

NOW AVAILABLE

Commercial Lot in Downtown

**7th Street and Howard Ave
Dade City, Florida**

Presented By:



OFFERING MEMORANDUM



Downtown Commercial Lot **7th Street and Howard Ave** **Dade City, Florida**

PROPERTY DESCRIPTION

Discover this prime Commercial property located in the burgeoning city of Dade City. This buildable ½ acre lot is ideally situated with direct access to both 7th Street and 8th Street. The current CG (General Commercial) Zoning allows for a variety of professional uses, including retail, office, and service to name a few.

Perfectly positioned amidst Dade City's rapid growth, this property presents an exceptional opportunity for businesses seeking to capitalize on the area's economic expansion. This property promises both functionality and convenience in a highly desirable location.

Key Features:

- Total Land Area: 23,086 sf mol
- Commercial Zoning (CG)
- Strategic Location 8 miles from Interstate 75
- 45 Minutes North of Tampa
- Ideal for Office, Retail, Service, etc.

Don't miss out on this chance to secure the last buildable lot along the downtown Dade City corridor. Contact us today to schedule a viewing and explore the potential this property holds for your business endeavors.

Details:

| | |
|---------|--|
| Price: | \$400,000 |
| Land: | 0.53 Acres MOL |
| Zoning: | Commercial (CG) |
| Access: | Direct from 7 th Street Direct from 8 th Street |

Downtown Commercial Lot
7th Street and Howard Ave
Dade City, Florida



Howard Ave



7th Street



BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com

Additional Property Photos



DEMOGRAPHIC SUMMARY

13937 7th St, Dade City, Florida, 33525

Drive time of 10 minutes

KEY FACTS

23,041

Population



8,904

Households

42.8

Median Age

\$49,146

Median Disposable Income

EDUCATION

15.8%

No High School Diploma



36.1%

High School Graduate



25.7%

Some College/
Associate's Degree



22.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$56,359

Median Household Income



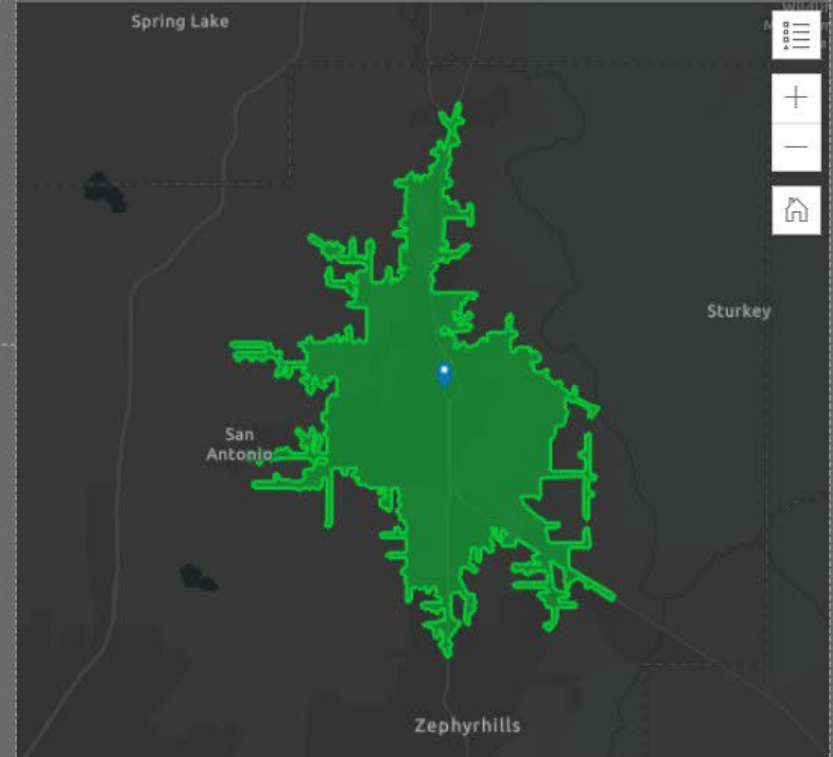
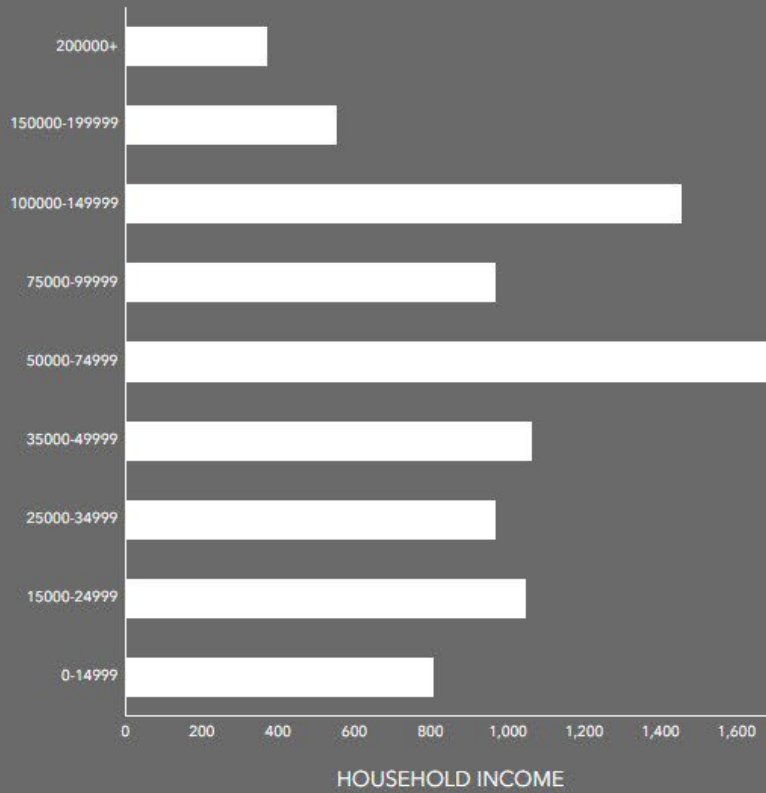
\$30,353

