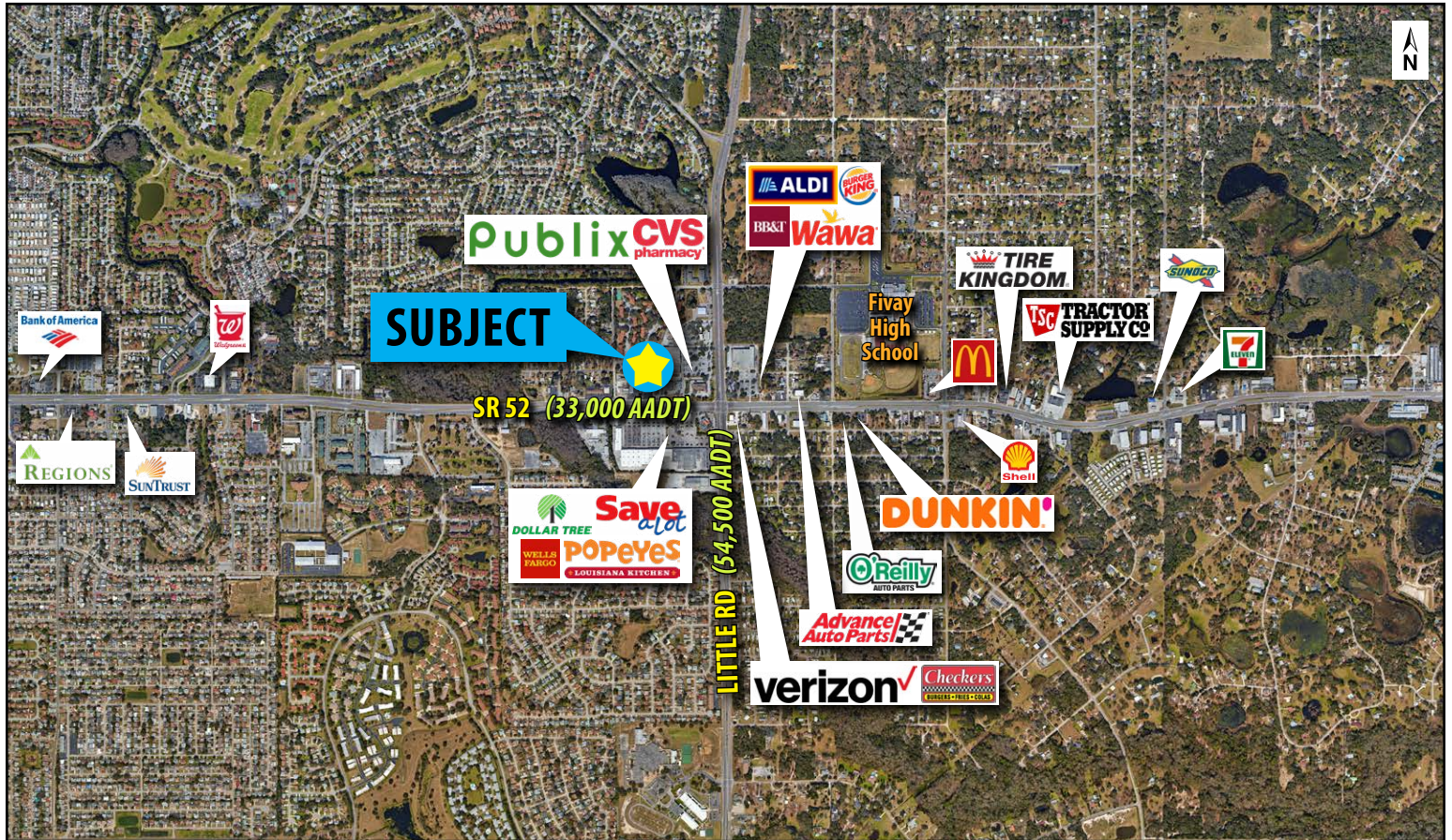


# OUTPARCEL AVAILABLE

## 8825 SR 52 | Hudson, FL 34667



### PROPERTY HIGHLIGHTS:

- 0.66 acre (MOL) parcel available for lease
- 125' of frontage along SR 52 (33,000 AADT)
- Parcel available for a single tenant ground lease or up to 4,000 SF of retail shop space
- Shadow-anchored with Publix Super Market with cross access to the Publix Shopping Center
- Local retailers include Publix Super Market, CVS, Wawa, ALDI, Burger King, McDonald's, Dollar Tree, Advance Auto Parts, Family Dollar, Taco Bell and Dunkin'
- 0.5 miles to Fivay High School (1,307 ± students)
- Demographics include a population of over 112,000 with an average income of more than \$51,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	10,117	60,324	112,189
2019 Estimated Households	4,854	27,469	49,449
<b>INCOME</b>			
2019 Est. Avg HH Income	\$46,034	\$48,850	\$51,089
<b>AGE</b>			
Median Age	52	50	47
<b>DAYTIME DEMOS</b>			
Number of Businesses	245	1,701	3,703
Number of Employees	1,479	12,497	28,960
Total Daytime Population	6,287	41,905	79,461
<b>TRAFFIC COUNTS</b>			
SR 52 (E/W)	33,000 AADT		
Little Rd (N/S)	54,500 AADT		



