

709 S Broad Street, Brooksville, Florida

Asking Price: Unpriced Open To Offers



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

LEAD INVESTMENT ADVISORS

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PROPERTY DETAILS

Address:	709 S Broad Street, Brooksville Florida 34601
Type:	Gas Station
County:	Hernando
Submarket	Tampa
Parcel ID:	R22222 193420 0000 0014
Square Footage:	2,032
Year Built / Year Renovated:	1957/2022
Acreage:	.52 AC 22,651
No. Of Buildings:	1
Stories:	1
Occupancy:	Vacant
Construction:	Masonry
Exterior:	Brick
Roof Type:	Rubber

PROPERTY SUMMARY

Cedar William is pleased to present for sale 709 S Broad Street in Brooksville, Florida. The subject property consists of a free-standing building comprised of 2,032 square feet of vacant retail space, a single row canopy with two fueling stations, four pumps, and ample parking on a large .52-acre parcel of land. Strategically fronting U.S Highway 41, a major North-South throughfare, the property benefits from visibility to more than 30,778 vehicles per day.

The property is well positioned along the area's major traffic and central corridor while benefiting from easy access and its incredible visibility. The area is also home to a number of National and Regional Retailers including but not limited to Family Dollar, Advance Auto Parts, Checkers, Dollar General, McDonald's, 7-Eleven, Wendy's, Wawa, Winn Dixie, Walgreens, and numerous others.

Subject property is a vacant C-Store with no prior sales. The Entire Building and Store is For Sale. Please do not ask for store sales as there are none to provide.

PROPERTY HIGHLIGHTS

Great Visibility - The property benefits from its strategically selected location on a intersection between Broad Street which sees over 10,000+ Vehicles Per Day and over 10,000+ Vehicles Per Day on Ponce De Leon Blvd merging into Hwy 41, allowing consumers driving through town an ease of sight and route to the property.

No State Income Tax & Accelerated Depreciation - Management-Free investment in a no income tax state that may qualify for accelerated depreciation.

Attractive Demographics - Serving a large trade area, the property benefits from ample access to its customer base. The region boasts a household income that exceeds \$43,000 within a 2-mile radius, a population of over 24,000 within a 5-mile radius and anticipates a population growth of over 1% annually over the next 5 years.

Heavy Traffic - This Fuel Station is situated on a busy retail corridor down Highway 41 that sees over 30,000+ Vehicles Per Day. The property benefits from being shadow anchored by national and regional retailers like Family Dollar, Dollar General, 7-Eleven, O'Rilley Auto Parts, Mc Donald's, Checkers and approximately a mile and a half away from Publix Super Market and Walmart Supercenter

No Fuel Agreement - new buyer/operator has the opportunity to bring in their own fuel supplier increasing gas sales profits.

Benefits -Includes fully equipped vented kitchen, Tanks inspected and compliant New TPO Roof installed, Former store manager interested in returning post-sale

ASKING PRICE UNPRICED



BONUS DEPRECIATION

Asset Type:	Gas Station
Ownership:	Fee Simple
Purchase Price:	UNPRICED
Depreciable Basis:	typically 75-90%
Useful Life:	1 Year
Bonus Depreciation Rate:	100%
Federal Tax Rate:	37.00%

HIGHLIGHTS

- New TPO Rubber Membrane Roof
- Store Manager Available For Employment
- Full Kitchen with Ventilation
- Tanks Fully Insepected and Operational
- No Fuel Agreement



3

Triclean
Gasoline

TOP
TIER

SELF
SERVE



NO SMOKING
STOP NOTICE
WARNING
IT IS ILLEGAL
TO SMOKER
OR TO USE
OR TO POSSESS
OR TO TRANSPORT
OR TO ATTEMPT
TO TRANSPORT
OR TO ATTEMPT
TO TRANSPORT
OR TO ATTEMPT
TO TRANSPORT



3

GROUPS

I WANT TO BE ME AGAIN.

NO CASH

NO CHECKS

NO DEBIT

NO CREDIT

CITGO



WELCOME TO ENGLAND ICE COLD BEER

SCHLITZ LIGHT
IN U.S.A.
12 FL. OZ.



