

BROOKSVILLE FLEX BUILDING FOR LEASE



\$10/SF/yr | Modified Gross | 14,250 SF | 1.21 Acres | Gated Outside Storage

Listed By

Robert Buckner

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11 N Main St, Brooksville, FL 34601



Property Summary

Welcome to a rare leasing opportunity in this market! This large commercial building offers excellent visibility on 1.21 acres, with flexible use possibilities under C2 zoning (Highway Commercial, City of Brooksville).

The property features a total of 14,250 square feet, including approximately 2,450 SF of climate-controlled office space, along with an additional 2,270 SF (+/-) of secondary office or mixed-use areas, some of which are also climate-controlled. There is also a 1,190 SF upper-level mezzanine storage area with stairway access.

Equipped with 3-phase electrical service, the building includes multiple roll-up garage doors ranging from 8 to 16 feet in width, making it well-suited for a variety of commercial or industrial uses. All the main, larger doors are motorized. Ceiling height reaches approximately 15 feet at the center to the base of the steel beams.

Additional features include an ADA-compliant restroom and access, multiple exhaust fans, and a chain-link fenced yard area, providing added flexibility for operations.

Benefit from strong daily traffic counts with approximately 14,000 vehicles passing by on E Jefferson Street.

A detailed floor plan and virtual tour are available. Schedule your showing today and take advantage of this unique leasing opportunity while it lasts.

Highlights

- Great visibility with daily traffic counts of 14,000 vehicles
- Average household income within a 15-minute drive is \$87,674, slightly higher than County average
- Flexible use with large building and yard areas
- Fully fenced side yards with gated and locking access

Location Information

Site Address	1451 E Jefferson St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Flex Building
Parcel Key #	357447
Zoning	C2 Highway Commercial (City of Brooksville)
Lot Size	1.21 Acres or 52,919 SF
Frontage Feet	+/- 450 FT
Traffic Counts	14,000 AADT on E Jefferson St
Taxes (2025)	\$15,223.41
Price	\$11,875 Also Listed For Sale

Building Information

Building Size	14,250 SF
Year Built	1967
Ceiling Height	15 FT
Parking	12 Spaces Plus Yard Areas
Features and Amenities	3 Phase Electric Fully Fenced Side Yards Multiple Bay Doors

Lease Information

Lease Type	Modified Gross	Lease Term	1 Year Minimum
Available Space	14,250 SF	Lease Rate	\$11,875/m or \$10/SF/yr CAMS TBD

