

State Road 52 – Vehicle Retail

10101 & 10035 State Road 52, Hudson, Florida 34669

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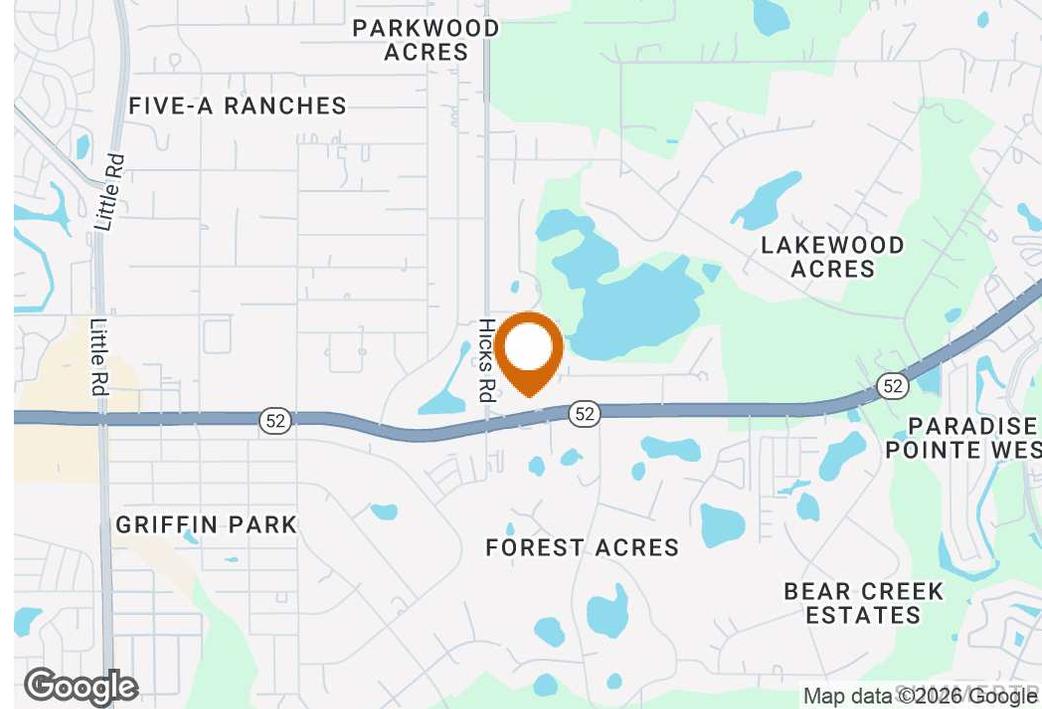
TABLE OF CONTENTS



Table of Contents

Property Summary	3
Property Description	4
Floor Plans	5
Regional Map	6
Location Map	7
Demographics	8
Retailer Map	9
Additional Photos	10
Additional Photos	11
Additional Photos	12
Advisor Biography	13
Advisor Biography	14

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$775,000
Combined Building Size:	3,384 SF
Number of Buildings	2
Lot Size:	1.38 Acres
Price / SF:	\$229.02
Zoning:	00C2
PIN's:	06-25-17-0510-00000-4570, 06-25-17-0510-00000-4580
Road Frontage:	205 ± FT (SR-52)
Traffic Count:	29,500 ± Cars/Day (SR-52)
City:	Hudson
County:	Pasco
State:	Florida

Property Overview

Introducing an exceptional commercial opportunity at 10101 State Road 52, Hudson, FL 34669. This property features two separate buildings, each situated on its own deeded property, for a total of two individual parcel ID numbers. Together, they comprise 3,384 square feet across two distinct units, offering flexibility for multiple business operations or rental income streams.

Zoned 00C2, the site is ideal for retail, automotive, or vehicle-related businesses, providing ample versatility for a wide range of commercial uses. Positioned directly on State Road 52, the property benefits from outstanding frontage, high visibility, and strong daily traffic—perfect for attracting customers and enhancing brand exposure.

This strategic Hudson location presents a rare chance to acquire a multi-parcel commercial property with excellent adaptability and growth potential. Don't miss the opportunity to elevate your business or investment portfolio with this standout offering.