We Appreciate
Your Business







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BROOKSVILLE, FLORIDA

Located in central Florida, Brooksville offers a blend of historic charm, strategic positioning, and strong growth potential, making it an attractive destination for real estate investments, particularly in multifamily properties. As the county seat of Hernando County and part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, Brooksville provides access to a growing regional economy.

Key Highlights:

Population Data:

Brooksville's population is growing at an impressive rate of 8% annually, making it a high-growth market for real estate. The city has a current population of approximately 8,500 residents, contributing to Hernando County's total population of around 200,000. This stable population base supports a steady demand for rental properties, particularly among families, retirees, and professionals seeking affordable housing options.

Location Summary:

50 minutes from Tampa, FL

1 hour 15 minutes from Lakeland, FL

1 hour 45 minutes from Gainesville, FL

1 hour 30 minutes from Orlando, FL

Brooksville is near major educational institutions such as Florida University of Sanitary, Jersey College, and Pasco-Hernando State College North Campus, along with Hernando High School, which serves over 1,299 students, and the Hernando County School District, supporting over 24,000 students. Additionally, Tampa General Hospital Brooksville is just 4 miles away, providing convenient access to healthcare services.

Brooksville is also in close proximity to several apartment complexes, including Candlelight Apartments, Julep Flats Apartment Community, Rochester Park, Magnolia Gardens Senior Apartments, Freedom Gardens Apartments, and Sunny Point - Palm Communities, which serve a diverse range of residents, from families to seniors.

Nearby Developments:

2.5 miles from a new development that will include 171 single-family residences.

5 miles from a major Family/Multifamily Residential development consisting of 493 units, further increasing housing demand in the area.

Strategic Location:

Brooksville's position along major transportation routes, including U.S. Route 41 and the Suncoast Parkway, allows for easy access to larger markets like Tampa, making it an ideal residential community for commuters.

Economic Growth:

Brooksville is benefiting from its proximity to the booming Tampa Bay metro area, which is a hub for industries such as healthcare, logistics, and education. This economic growth is providing a stable employment base that supports the local housing market. Additionally, the area sees an average traffic count of 22,500 vehicles passing by daily, which boosts the local economy and drives demand for both commercial and residential real estate.

Housing Market Data:

The median home value in Brooksville is approximately \$210,000, and the median rental price is around \$1,100 per month. These figures make the area attractive for investors seeking affordable multifamily property opportunities. With Brooksville's rental market continuing to grow, particularly among apartment complexes and residential developments, there is strong potential for high rental yields and stable cash flow for multifamily property investors.

Real Estate Investment Trends:

Multifamily demand: As the population continues to grow and more families and professionals seek housing, the demand for affordable multifamily housing remains robust. Brooksville's proximity to employment centers and the regional economic growth make it a prime location for real estate developments.

Value-add potential:

With affordable real estate prices, Brooksville offers value-add opportunities for investors looking to renovate or reposition properties to increase rental income. Investors can capture higher returns by improving existing units or developing new multifamily projects.

Residential Demand:

Brooksville's growing population, affordable housing, and access to nearby developments and amenities continue to drive demand for quality rental housing. As new developments, such as the planned 171 and 493-unit residential projects, are completed, the area will likely experience continued growth and an increase in real estate values.

This makes Brooksville a compelling market for multifamily investments, providing both stability and growth potential.

SUBJECT PROPERTY

BROAD ST
31,009 VPD

Tom Varn Park

Bud Mc Kethan Park

Brook Haven Apartments
160 Units

Brooksville Healthcare Center

Oak Park Apartments

CORTEZ BLVD
28,943 VPD

The Julep Apartments
152 Units

Winn-Dixie

bealls
OUTLET

Freedom Gardens
Apartments
190 Units

DICKEY'S
BARBECUE PIT

publix

AutoZone



Wawa

BURGER KING

IHop

EXPRESS
OIL CHANGE

cricket

W



save a lot

BIG LOTS!



