

18 S Main St

Downtown Brooksville | 5,786 SF | \$14.52/SF/yr



Listed By

Charles Buckner

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 **Buckner**
REAL ESTATE, INC.

Location Information

Site Address	18 S Main St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Office or Retail
Parcel Key #	141064
Zoning	C2 (City of Brooksville)
Frontage Feet	60 FT on S Main St
Traffic Counts	4,000 AADT on S Main St
Price	\$7,000 or \$14.52/SF/yr

Building Information

Building Size	5,786 SF
Year Built	1957
Parking	18 Spaces
Features and Amenities	Monument Signage Kitchenette Area Conference Room

Property Summary

Welcome to an exceptional building with great visibility located in downtown Brooksville on S Main Street! Buildings of this size rarely become available downtown, especially with dedicated parking! (18 spots +/-) Come and see this incredible opportunity to have 5,786 SF of mostly wide-open space with a stunning open ceiling going all the way to the roof deck. This building has been totally renovated on the inside with new ADA bathrooms, new HVAC, and new LED lighting. Enjoy the wide open space while retaining areas for two private office/conference rooms, a kitchenette area, and two oversized private bathrooms. On the outside is ample area for signage, including a dedicated sign monument with an existing box frame. Upcoming improvements to the property will be a new roof, exterior paint, and parking lot enhancements. Tenant to pay electric, water/garbage, and sales tax (2.5%).