PROPERTY DESCRIPTION



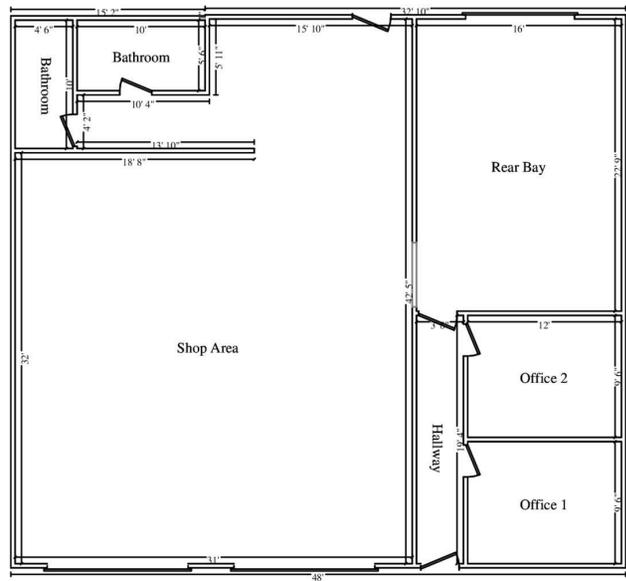
Property Highlights

- Total Building Size: 3,384 SF
- Two Separate Buildings
- Two Deeded Properties
- Two Individual Parcel ID Numbers
- Two Distinct Units – ideal for multiple businesses or rental income
- Zoning: 00C2 – suitable for retail, automotive, and vehicle-related uses
- High-Visibility Frontage on State Road 52
- Strong Traffic Counts for excellent exposure
- Ample Space for customer parking and circulation
- Versatile Commercial Opportunity in a strategic Hudson location
- Ideal for Investors or Owner-Users

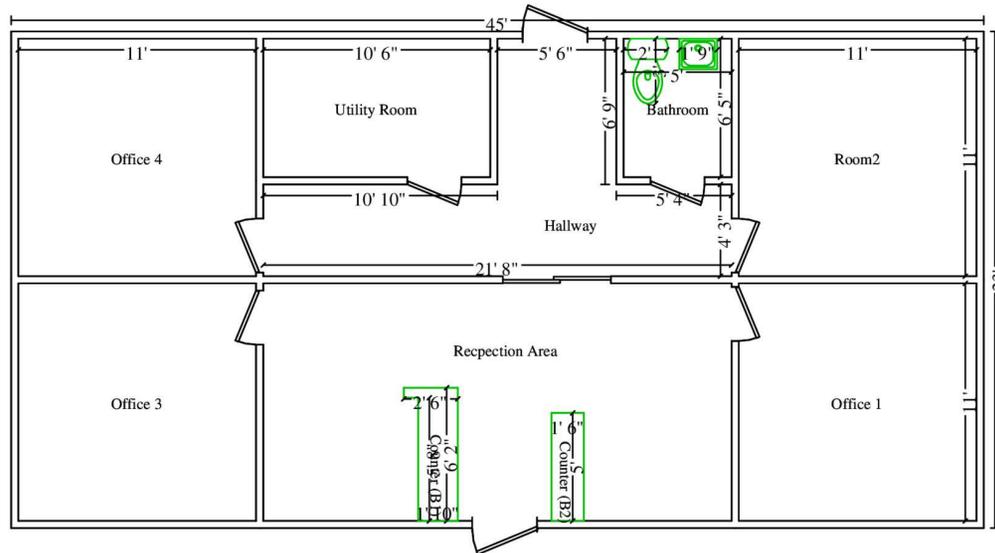
Location Description

Situated in the bustling commercial hub of Hudson, FL, the area surrounding 10101 & 10035 State Road 52 offers a strategic location for retail and vehicle-related businesses. With its proximity to major thoroughfares and high visibility, the location presents an unparalleled opportunity for attracting customers. Nearby, the renowned Hudson Square Shopping Center and Hudson Town Center provide additional shopping and dining options, further enhancing the appeal of the area. The property's strategic position within this dynamic environment ensures a steady flow of traffic and exposure, making it an ideal setting for businesses seeking lucrative opportunities in a thriving retail landscape.