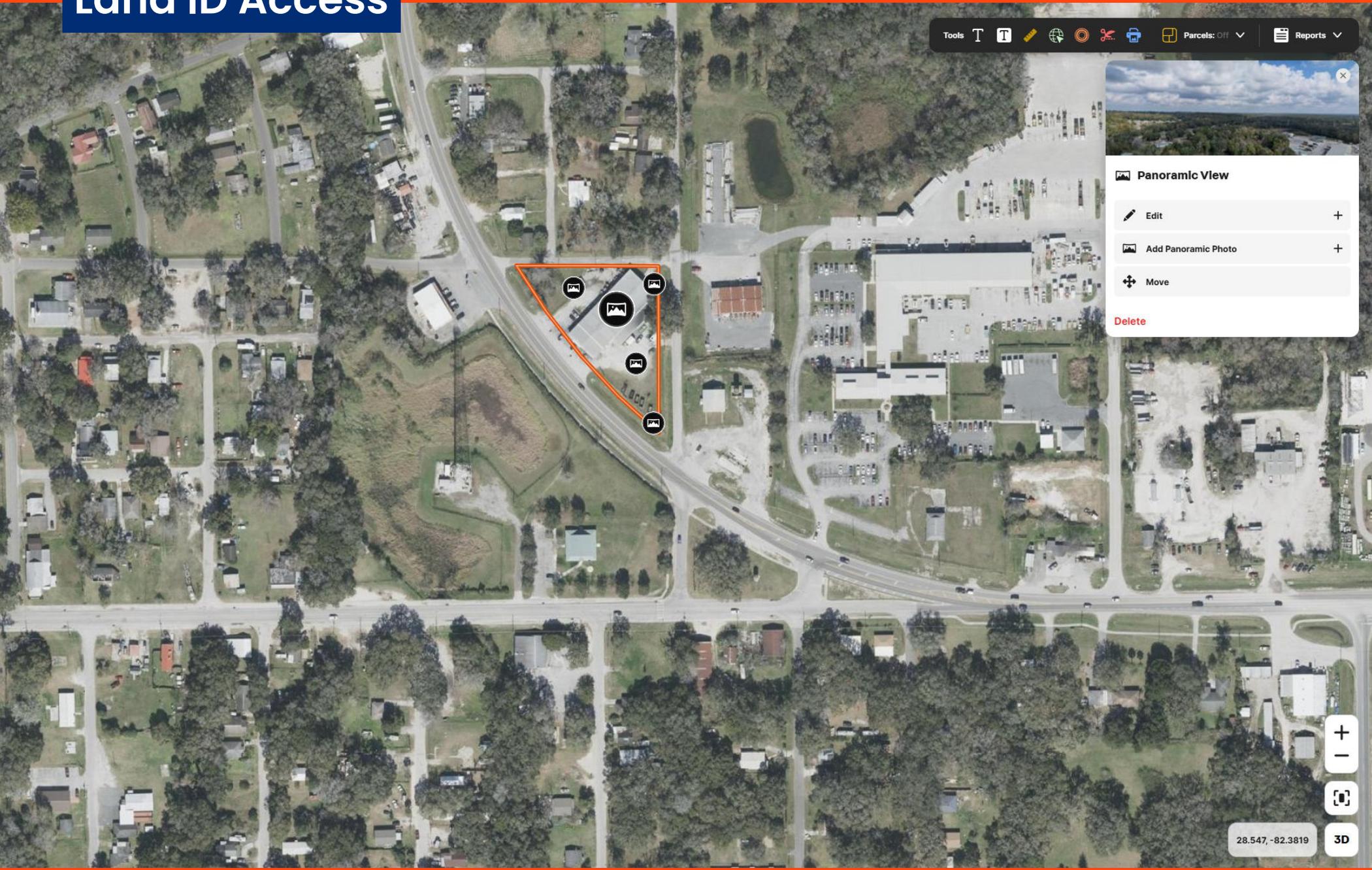


3D Tour Link



View the tour [here](#)

Land ID Access



Tools T T [Pencil] [Globe] [Target] [Scissors] [Print] [Layers] Parcels: Off [Dropdown] [Reports] [Dropdown]



