



# 1.25-ACRE OUTPARCEL AVAILABLE

NEC of SR 50 and Mondon Hill Dr | Brooksville, FL 34602

## Property Highlights

- ▶ 1.25-acre parcel available adjacent to national gas station with high-speed diesel
- ▶ 325' feet of frontage along SR 50 (27,500 Car AADT & 3,473 Truck AADT)
- ▶ New 400-unit MH Resort being developed at the NEC of subject intersection
- ▶ 3.85-Miles from I-75
- ▶ Surrounding area retailers: Family Dollar, Speedway, True Value and Dollar General
- ▶ Demographics include an estimated population of over 16,000 and an average Household income of more than \$80,000 within a 5-mile radius

## DEMOGRAPHICS

### Population



3 Mile	7,736
5 Mile	16,019
7 Mile	33,600

### Households



3 Mile	3,052
5 Mile	6,676
7 Mile	14,106

### Household Income



3 Mile	\$81,822
5 Mile	\$80,480
7 Mile	\$82,111

### Traffic Counts



SR 50	27,500
Mondon Hill Dr	5,600
I-75	60,000

### Daytime Demos



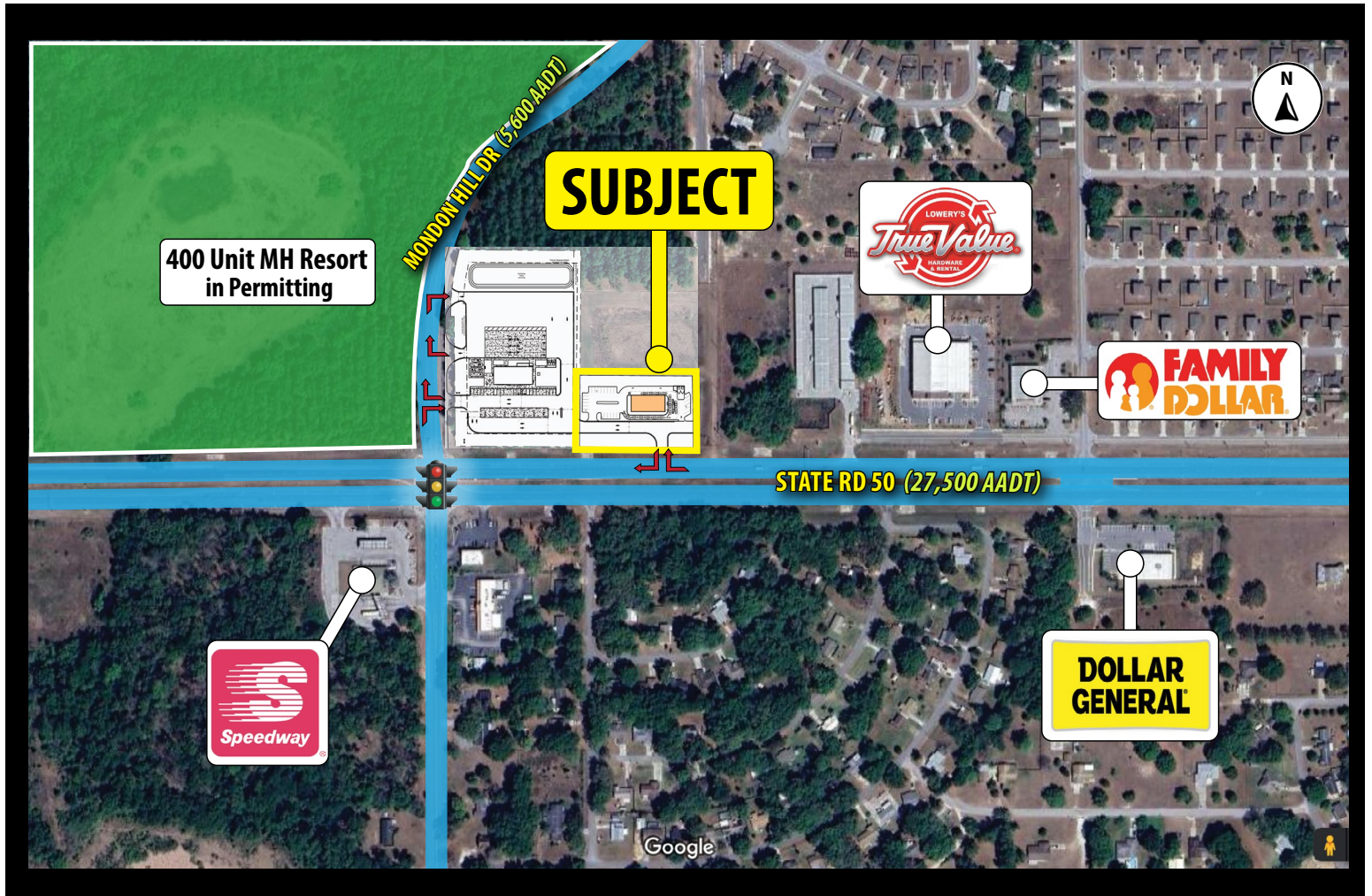
Businesses	Employees	Daytime Population
3 Mile 262	3 Mile 1,131	3 Mile 4,147
5 Mile 646	5 Mile 3,423	5 Mile 9,943
7 Mile 1,660	7 Mile 10,460	7 Mile 24,073

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



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