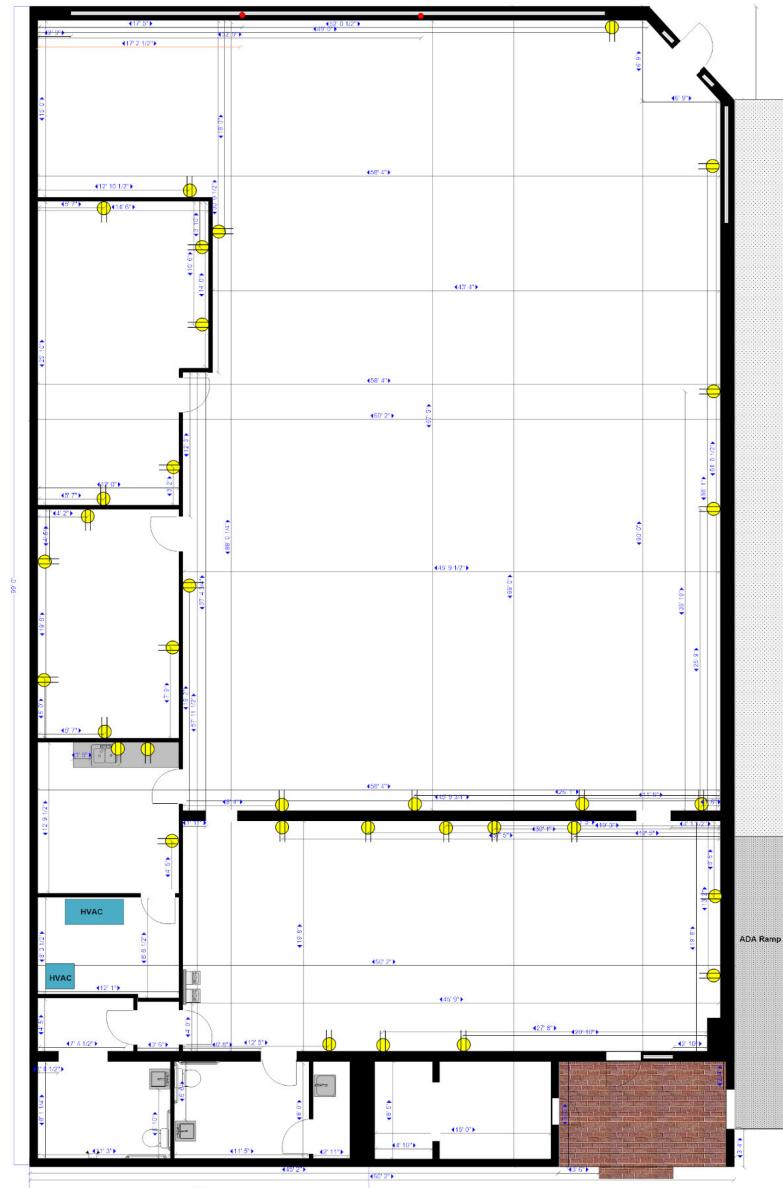
Highlights

- Ample dedicated parking
- Fully renovated building
- Sign monument available

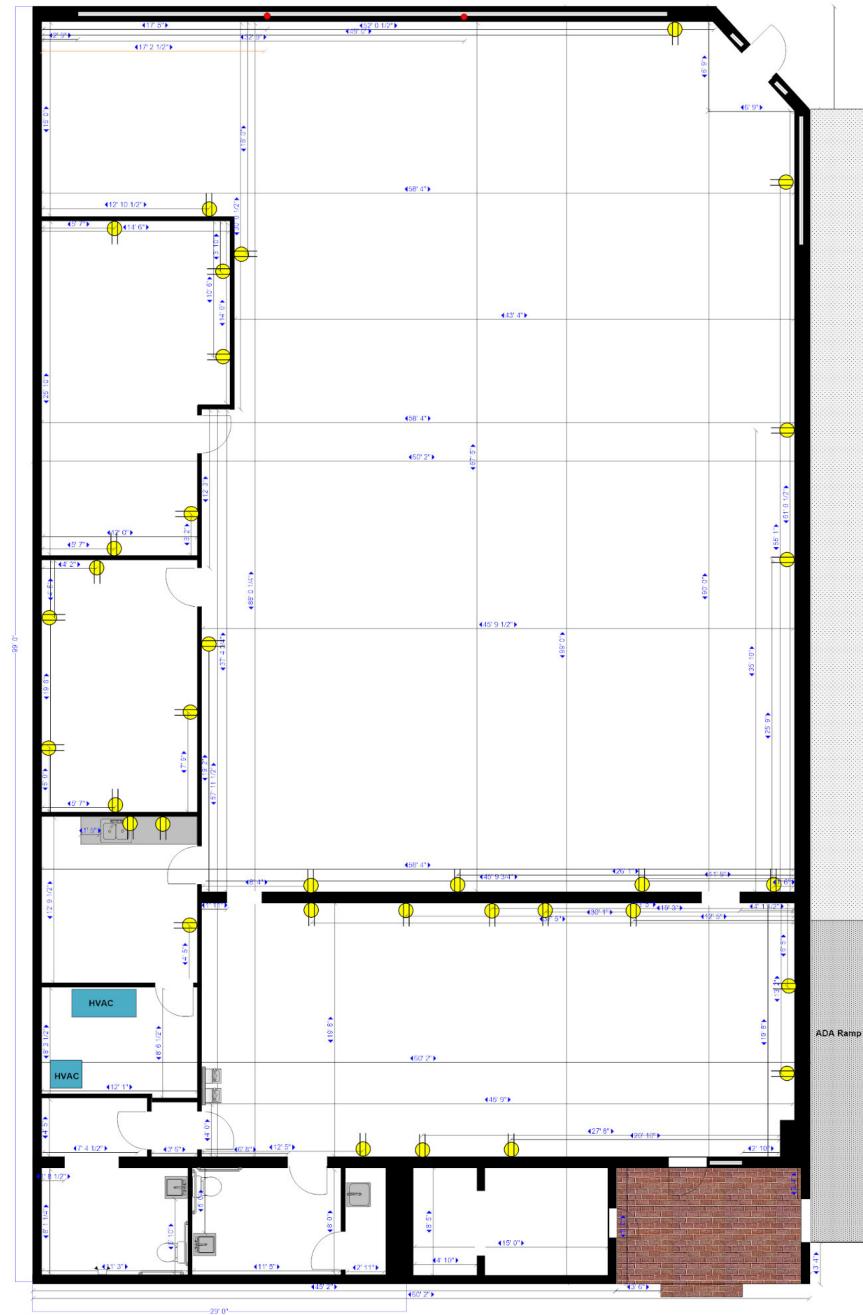