Panoramic View

- Edit +
- Add Panoramic Photo +
- Move

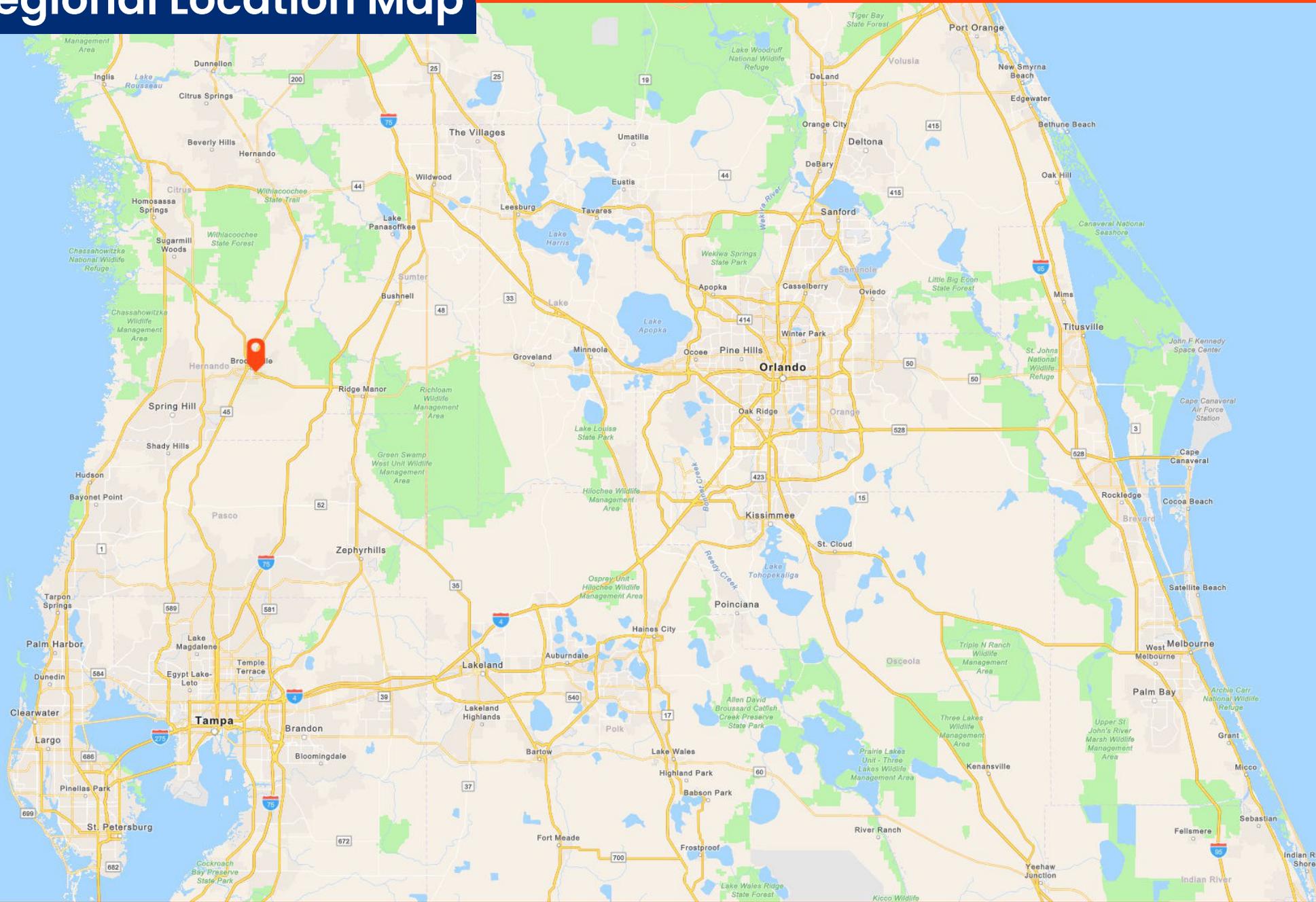
