

COMMERCIAL LAND FOR SALE OR LEASE

2280 US HWY 19,
HOLIDAY, FL 34691

**SUBJECT
PROPERTY**
37,950 SF (0.87 ACRES)

US HWY 19 VISIBILITY

OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

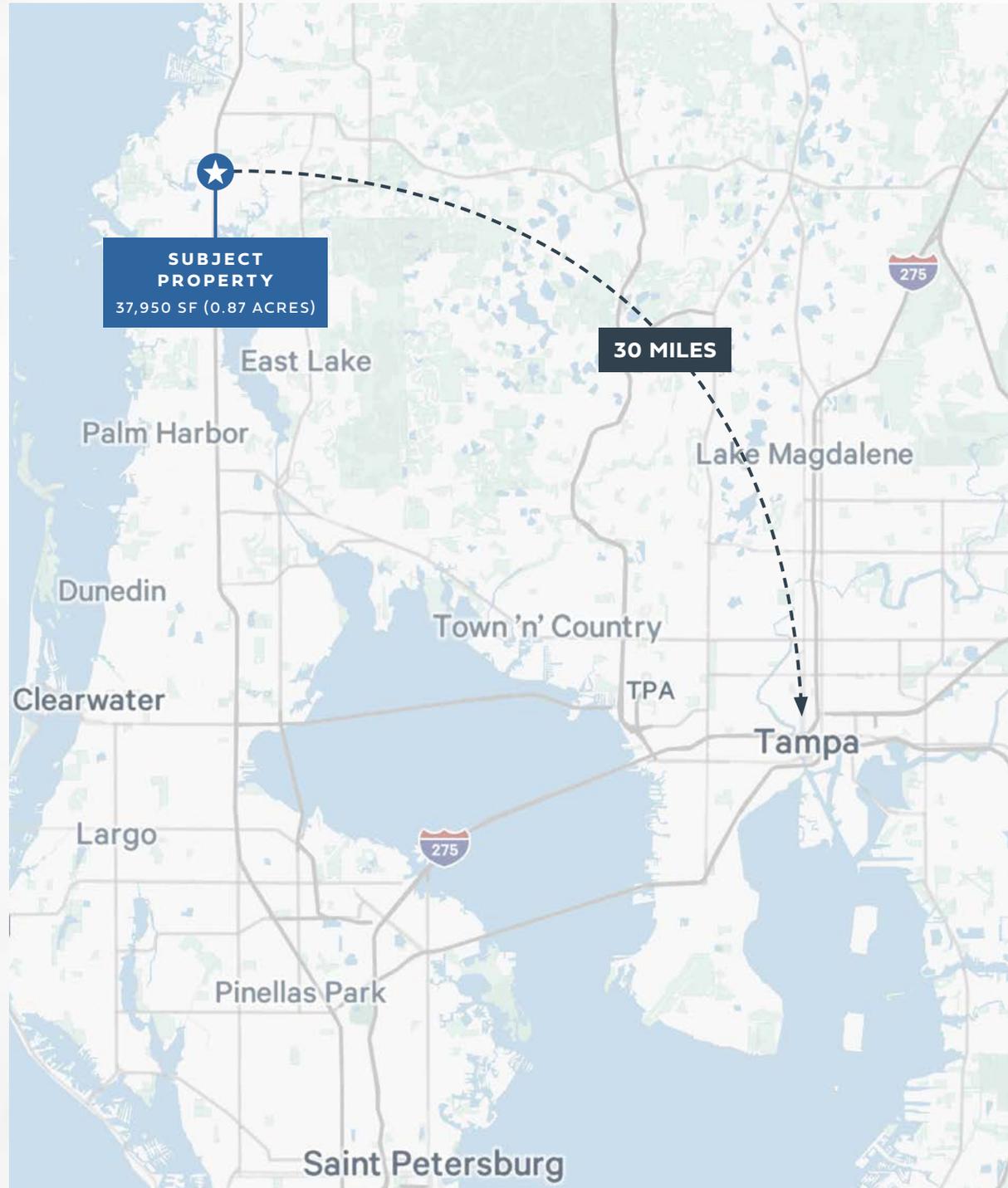
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INVESTMENT SUMMARY



FOR SALE

\$749,000



GROUND LEASE

CONTACT BROKER



BUILD-TO-SUIT

CONTACT BROKER



LAND SF

37,950



LAND AC

0.87



ZONING

C2

INVESTMENT HIGHLIGHTS

FOR SALE OR LEASE

This offering is for 0.87 acres (37,950 square feet) of vacant commercial land (Zoning: C2) in Holiday, FL, available for sale or ground lease. For leasing details, please contact the agent directly.

EXCELLENT HIGHWAY VISIBILITY

The subject property benefits from its prime location with frontage along US Hwy 19, which has traffic counts of 71,310 vehicles per day passing by directly in front of the site.

PROXIMITY TO KEY TENANTS

The property benefits from its proximity to major national retailers, including ALDI, Dollar General, AutoZone, Winn-Dixie, CVS Pharmacy, Wawa, Walgreens, Save A Lot, 7-Eleven, KFC, Dunkin', and more.