Lease Information

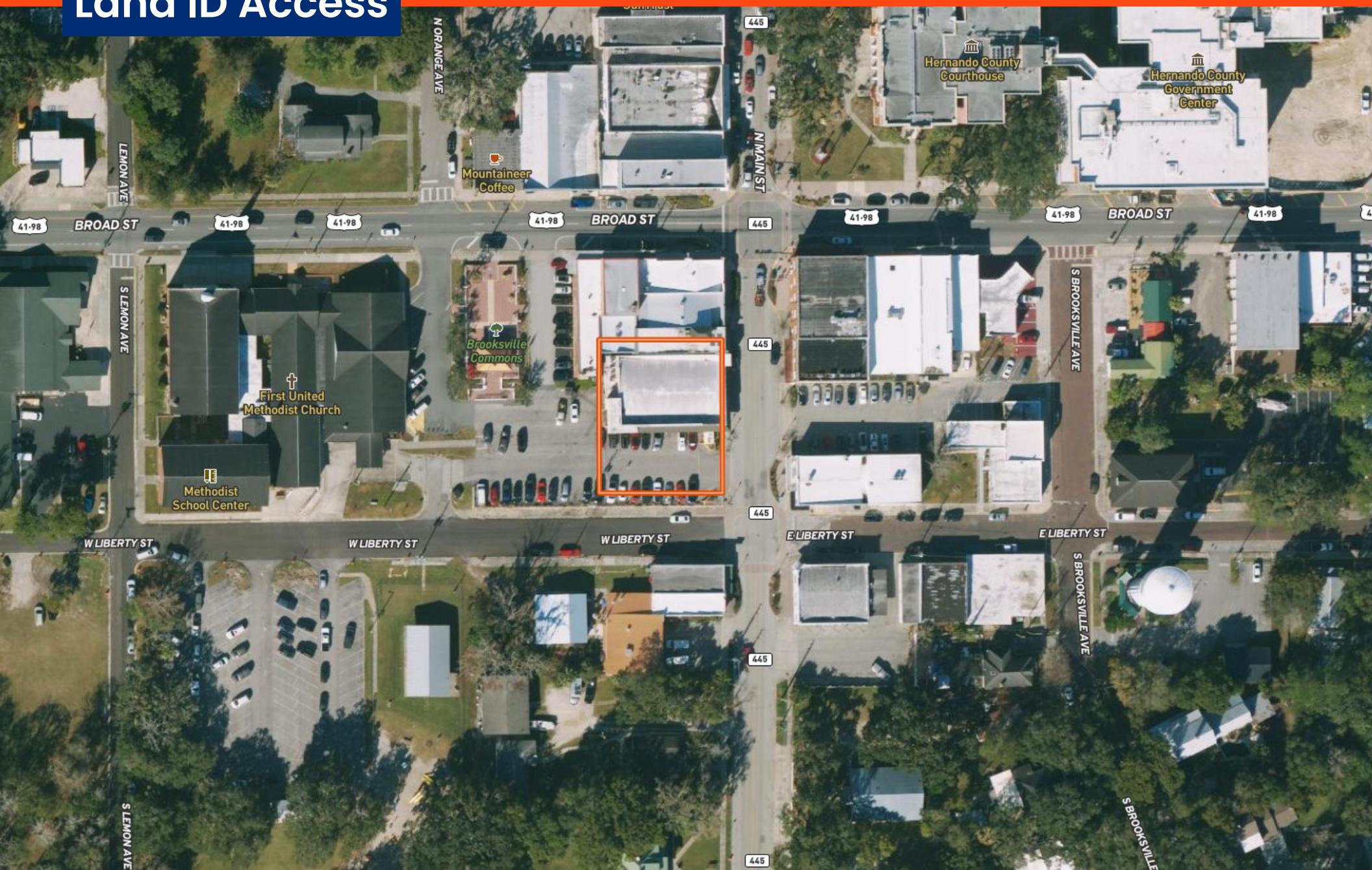
Lease Type	Modified Gross	Lease Term	2 Year Minimum
Available Space	5,786 SF	Lease Rate	\$7,000/m \$14.52/SF/yr