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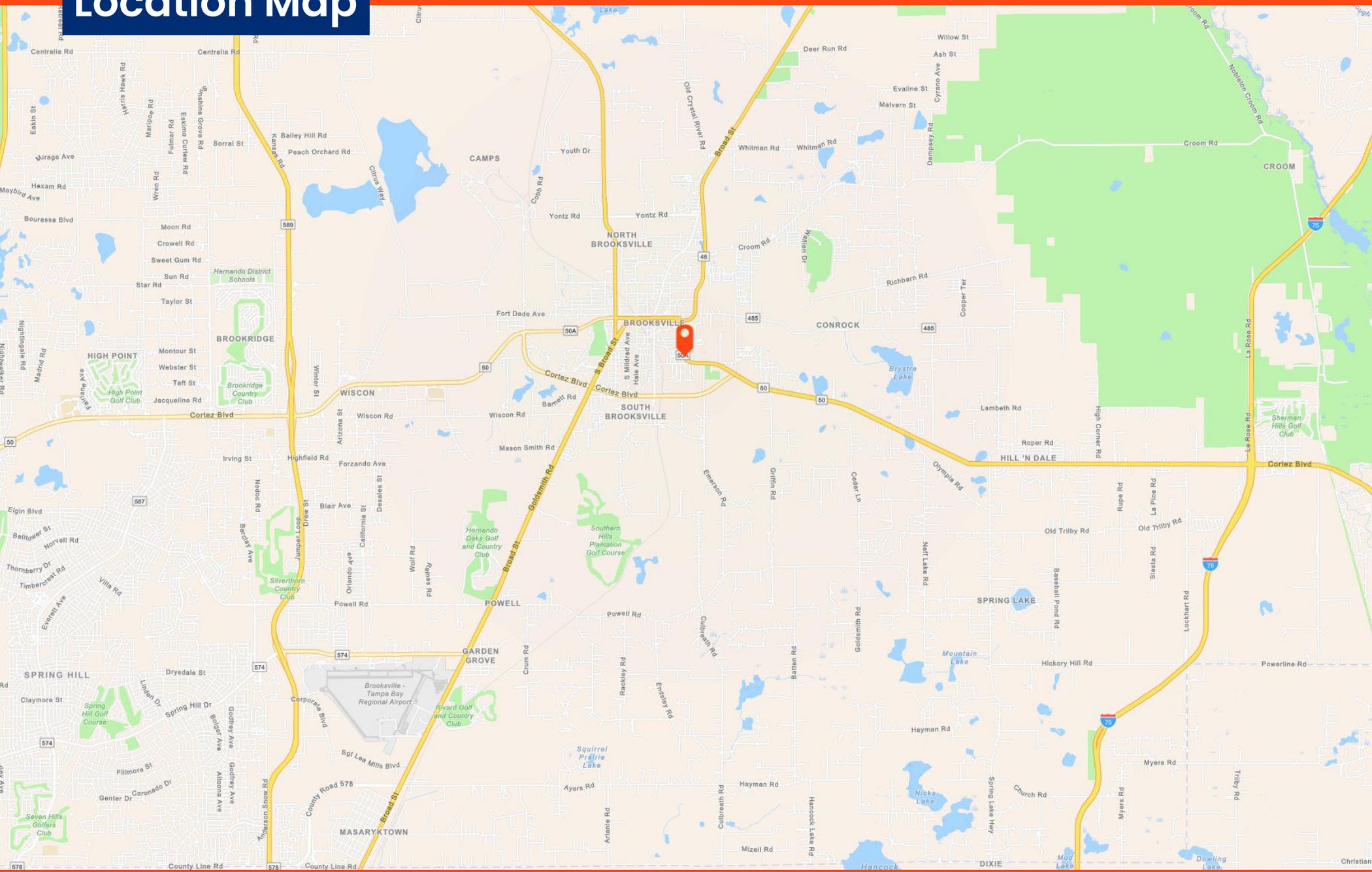
28.547, -82.3819 3D