FLOOR PLANS

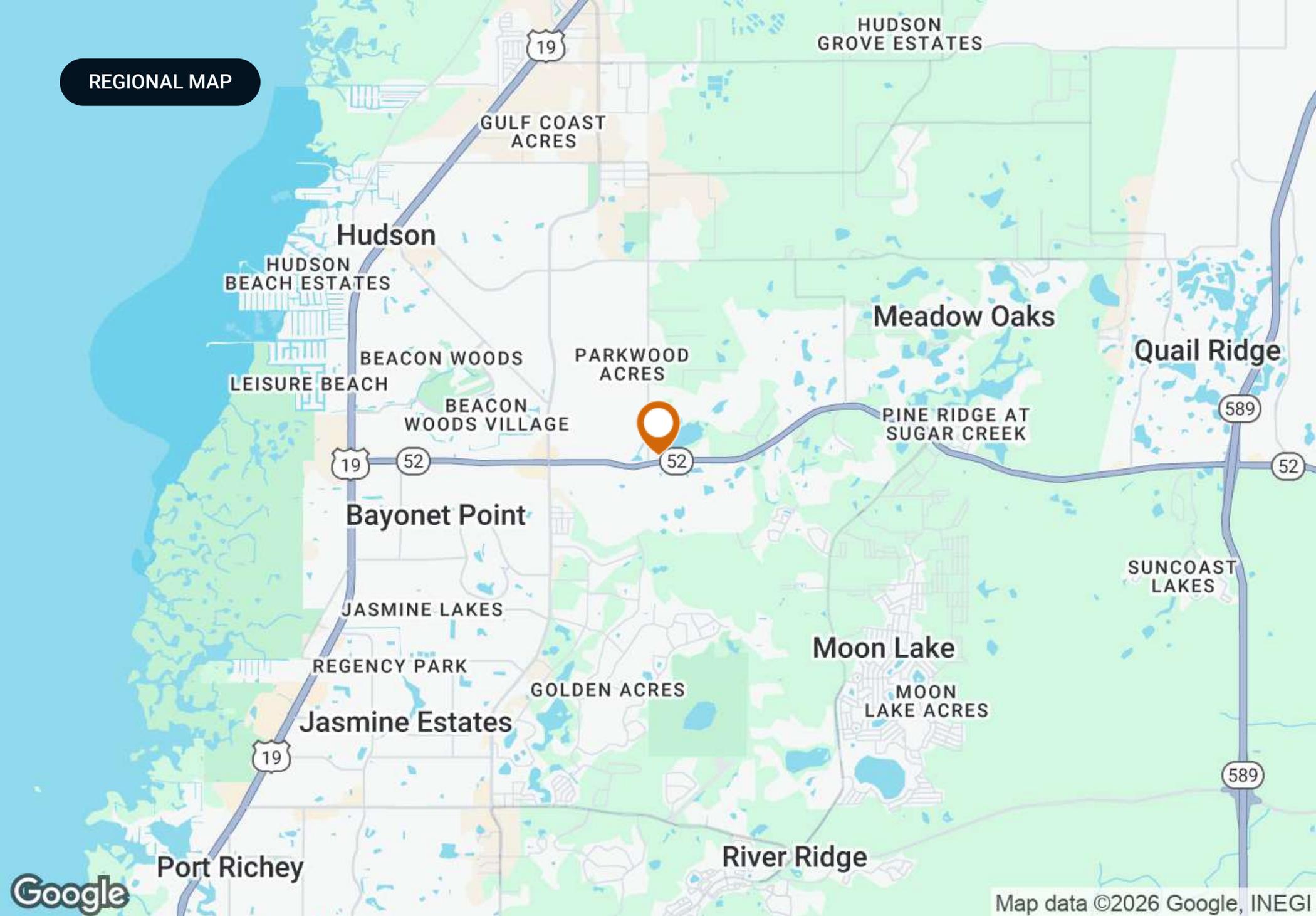


10035 St Rd 52 Hudson Heated

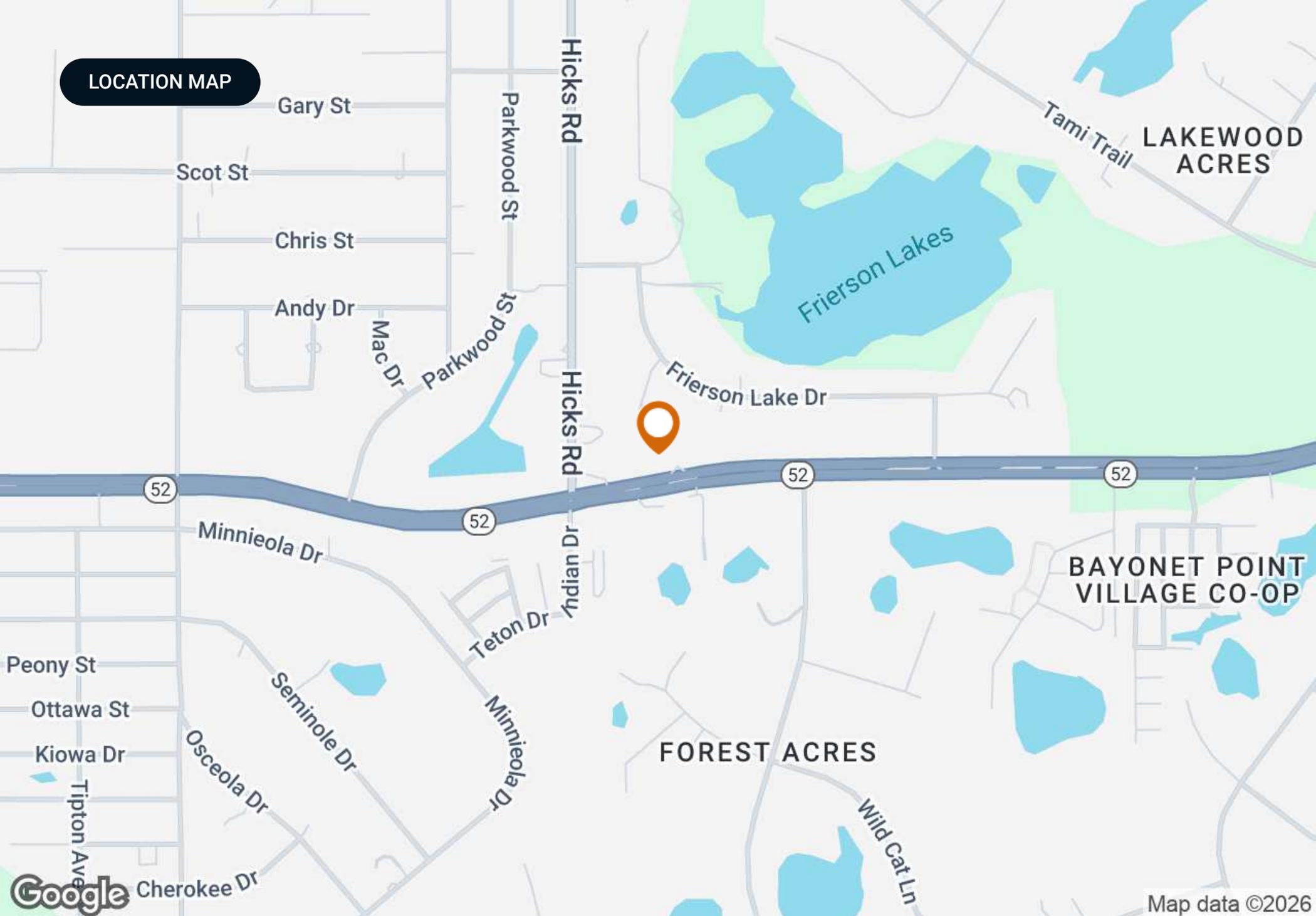


10101 St Rd 52 Hudson

REGIONAL MAP



LOCATION MAP

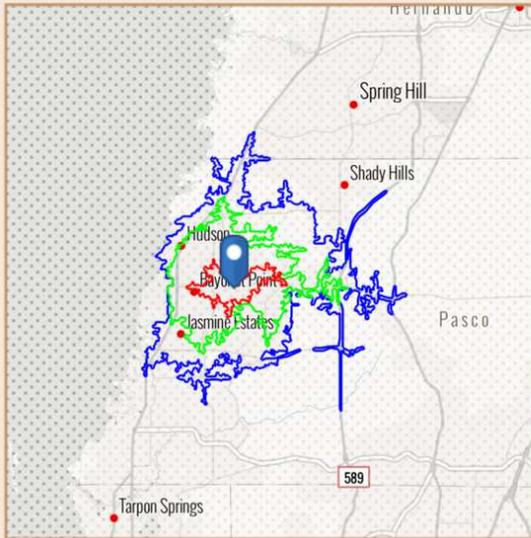


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

10101 State Road 52, Hudson, Florida, 34669

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

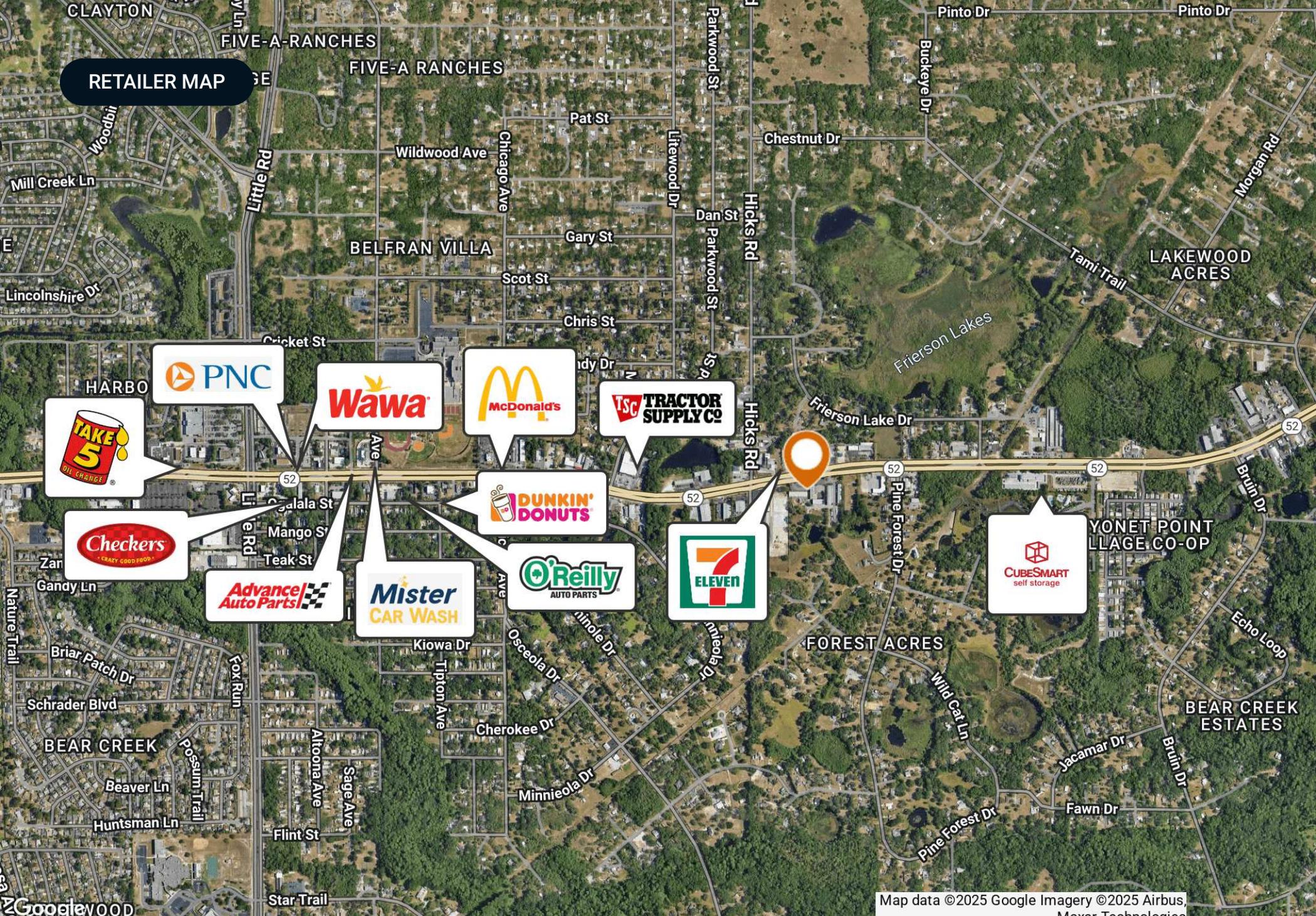
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Pasco County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	4.17%	4.22%	4.26%	4.79%	4.70%	4.69%	5.39%
5 - 9	4.61%	4.55%	4.56%	5.27%	5.08%	5.03%	5.75%
10 - 14	4.47%	4.80%	4.95%	5.75%	5.40%	5.34%	5.98%
15 - 19	4.35%	4.76%	5.10%	5.91%	5.84%	5.84%	6.47%
20 - 34	14.87%	14.33%	15.18%	16.25%	18.51%	18.43%	20.33%
35 - 54	21.24%	21.60%	22.68%	24.78%	25.01%	24.41%	25.20%