Davita

Magnolia Gardens
Senior Apartments
87 Units

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BROOKSVILLE, FL

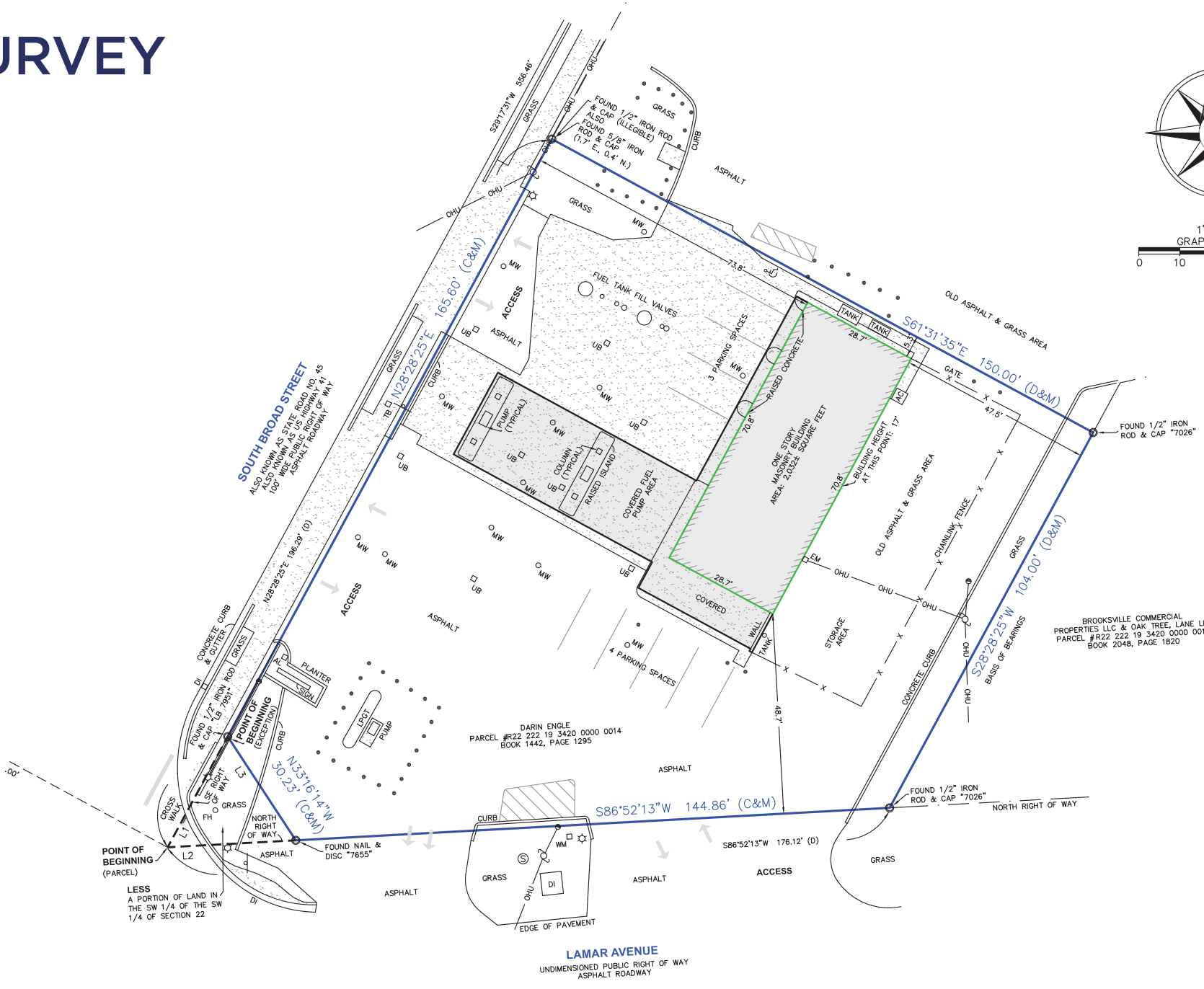
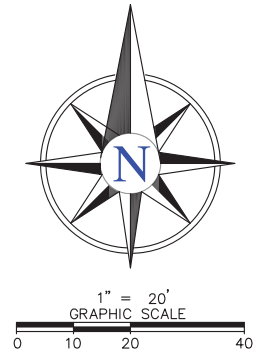
verizon