Per Capita Income



\$165,446

Median Net Worth



EMPLOYMENT

55.7%

White Collar

28.1%

Blue Collar

21.9%

Services

7.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

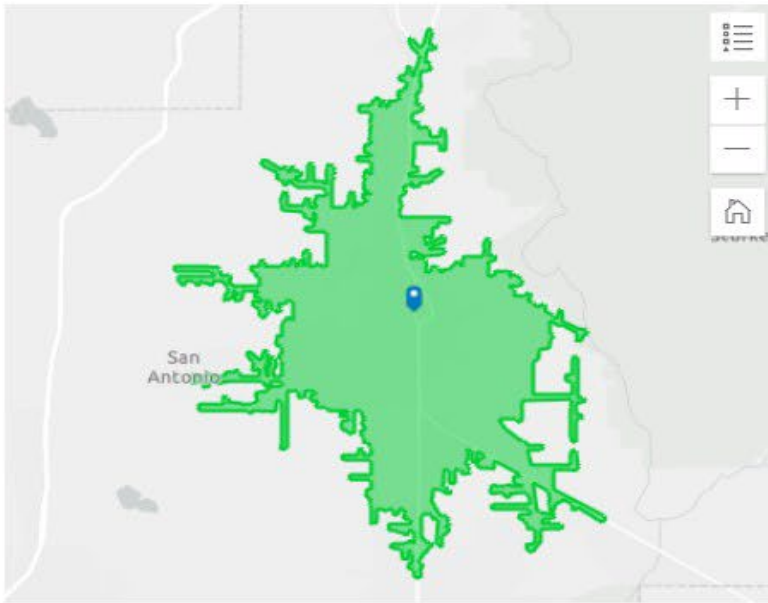
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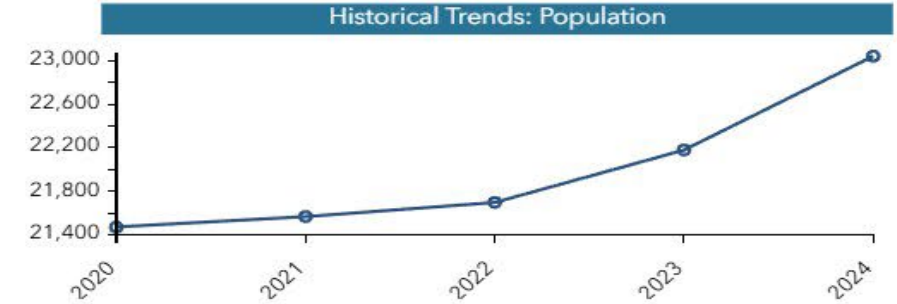
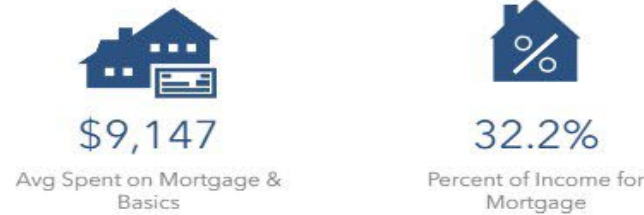
Population Trends and Key Indicators

