



## Free-Standing Building for Sale - Hudson, FL

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# FOR SALE

- ◆ 12,000 SF Free-Standing building with 150 ft of frontage on US Hwy 19
- ◆ Easy to be configured to warehouse space
- ◆ Building is situated on 33,541 sf lot
- ◆ Building features include:
  - ◆ 10,000 SF showroom & sales floor
  - ◆ 2,000 SF of warehouse space w/ mezzanine, one office, two restrooms
  - ◆ 10' x 12' overhead door
- ◆ Property benefits from a well maintained façade & landscape, 18' interior clear height
- ◆ Roof replaced in 2021
- ◆ Features prominent building & monument signage, with easily accessible ingress & egress
- ◆ Positioned on the west side of US 19 just south of Little Rd, with 40K vehicles passing daily

***Schedule Your Tour Today!***

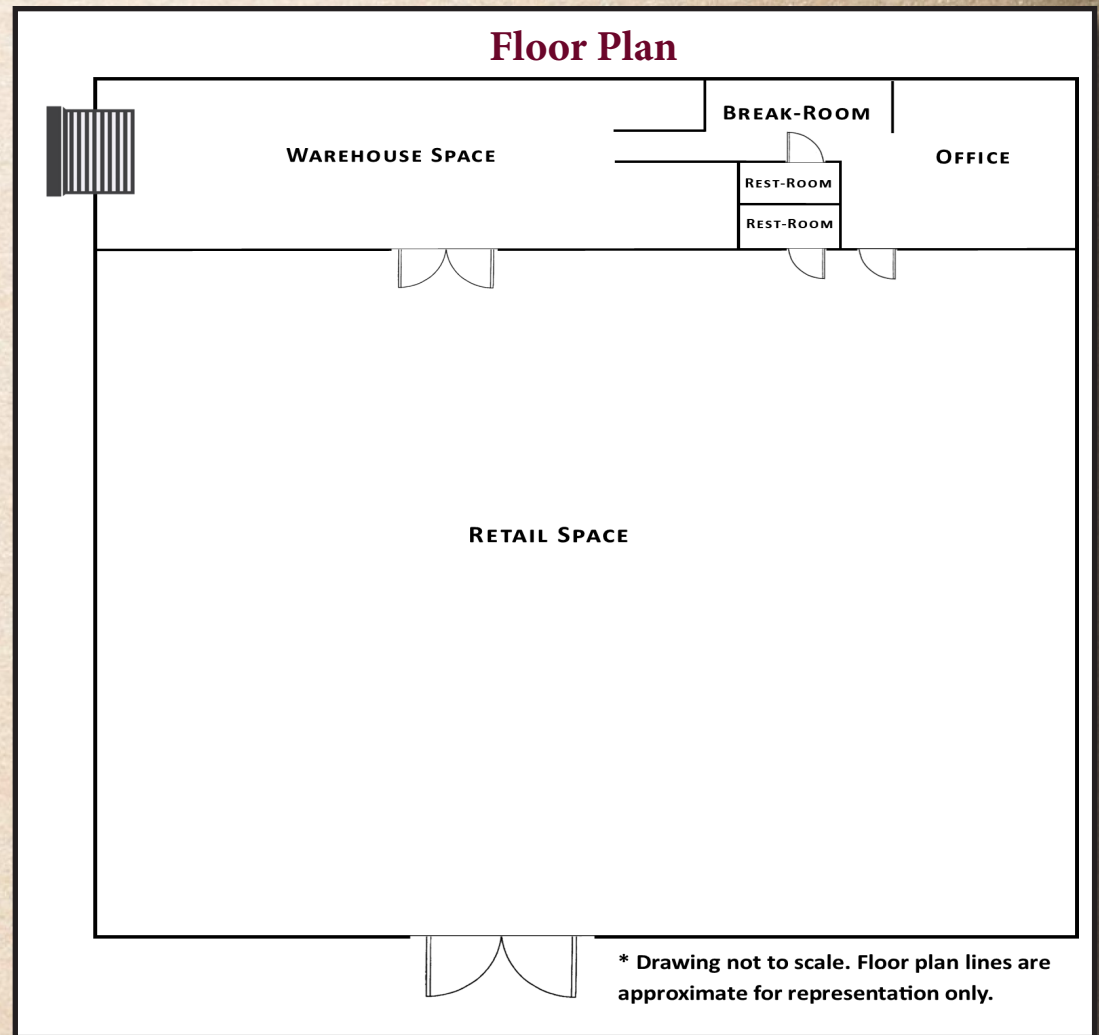


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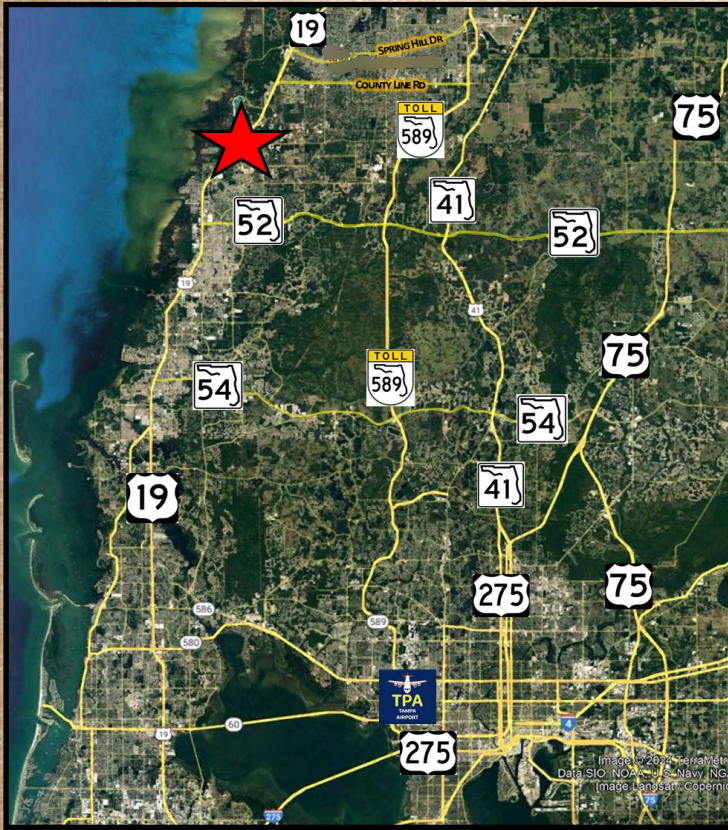
# OFFERING SUMMARY

|                        |  |
|------------------------|--|
| <b>ADDRESS</b>         | 15941 US 19<br>Hudson, FL 34667                    |
| <b>COUNTY/MARKET</b>   | Pasco / Tampa Bay Area                             |
| <b>PARCEL ID#</b>      | 23-24-16-0000-00200-0041                           |
| <b>AVAILABLE SPACE</b> | 12,000 SF  |
| <b>USE</b>             | Warehouse & Showroom                               |
| <b>ZONING</b>          | C2   |
| <b>YEAR BUILT</b>      | 1985   |