ExtraSpace
Storage

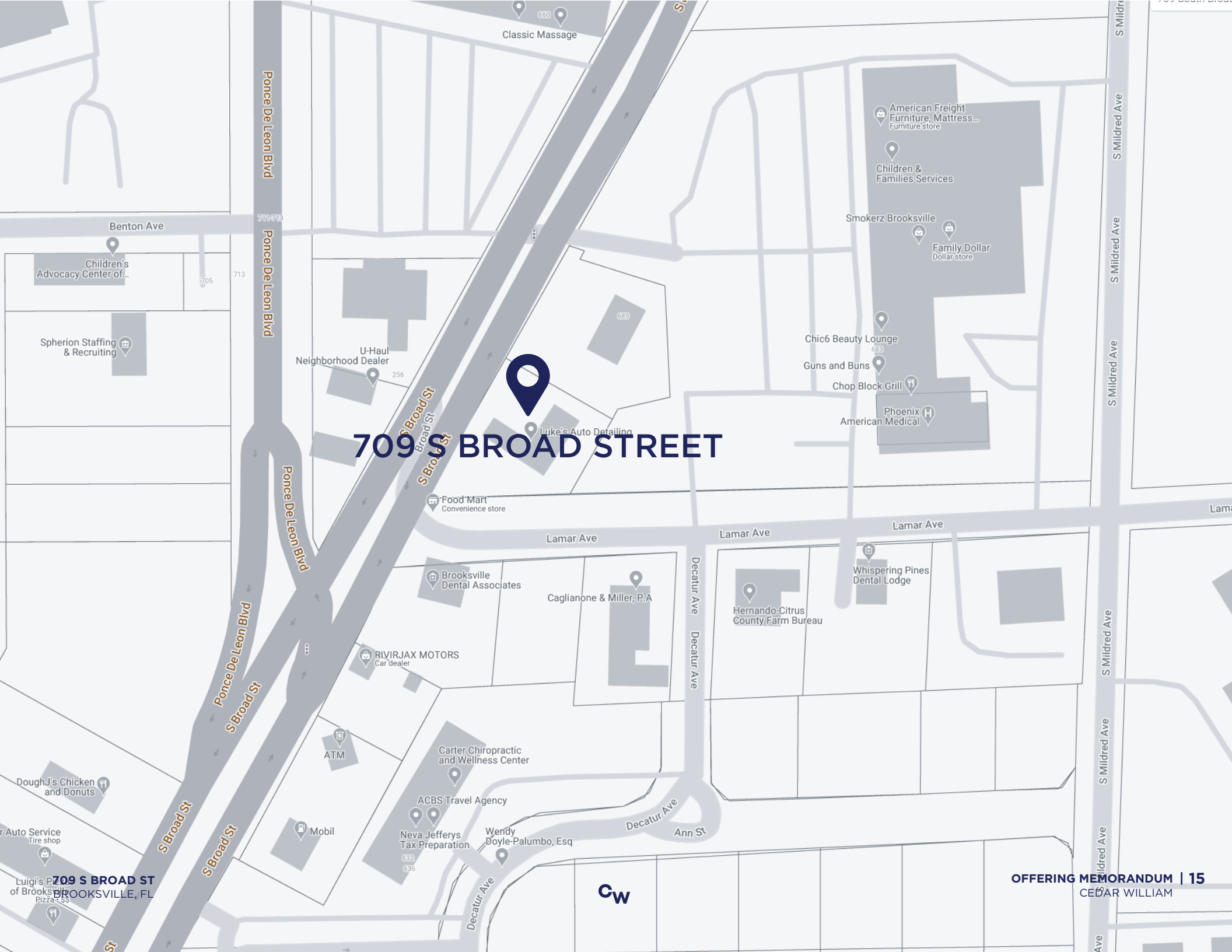
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PAPA JOHN'S