13937 7th St, Dade City, Florida, 33525
Drive time of 10 minutes

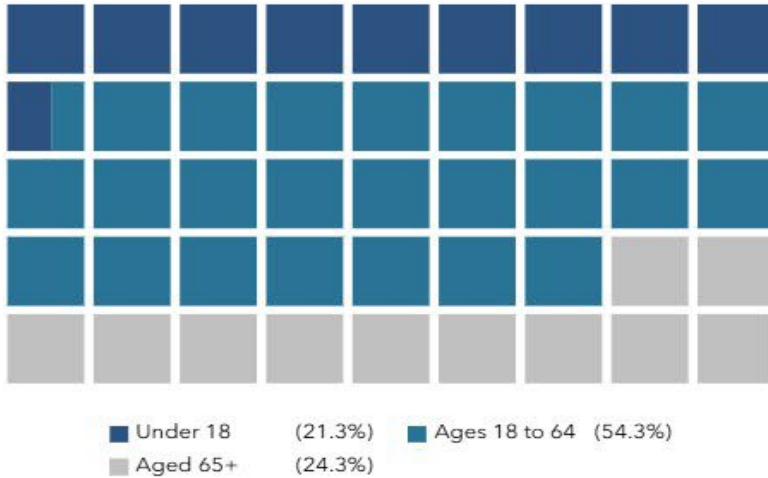


| | | | | | | | | |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 23,041 | 8,904 | 2.54 | 42.8 | \$56,359 | \$289,773 | 64 | 76 | 75 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

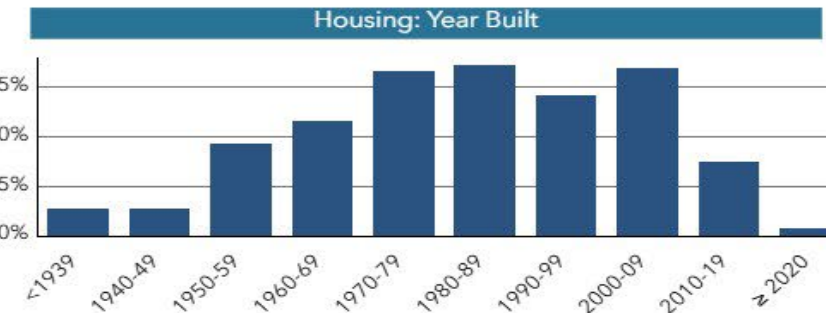
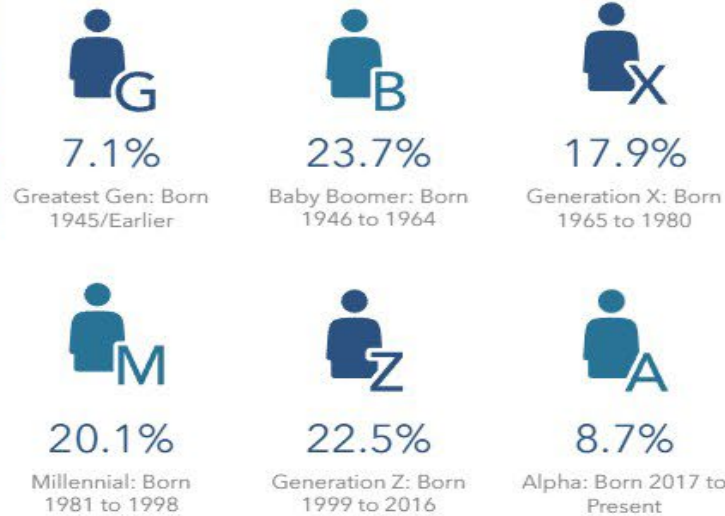
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE
 Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri

2020 Census Summary

13937 7th St, Dade City, Florida, 33525

Drive time of 10 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



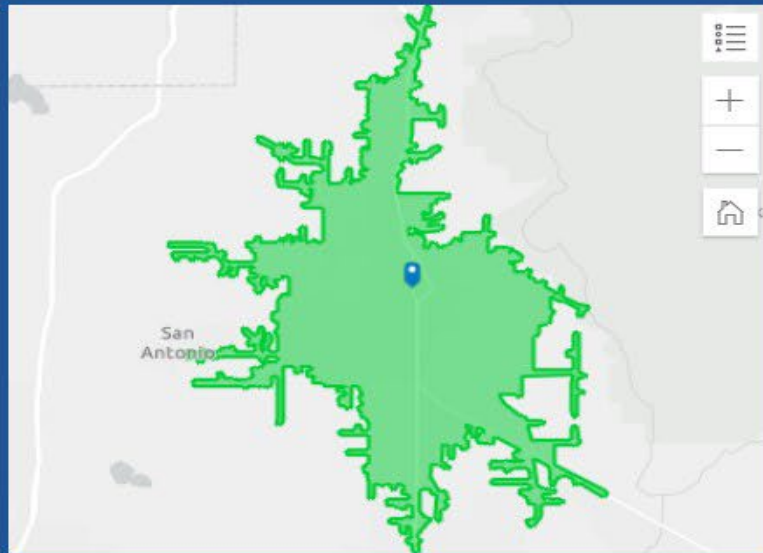
0.67%
Population



3.29%
Group Quarters



0.79%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

KEY FACTS

21,554
Total Population

9,451
Housing Units

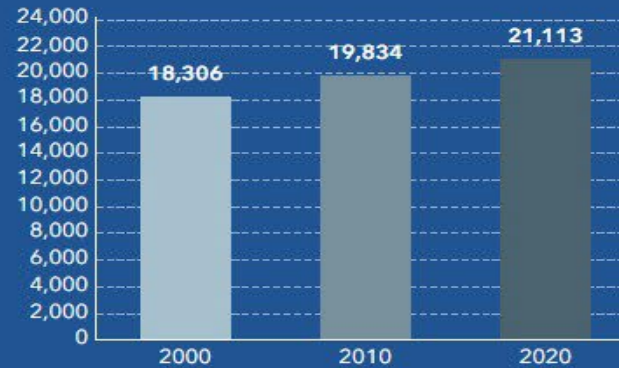
522.5
Population Density

2.58
Average Household Size

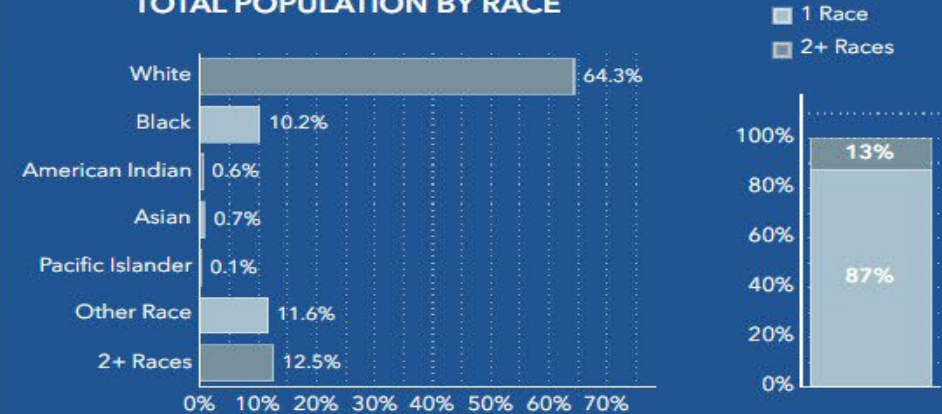
8,199
Total Households

73.1
Diversity Index

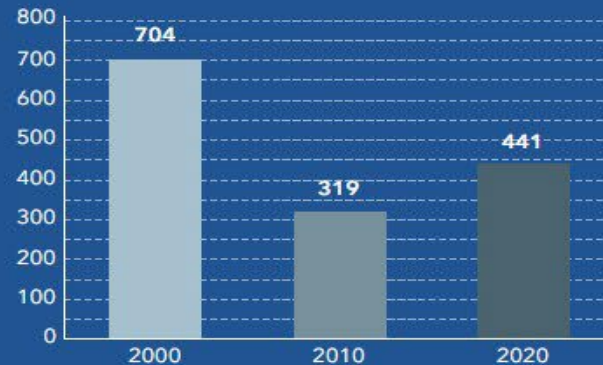
HOUSEHOLD POPULATION



