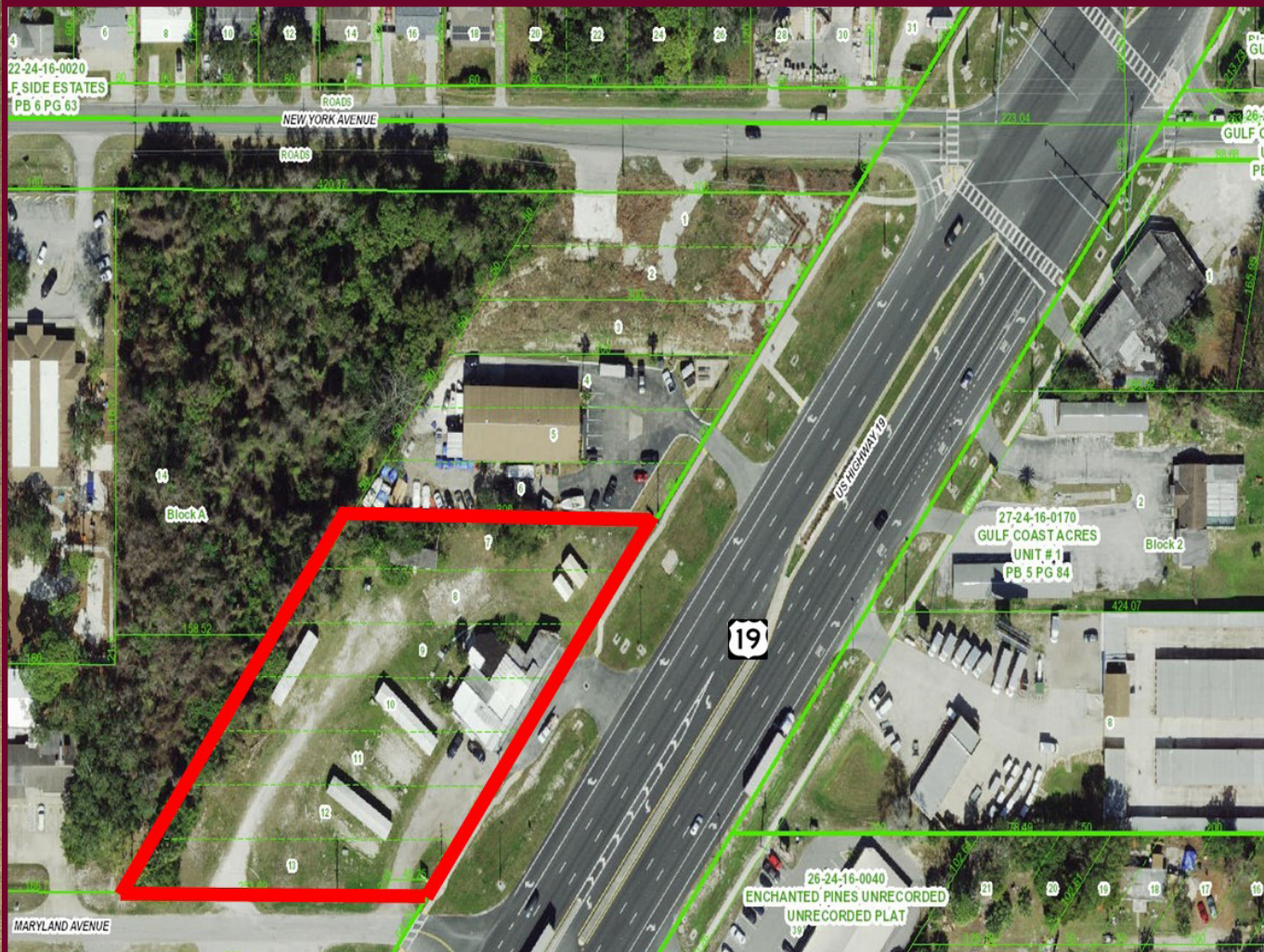


FOR SALE

- ◆ 350 feet of frontage on US Hwy. 19
- ◆ Average annual daily traffic count: 39,000
- ◆ C2 zoning provides a wide variety of potential business opportunities
- ◆ Redevelopment potential
- ◆ Pasco county is one of the fastest growing counties in the country
- ◆ Accessible from both the north and south via a left hand median turn bay with high visibility and convenient ingress/egress
- ◆ All utilities already to the site
- ◆ Ample space for parking and future site expansion
- ◆ Strong population growth in the surrounding area, driving demand for commercial services

For zoning information click below:

[CLICK HERE](#)



14911 US Highway 19 Hudson, FL 34667

Sale Price: \$700,000

Marc Pfleger
Commercial Associate

Cell: (727) 262-5998
Office: (727) 376-4900

Mpfleger@cap-realty.com
www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

Click below for zoning information:

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.

PROPERTY SPECIFICATIONS

Address: 14911 US Highway 19 Hudson, FL 34667
Lot Size: 1.85 acres
Parcel ID#: 27-24-16-0010-00A00-0070
Zoning: C2 - General Commerical District for Pasco
Utilities: Hudson Water Works- Water/Sewer
Duke Energy - Electric
Access: Directly on US Highway 19

Demographic 3 miles



Population: 18,649



Median Age: 50.60



**Average HH:
Income** \$49,178