55 - 74	30.83%	30.68%	30.06%	26.26%	25.41%	25.55%	22.82%
75+	15.39%	15.05%	13.21%	10.97%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	14.6%	13.8%	12.5%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	13.5%	10.6%	9.9%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	9.3%	10.1%	9.4%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	11.6%	13.1%	12.7%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	19.2%	18.0%	18.3%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	13.5%	13.7%	13.9%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	13.0%	14.2%	15.3%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	3.1%	3.4%	4.2%	8.7%	8.8%	8.7%	9.8%
\$200,000+	2.1%	3.1%	3.9%	11.3%	12.0%	12.1%	14.0%
KEY FACTS							
Population	9,313	66,179	116,932	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	8,918	60,062	108,638	566,746	3,364,494	22,846,618	338,218,372
Employees	3,290	24,048	44,413	269,280	1,636,712	10,832,721	167,630,539
Households	4,267	29,242	50,458	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.17	2.24	2.30	2.44	2.36	2.43	2.50
Median Age	51.9	51.3	49.5	44.8	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	222,346	232,777	258,869	371,248	404,577	416,969	370,578
Owner Occupied %	72.5%	74.0%	72.9%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	27.5%	25.9%	27.1%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	4,881	33,500	57,756	292,548	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$50,914	\$52,692	\$56,488	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$29,759	\$30,927	\$32,282	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$135,813	\$157,915	\$165,195	\$285,843	\$245,761	\$253,219	\$228,144