Floor Plan

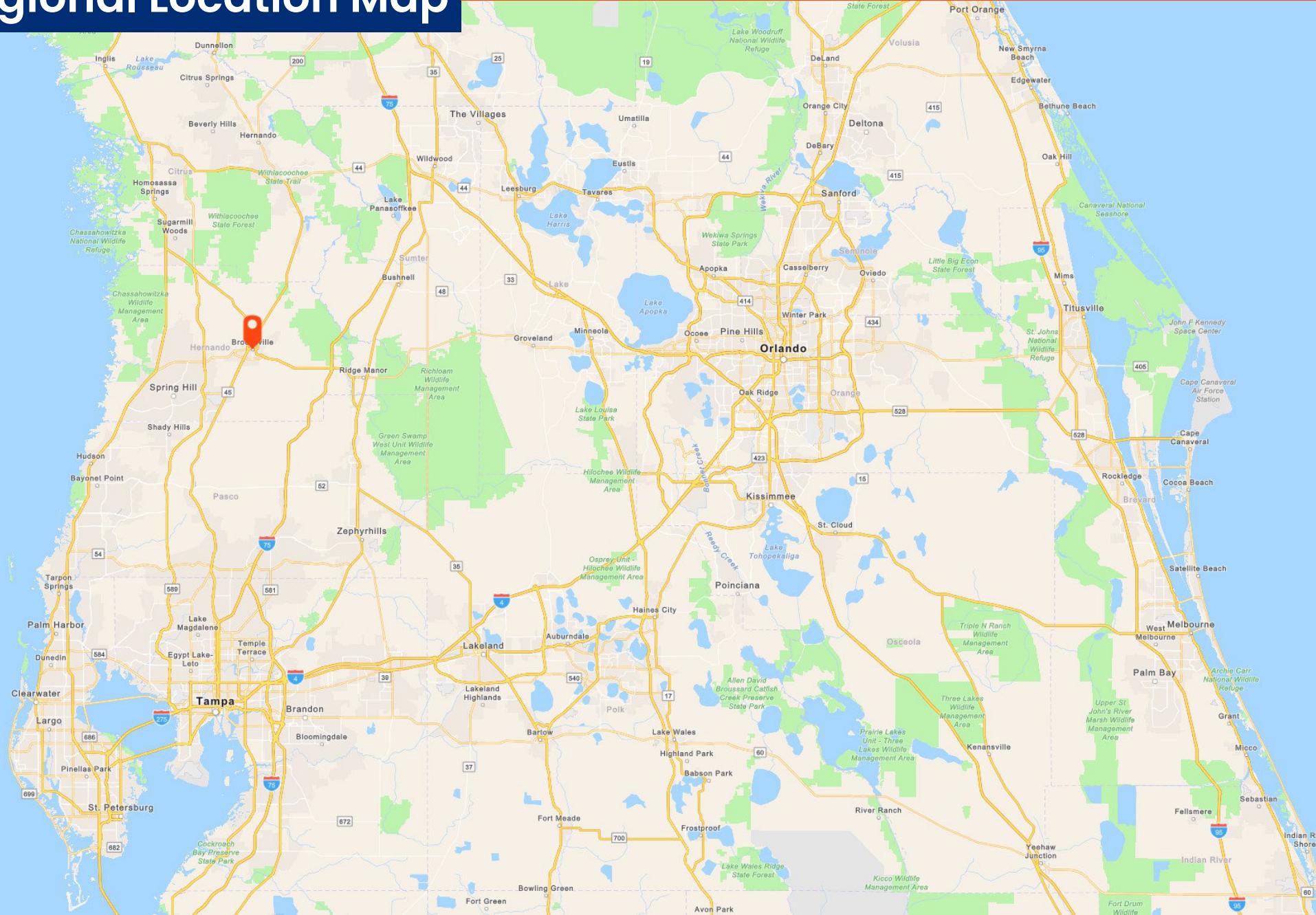


Land ID Access