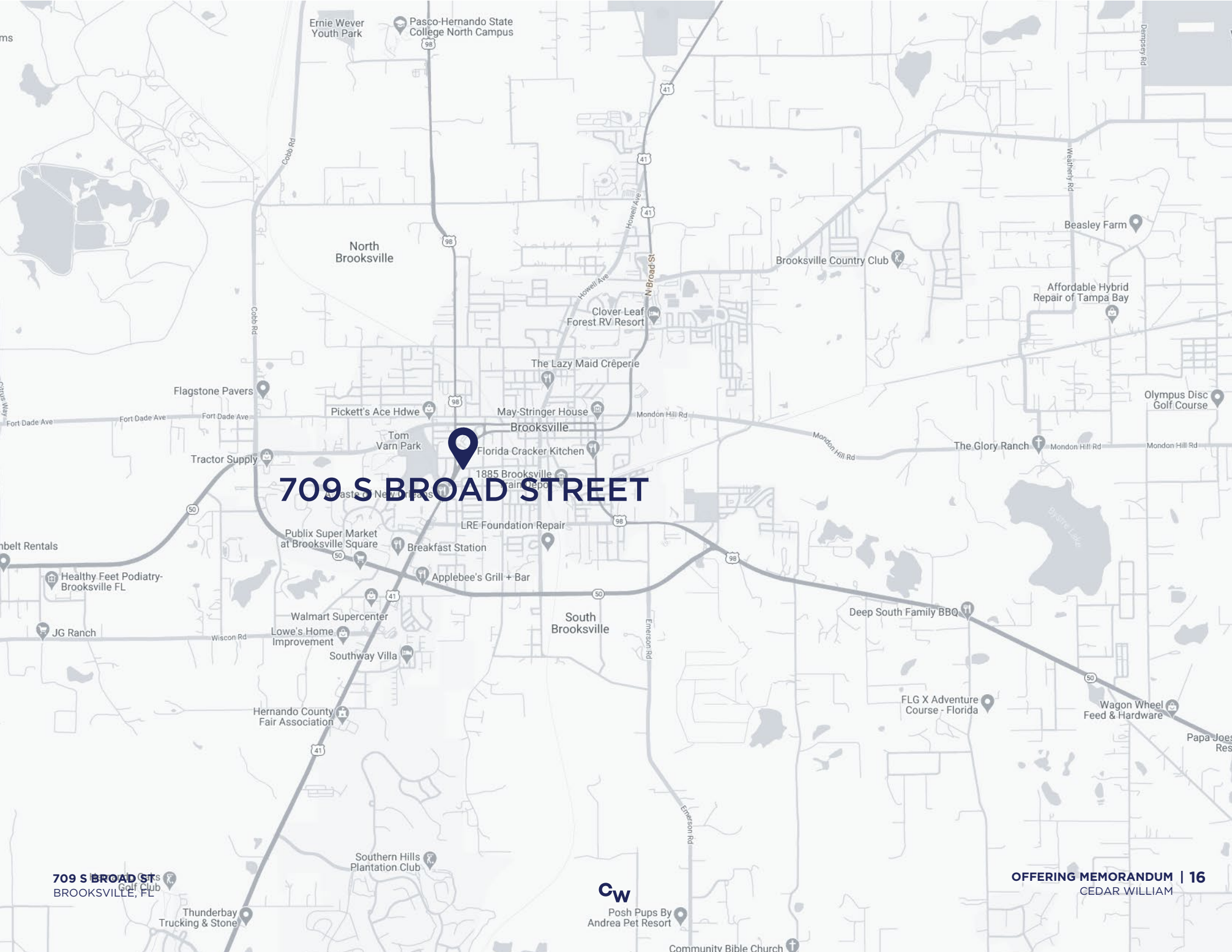
SURVEY



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CW



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CW
Posh Pups By
Andrea Pet Resort

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Ernie Wever Youth Park
Pasco-Hernando State College North Campus