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

ADDITIONAL PHOTOS 10035 STATE RD. 52



ADDITIONAL PHOTOS 10035 STATE RD. 52



ADDITIONAL PHOTOS 10101 STATE RD. 52



ADVISOR BIOGRAPHY



Bobby Lyles, PMP

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Professional Background

With over 30 years of experience in project management, construction oversight, and engineering across the warehouse/distribution, industrial, and manufacturing sectors, Bobby Lyles is a trusted authority in delivering high-performance commercial real estate projects. Based in Florida and focused on the Southeastern United States, he is a licensed real estate professional who partners with national developers, industrial companies, and investors to identify, acquire, and optimize strategic industrial sites that align with long-term operational and investment goals.

Bobby has led the successful completion of more than twenty large-scale, multimillion-dollar start-up and expansion projects—particularly in plastics, rubber, and broader manufacturing industries. Notably, during his tenure as Senior Project Engineer and Construction Manager at Bridgestone, he oversaw the company's largest North American investment—the \$1.1 billion off-road tire plant in Aiken County, South Carolina—along with complex expansion initiatives across multiple international facilities.

A graduate of the University of South Carolina with studies in Mechanical Engineering and Industrial Studies, Bobby is nationally recognized for his expertise in site selection, estimating, and construction management. He holds several globally respected certifications, including Project Management Professional (PMP), Six Sigma Black Belt, Root Cause Analysis, and Navigation Leadership & Negotiation. As an FAA-certified drone operator (Part 107) and private pilot, he brings unique aerial insight and real-time reconnaissance capabilities to site evaluation and construction monitoring.

Beyond his technical skill set, Bobby is a frequent speaker and educator on industrial site strategy, regularly advising corporate real estate teams, developers, and consultants across North America. Whether tackling complex Brownfield remediation or managing Greenfield developments from the ground up, he delivers clarity, speed, and value at every stage of the industrial development process.

Bobby specializes in:

- Industrial
- Warehousing/Distribution
- Lease Tenant & Owner Representation
- Land & Zoning

ADVISOR BIOGRAPHY



David Goffe, CCIM

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Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” (site selection) as well as “site seeking use” (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection



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