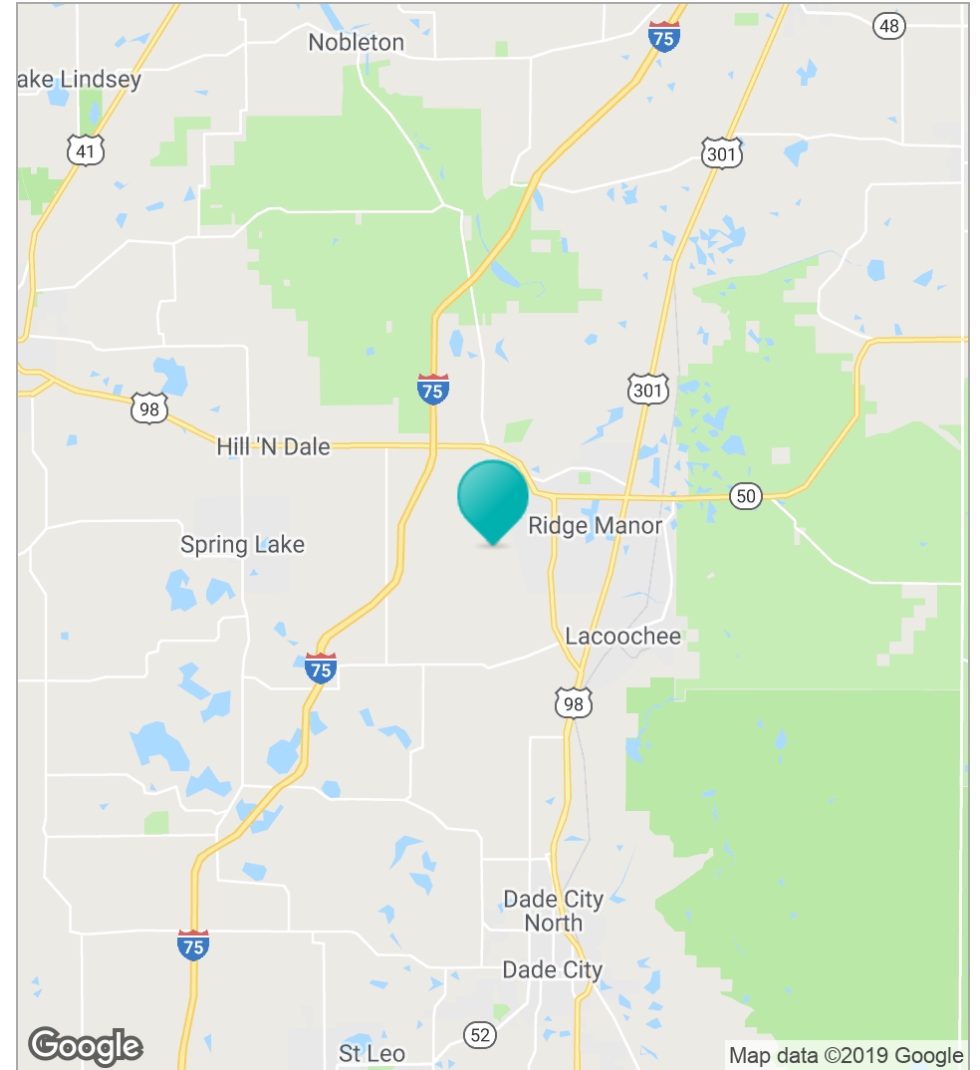
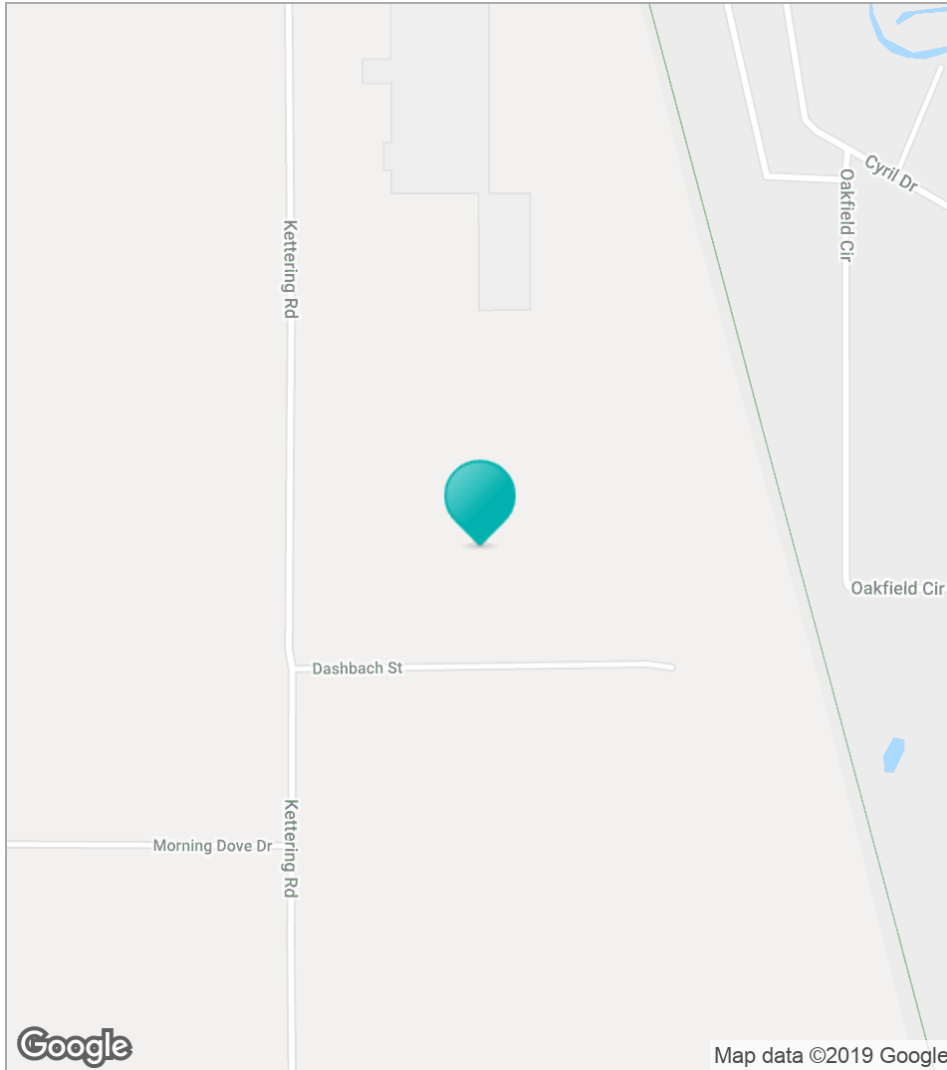


	1 Mile	5 Miles	10 Miles
Total Population	553	10,129	45,866
Population Density	176	129	146
Median Age	49.4	44.7	41.0
Median Age (Male)	55.9	47.4	40.2
Median Age (Female)	45.9	43.1	41.9
Total Households	216	3,881	16,683
# of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$48,086	\$60,542	\$56,221
Average House Value		\$189,677	\$192,260

* Demographic data derived from 2010 US Census



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