



0.96 Acres with 10,000 SF Building Available 12709 US Highway 301, Dade City, FL 33525

Property Highlights

- ▶ 0.96 acres with 10,000 SF building available at signalized intersection
- ▶ Shopping Center anchored by ALDI
- ▶ 175' feet of frontage along US Hwy 301/US Hwy 98 (28,000 AADT)
- ▶ Morningside Rd is going to extend through to Fort King Rd and connect into Advent Health Hospital and Pasco County High School (1,636 student count)
- ▶ Construction of Morningside Rd extension expected to begin in 2026 and open in 2027
- ▶ Brand new Ford Dealership and Chick Fil A going directly south of subject site
- ▶ 6,576 homes under construction and 1,823 homes in permitting within a 3-mile radius of site
- ▶ Local retailers include: ALDI, Walmart, Publix, CVS, Walgreens, Chick Fil A, McDonald's, Burger King, Taco Bell, Dunkin, KFC, Checkers, ACE Hardware, Mavis, 7-11 & Circle K

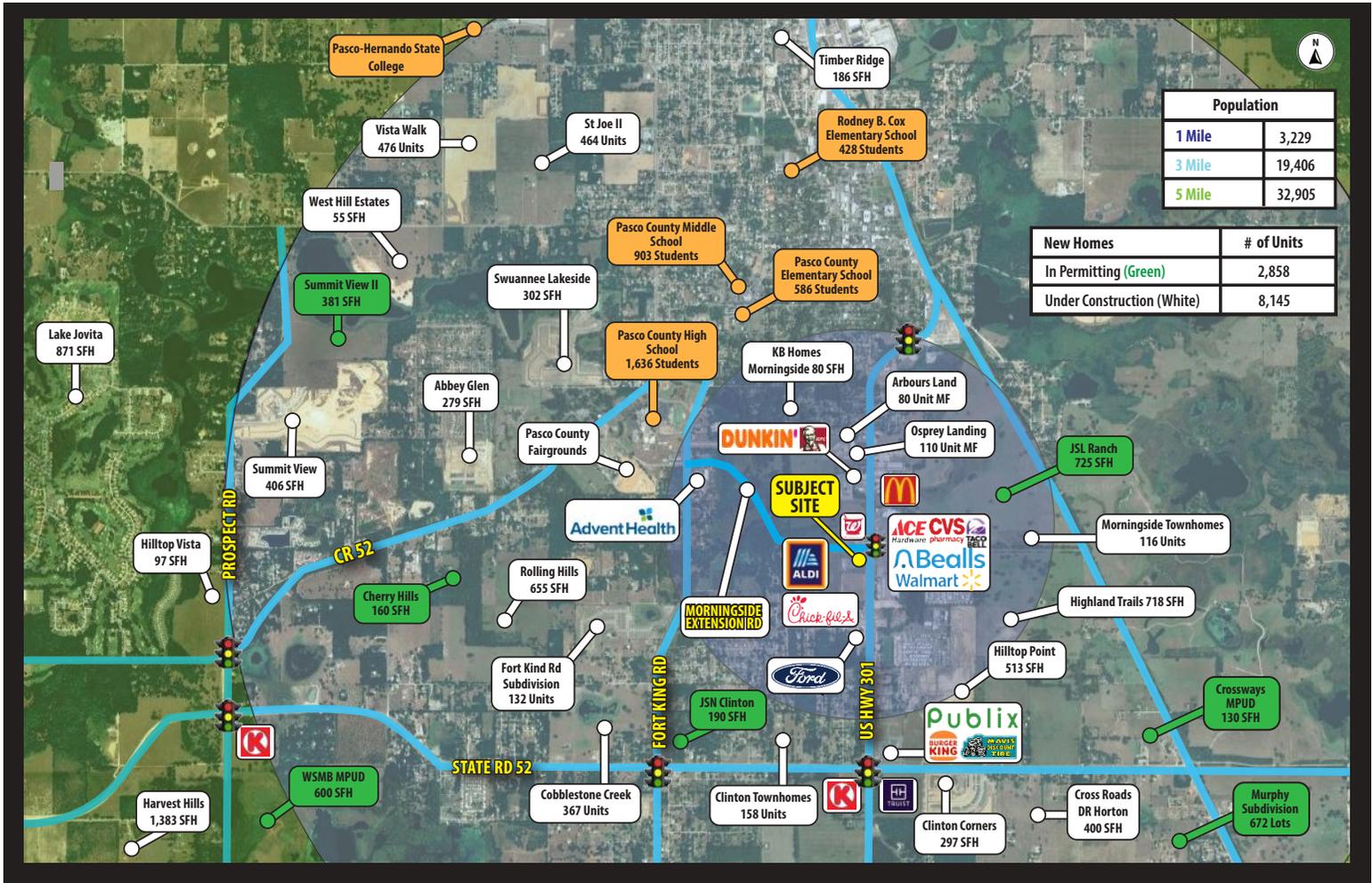
CALL FOR DETAILS **813-712-3068**

0.96 Acres with 10,000 SF Building Available

12709 US Highway 301, Dade City, FL 33525



Residential Map



Brandon Eggleston
 813 712 3068
 brandon@rmcpg.com

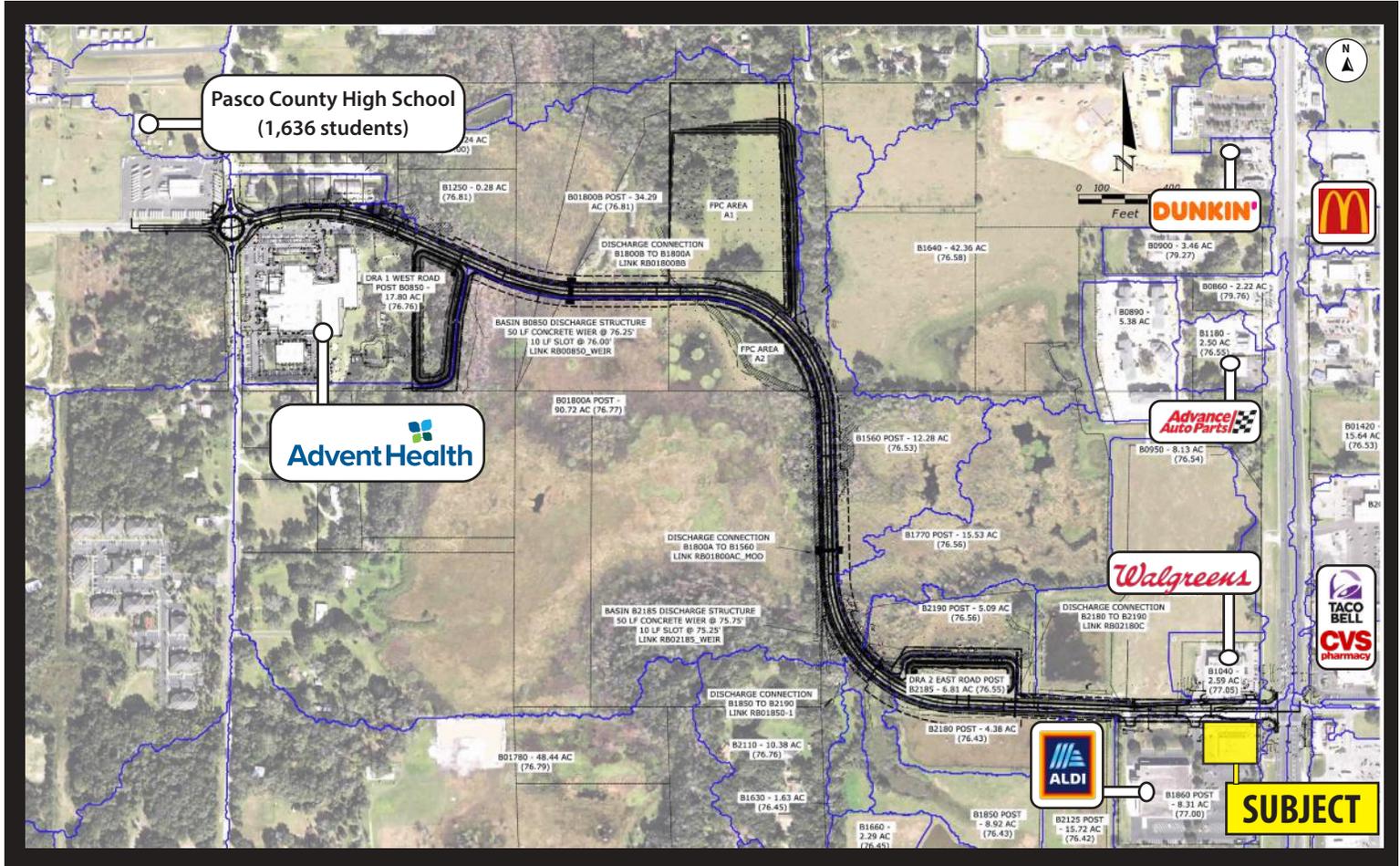
8902 N Dale Mabry Hwy
 Tampa, FL 33614
 800 728 5379
 www.RMCPG.com

0.96 Acres with 10,000 SF Building Available

12709 US Highway 301, Dade City, FL 33525



Morningside Rd Extension Plan



All information given herein is obtained from sources considered reliable. However; we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 021826

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com