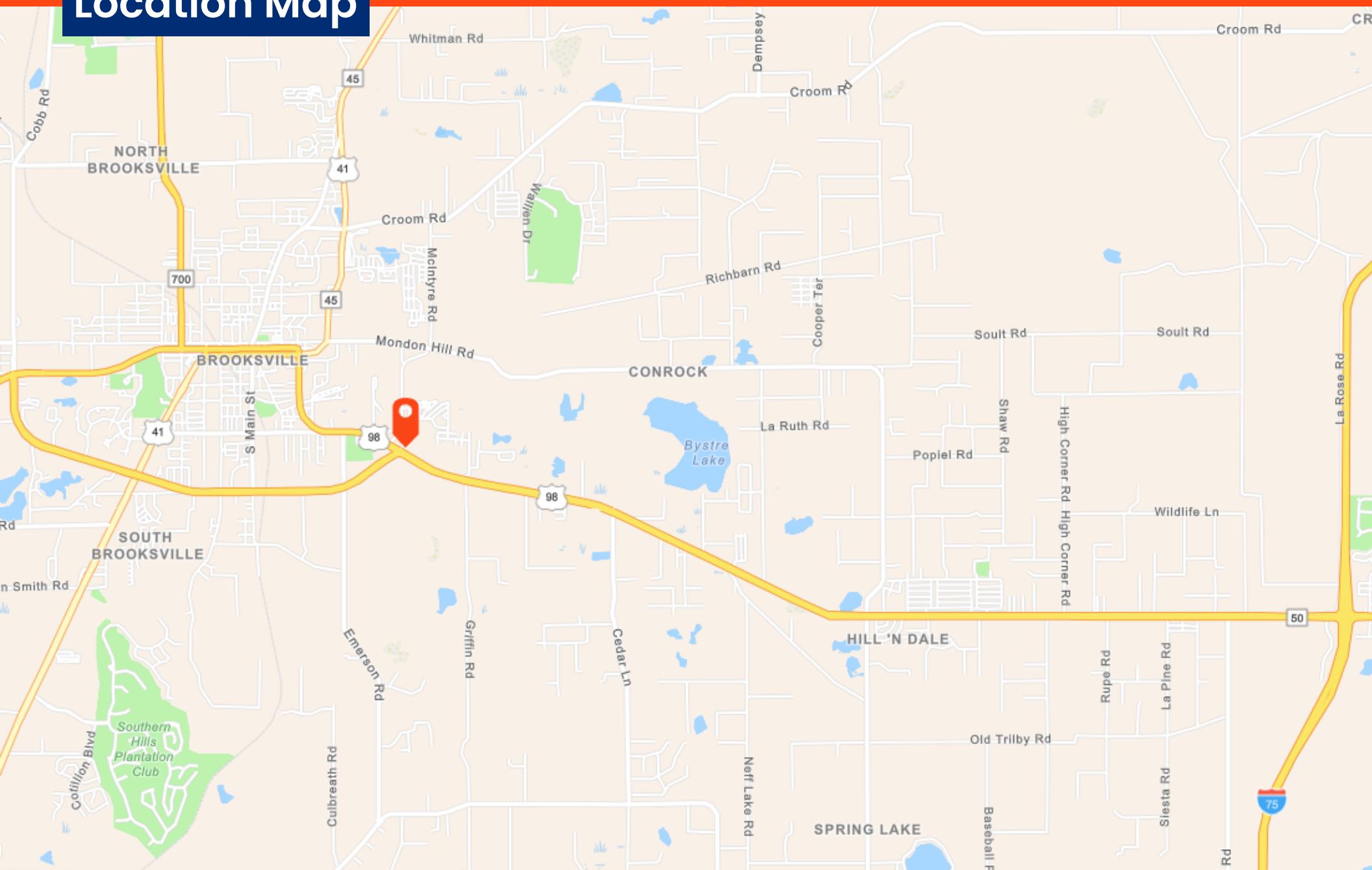


View the map [here](#)