| <b>UTILITIES</b>       | Hudson Water Works/<br>Withlacoochee Electric Coop |
| <b>PRICE</b>           | \$1,495,000  |



**EXECUTIVE SUMMARY** - Commercial Asset Partners Realty, is pleased to exclusively offer this versatile West Pasco Free-Standing building. The layout and C2 zoning of the property offers flexibility in design accommodating a wide range of businesses and allowing you to tailor the space to your unique requirements. Thrive by being positioned in close proximity to major retailers. The property comes with prominent monument signage, providing a visible presence on the bustling US-19, making it easy for customers to locate your business. Pasco County population growth is over 30% in the past decade with 3.8% growth in the last year. Hudson is poised for significant transformation with many upcoming approved commercial and residential projects.

# LOCATION & AREA MAPS



## DEMOGRAPHICS - 10 MI



**Population Est: 223,965**



**Median Age: 47.2**



**Avg HH Income: \$61,002**

## LOCATION SUMMARY

The subject property is located on US Hwy 19, directly south of Little Rd. The site is part of Pasco County, the northern part of the Tampa Bay Region which has been recognized as one of the fastest growing areas in the Country.

- ❖ 40 miles to Tampa International Airport
- ❖ 18 miles to the West of the Suncoast Parkway
- ❖ 37 miles to the University of South Florida
- ❖ 47 miles to the Port of Tampa