View the map [here](#)

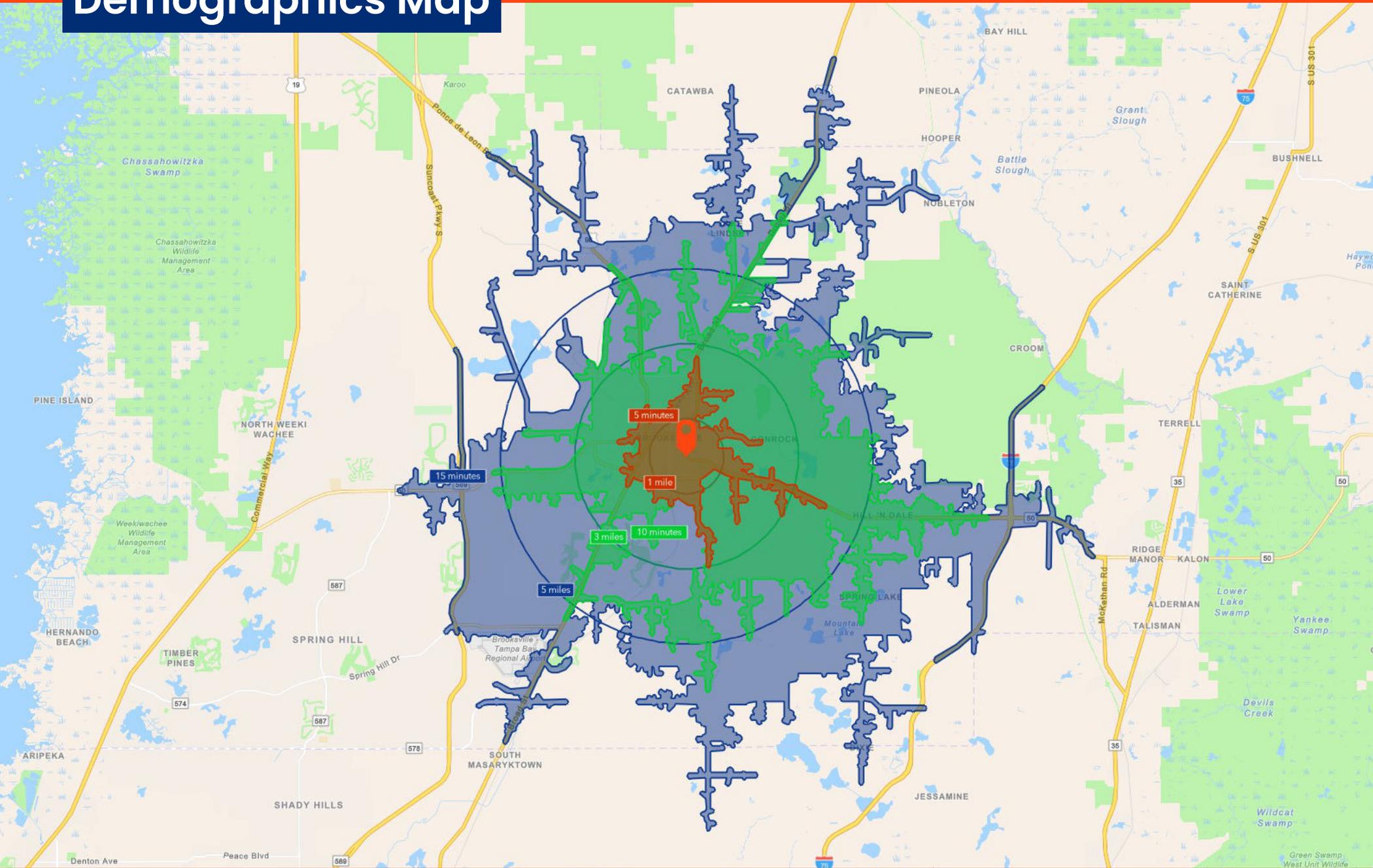
Regional Location Map



Location Map



Demographics Map



Drive Time	5 Minutes	10 Minutes	15 Minutes	1 Miles	3 Miles	5 Miles	Hernando	Florida
Population Data								
Total Population	6,682	19,738	38,130	3,126	15,529	23,398	209,837	23,027,836
Households	2,896	8,467	15,728	1,218	6,923	10,316	86,963	9,263,074
Average Household Size	2.24	2.29	2.33	2.5	2.19	2.23	2.39	2.43
Owner Occupied Housing	1,848	6,028	12,285	725	4,729	7,683	71,114	6,222,143
Renter Occupied Housing	1,048	2,439	3,443	493	2,194	2,633	15,849	3,040,931
Median Age	44.1	48.2	48.5	39.8	48.7	50.3	49.5	43.6
Income Data								
Median Household Income	\$48,262	\$55,937	\$67,415	\$45,244	\$52,967	\$60,554	\$68,105	\$78,205
Average Household Income	\$61,983	\$73,049	\$87,674	\$59,005	\$71,890	\$78,669	\$85,601	\$111,382
Per Capita Income	\$26,686	\$32,102	\$36,109	\$23,664	\$32,253	\$34,591	\$35,511	\$44,891
Business Data								
Total Businesses	625	1,133	1,763	397	1,015	1,236	6,023	1,009,114
Total Employees	6,877	11,659	19,393	4,686	10,854	13,022	56,389	9,333,811

Key Highlights:

- 1,763 other businesses within a 15-minute drive
- Average household income within a 15-minute drive is \$87,674, slightly higher than County average