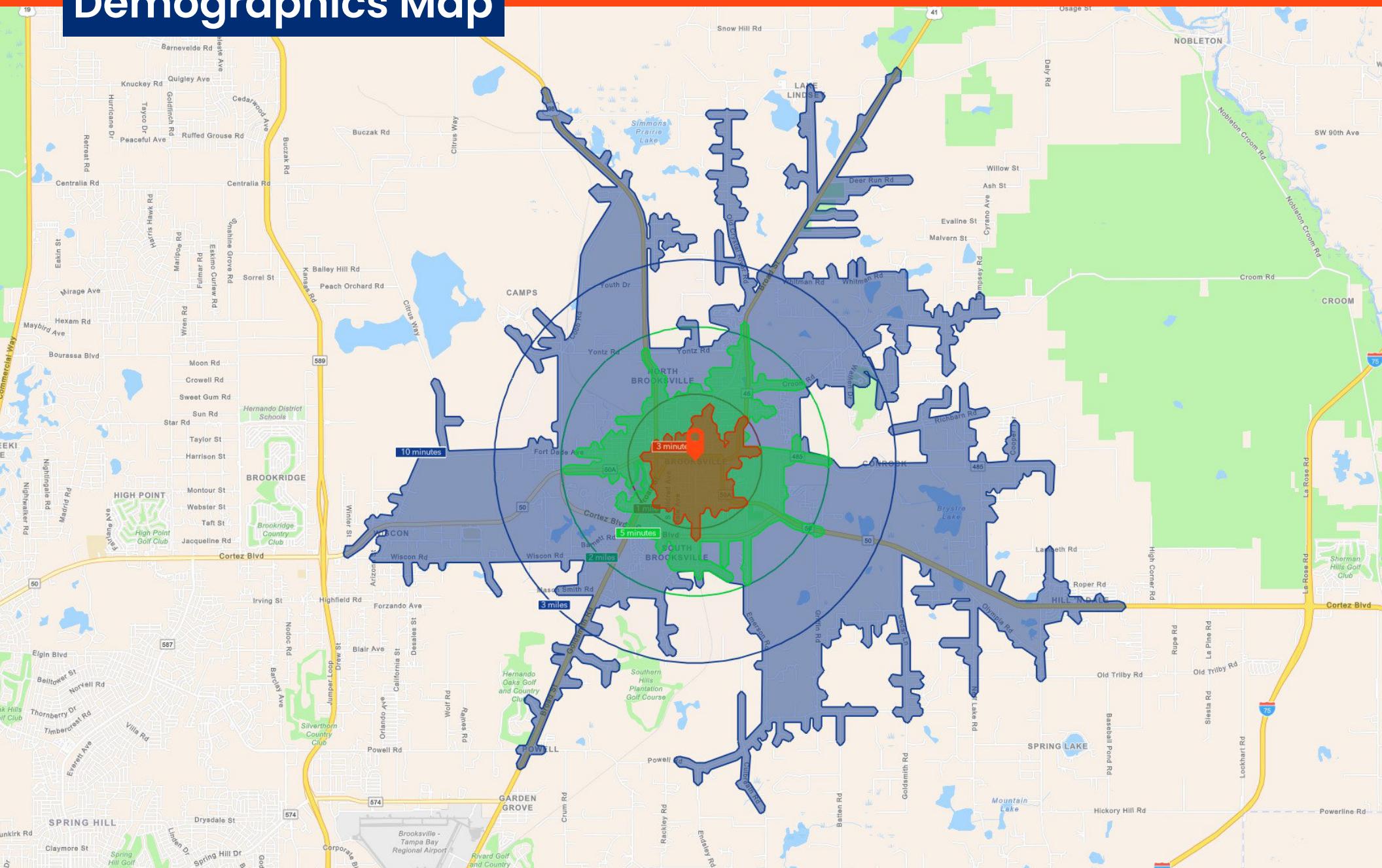
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	2,551	7,309	16,977	5,019	11,915	14,579	209,629	22,779,514
Households	932	3,014	7,362	1,890	5,333	6,424	85,879	9,084,882
Average Household Size	2.64	2.35	2.26	2.56	2.17	2.22	2.42	2.45
Owner Occupied Housing	539	1,835	4,967	1,110	3,288	4,143	69,699	6,029,935
Renter Occupied Housing	393	1,179	2,395	780	2,045	2,281	16,180	3,054,947
Median Age	38	41.8	48.9	39.8	47	48	49.9	43.5
Income Data								
Median Household Income	\$40,419	\$41,142	\$46,206	\$41,451	\$40,651	\$43,599	\$65,341	\$74,715
Average Household Income	\$59,784	\$59,465	\$66,482	\$60,345	\$58,350	\$62,578	\$86,485	\$105,305
Per Capita Income	\$23,134	\$24,339	\$29,289	\$23,963	\$25,972	\$27,733	\$35,468	\$42,078
Business Data								
Total Businesses	409	663	1,142	530	926	1,028	6,329	1,080,913
Total Employees	4,532	7,098	11,868	5,748	9,517	10,495	56,505	9,893,301