COMMERCIAL ZONING (C2)

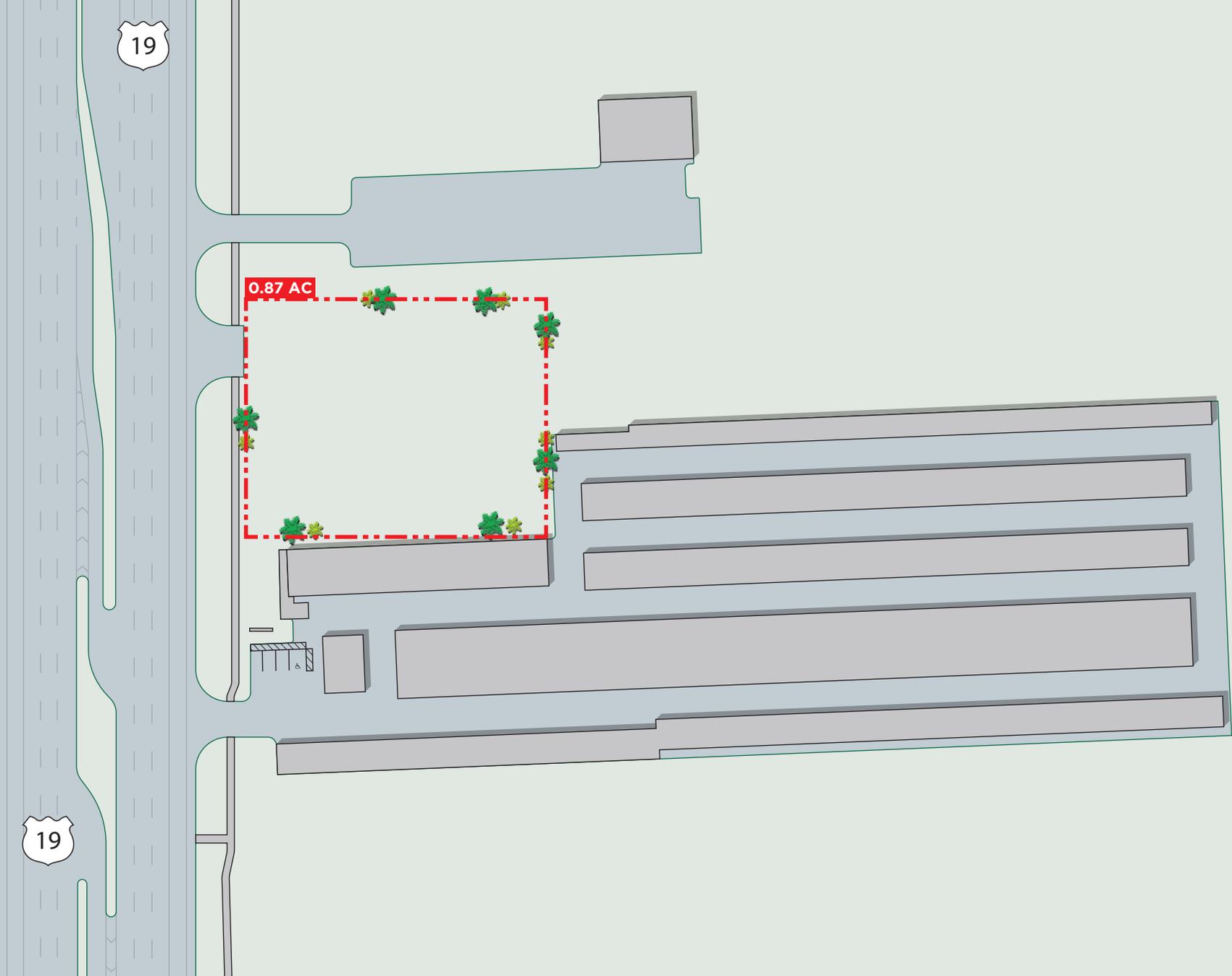
The property zoning is C2, General Commercial, which allows for a wide range of commercial uses, including general retail, specialty retail, convenience/gas station, grocery/supermarket, automotive, restaurants, fast food, drive-thru retail, coffee, and more.



AERIALS



SITE PLAN



LOCATION OVERVIEW



HOLIDAY, FL

Holiday, FL, located in Pasco County, is a suburb of the Tampa-St. Petersburg-Clearwater MSA. Holiday is an community known for its residential atmosphere and convenient access to the Gulf Coast. Holiday benefits from its proximity to the broader Tampa Bay region, where residents typically commute for employment in major industries such as healthcare, finance, technology, and tourism.

The greater Tampa Bay Area is a thriving and diverse economic region that encompasses several counties, and is a major center for business, tourism, and cultural activity. Tampa is experiencing significant population growth driven by its attractive lifestyle, job opportunities, and relatively affordable cost of living compared to other major metropolitan areas. The region also offers a wide range of cultural attractions, including museums, art galleries, performing arts centers, and professional sports teams (Tampa Bay Buccaneers, Tampa Bay Rays, Tampa Bay Lightning).



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	12,206	72,321	144,765
2029 Population - Five Year Projection	13,163	78,235	153,491
2020 Population - Census	11,948	71,401	142,507
2010 Population - Census	10,553	65,486	130,733
2020-2024 Annual Population Growth Rate	0.41%	0.24%	0.30%
2024-2029 Annual Population Growth Rate	1.52%	1.58%	1.18%
HOUSEHOLDS			
2024 Households - Current Year Estimate	5,678	31,503	63,372
2029 Households - Five Year Projection	6,147	34,291	67,763
2020 Households - Census	5,451	30,530	61,134
2020-2024 Annual Household Growth Rate	0.78%	0.60%	0.69%
2024-2029 Annual Household Growth Rate	1.60%	1.71%	1.35%

Source: CBRE Research

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
HOUSEHOLDS INCOME			
2024 Average Household Income	\$55,588	\$78,811	\$91,463
2029 Average Household Income	\$62,613	\$88,666	\$102,123
2024 Median Household Income	\$42,482	\$57,337	\$62,665
2029 Median Household Income	\$46,950	\$66,257	\$72,894
DAYTIME POPULATION			
2024 Daytime Population	11,607	61,506	133,837
Daytime Workers	3,907	20,035	51,073
Daytime Residents	7,700	41,471	82,764

Source: CBRE Research





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