North Brooksville

Brooksville

South Brooksville

Brooksville Country Club

Affordable Hybrid Repair of Tampa Bay

Flagstone Pavers

Pickett's Ace Hdwe

May-Stringer House

Florida Cracker Kitchen

1885 Brooksville

LRE Foundation Repair

Publix Super Market at Brooksville Square

Breakfast Station

Applebee's Grill + Bar

Walmart Supercenter

Lowe's Home Improvement

Southway Villa

Hernando County Fair Association

Southern Hills Plantation Club

Thunderbay Trucking & Stone

Community Bible Church

FLG X Adventure Course - Florida

Wagon Wheel Feed & Hardware

Deep South Family BBQ

Papa Joe's Res

Olympus Disc Golf Course

The Glory Ranch

Beasley Farm

Dempsey Rd

Weatherly Rd

Howell Ave

N Broad St

Mondon Hill Rd

Mondon Hill Rd

Dayne Lake

Emerson Rd

Wiscon Rd

50

50

41

41

50

98

98

98

98

41

41

41

Cobb Rd

Cobb Rd

Fort Dade Ave

Fort Dade Ave

Fort Dade Ave

Ontario Way

mbelt Rentals

Healthy Feet Podiatry-Brooksville FL

JG Ranch

Thunderbay Trucking & Stone

BROOKSVILLE, FL **ORLANDO, FL**

1.5H

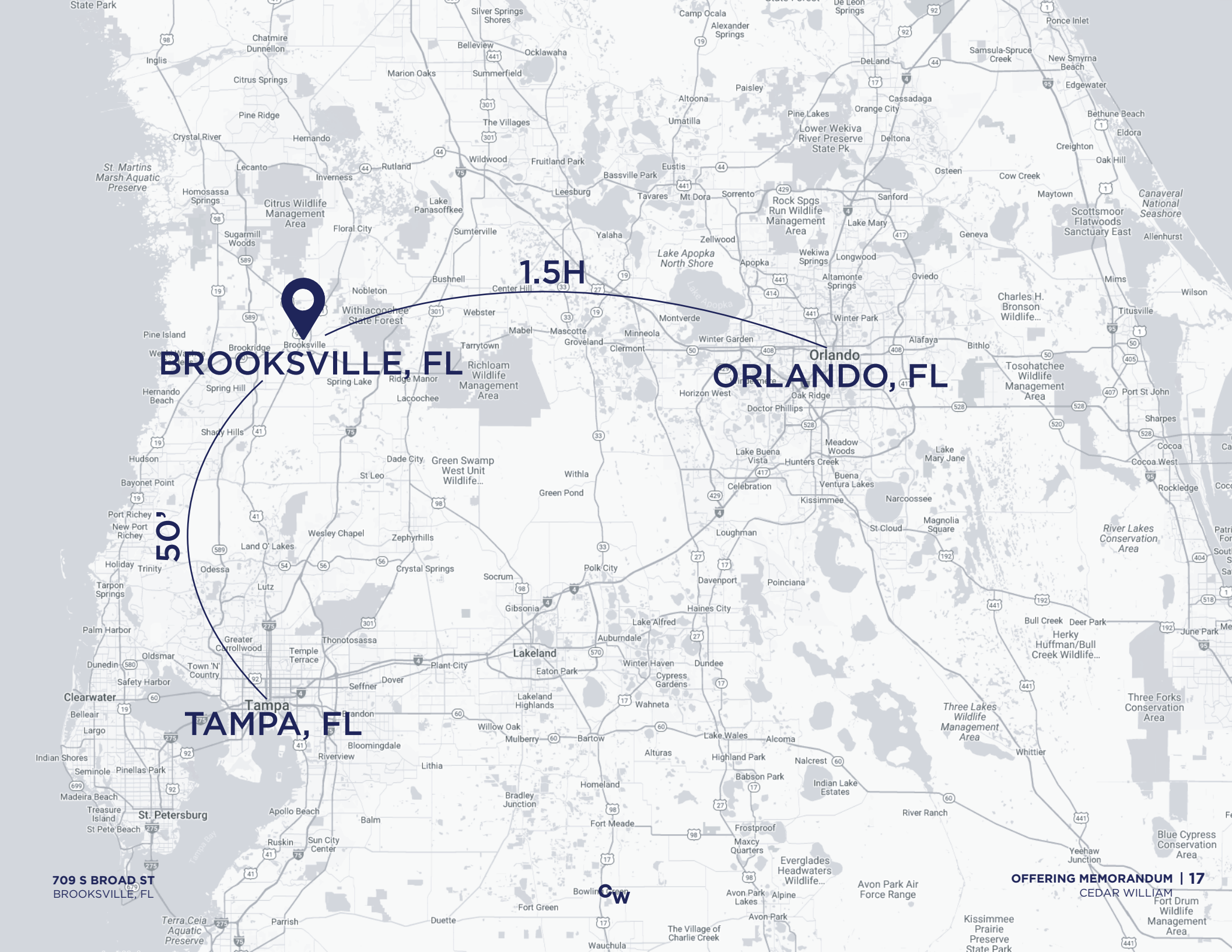
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TAMPA, FL

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EXCLUSIVELY OFFERED BY:

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In the ever-complex Commercial Real Estate Market, it is imperative that your real estate professional provides you with the expertise that will bring you the desired result. We continually update our knowledge of the area's ever-changing real estate conditions by monitoring lease rates, vacancy, absorption rates, land costs, construction costs, sale comparables along market economics and financing rates. Whether you are an individual investor, one-store/one-office business, a startup or an institutional investor, Cedar William has a full range of services to meet your needs.