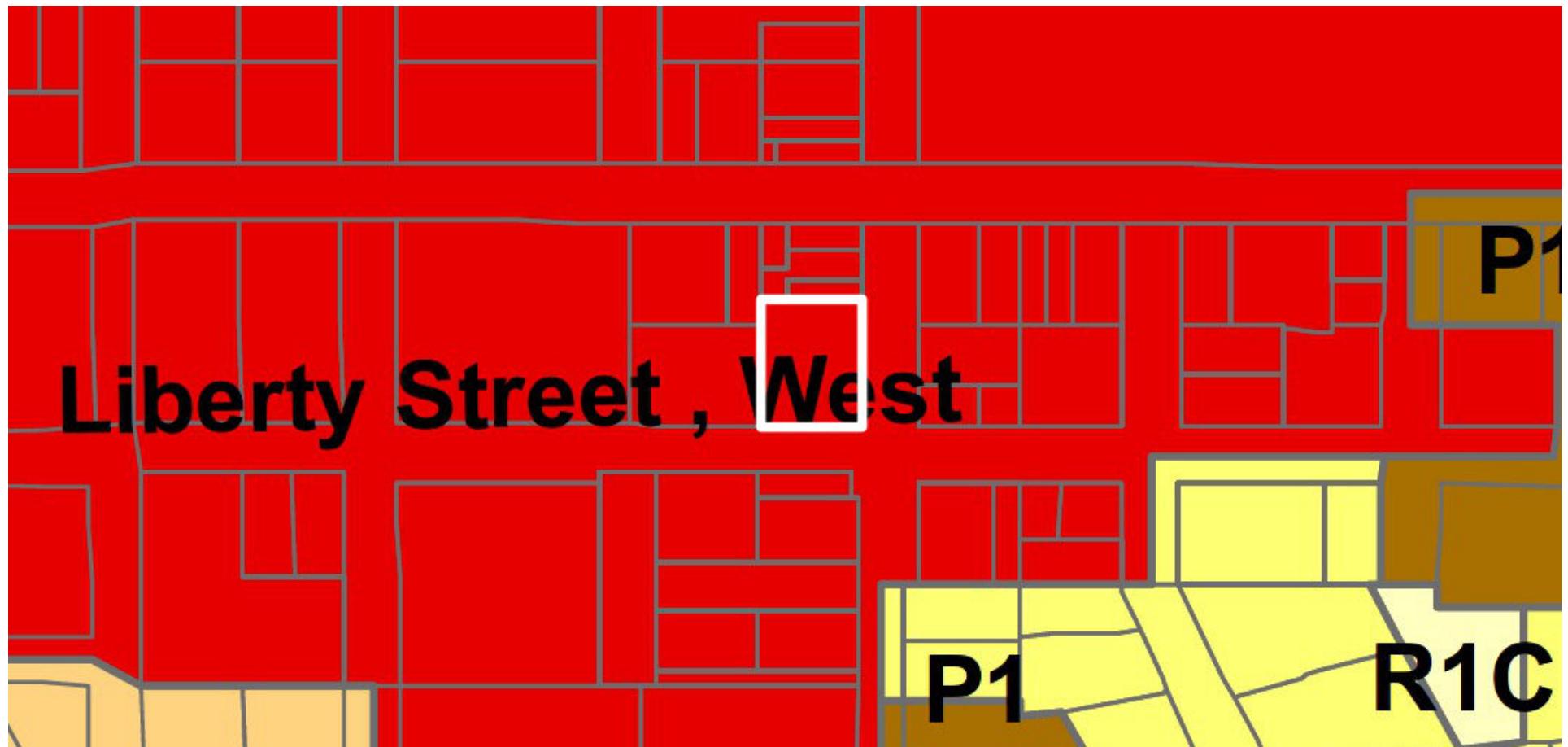
Key Highlights:

- Population of 16,977 people within a 10-minute drive
- 4,532 employees within a 3-minute drive

Trade Area Map



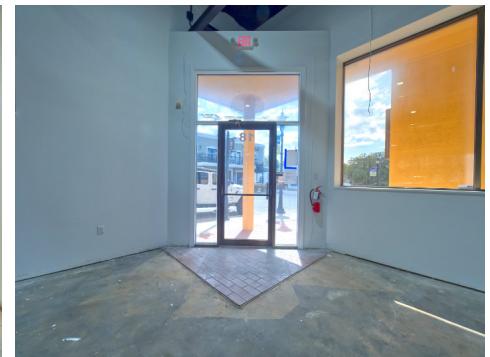
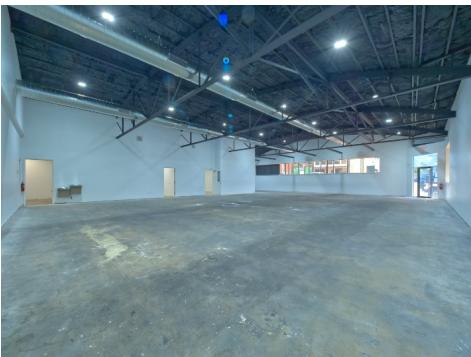
Zoning Classification



Zoning Key

- Commercial
- P1
- R1B
- R1C







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
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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