Neighborhood Trade



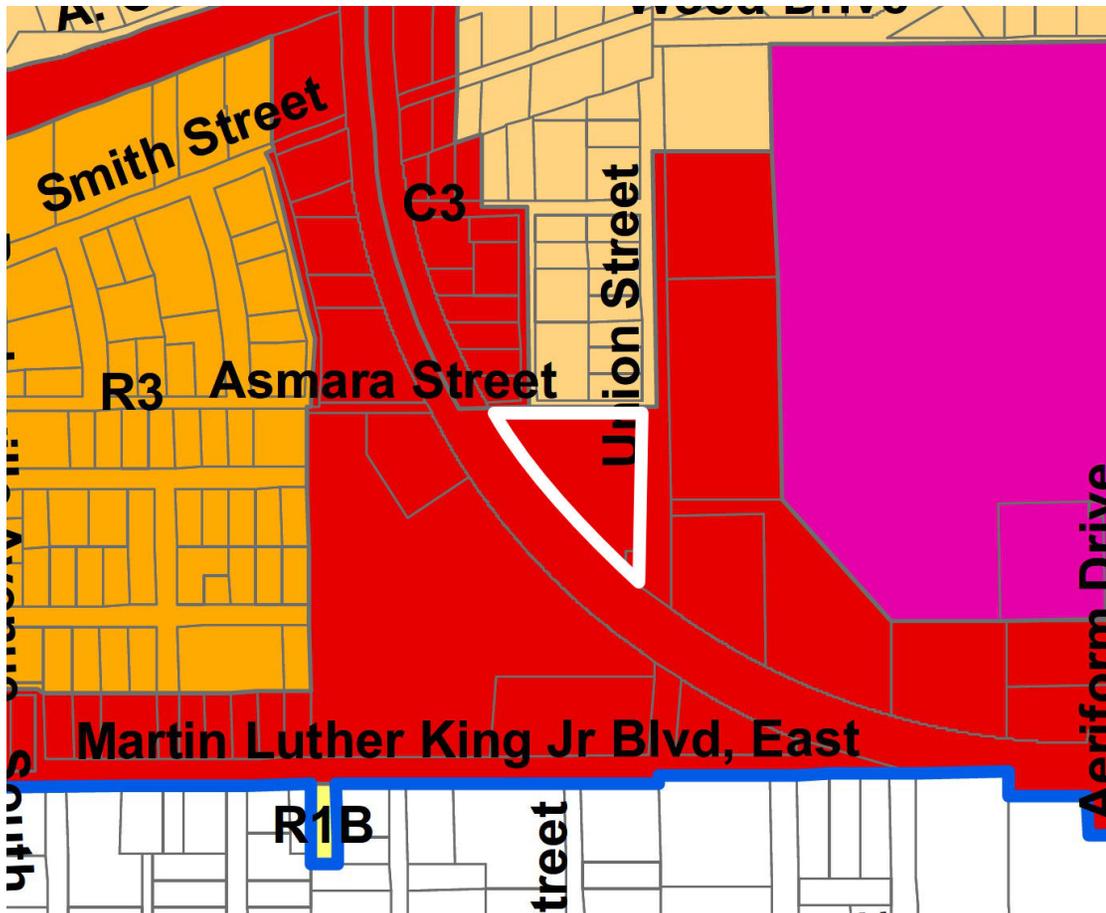
Trade Area Map



Property Aerial



Zoning Classification



Zoning Information

C2 City of Brooksville zoning.

C-2 highway commercial district. The C-2 district is designed to permit the development of commercial areas at appropriate locations on major highways in predominately developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial activities located in a desirable grouping rather than in a strip or linear fashion along the highway. All properties zoned C-3 prior to the adoption of this ordinance shall be considered to be zoned C-2.

Information on C2 zoning—https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=SPBLADECO_ART1IZODIUSLORE_PT2-2ZODIUS_S2-2.2ALUS

Zoning Key

- Commercial
- Residential R3
- Residential R2
- Commercial Industrial Storage CIS-1







Robert Buckner

Broker/Owner

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About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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