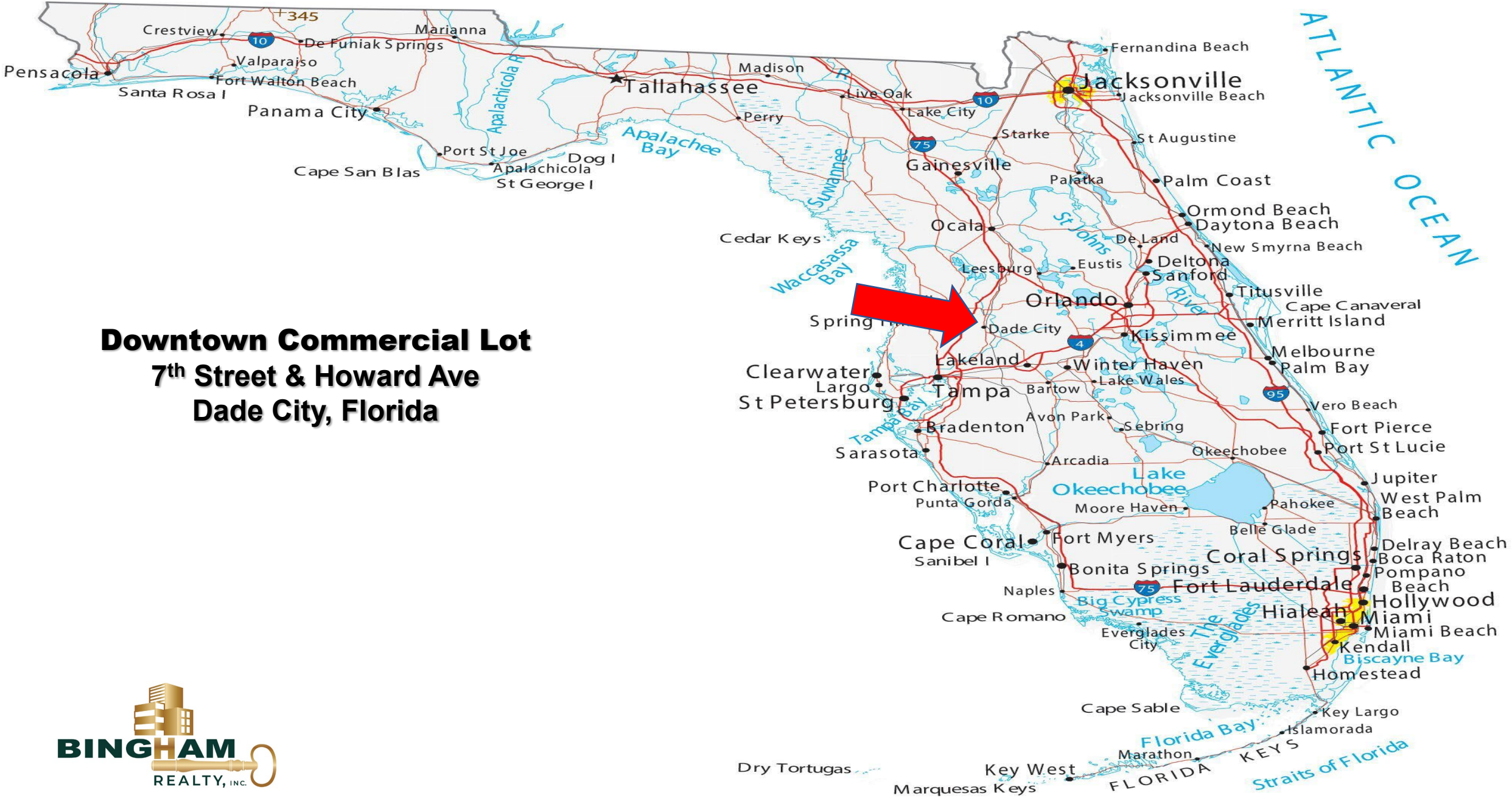
TOTAL POPULATION BY RACE



GROUP QUARTERS



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 4,911 | 16,643 |
| 1 Race | 3,993 | 14,861 |
| White | 2,467 | 11,396 |
| Black | 618 | 1,577 |
| American Indian/Alaska Native | 30 | 93 |
| Asian | 25 | 127 |
| Pacific Islander | 4 | 8 |
| Some Other Race | 849 | 1,660 |
| 2 or More Races | 918 | 1,782 |



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Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry. With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.