### FOR LEASING INFORMATION:

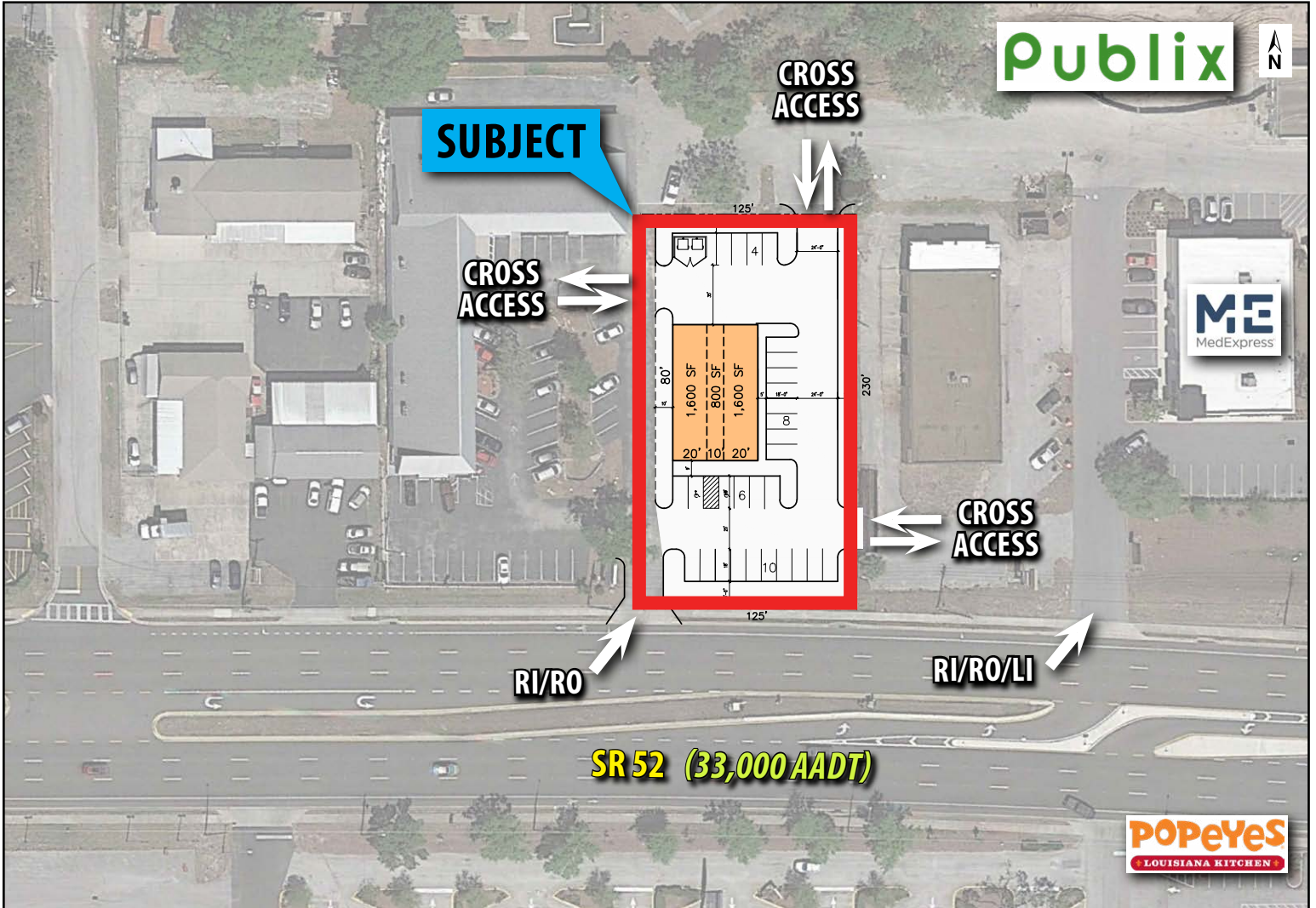
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