

Operating Auto Service &
Repair

Great Exposure on State
Road 52

New Retail Being
Developed

Room For Drive-Through

In Path of Progress

PRICE: \$650,000

9334 State Road 52,
Hudson, FL 34669

ALAN KAYE
Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

Ilya Ben Goldberg
Business Broker
(813) 468-5278



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ALAN KAYE
MANAGING DIRECTOR
O: (954) 558-8058
C: 954-558-8058
akaye@tworld.com
BK 641780, Florida

SECTION I

Property Summary





Property Summary

Building SF:	3,000 SF
Property Type:	Retail Auto Repair
Classification:	02500 Service Shops
Zoning:	C-2
Stories:	One
Curb Cut:	One
Year Built:	1971
Lot Size:	35,824 SF
Parcel ID:	12-25-16-0090-03200-0130
Price:	\$650,000

Property Overview

Located at 9334 State Road 52 in Hudson, FL, the property consists of a 3000 square-foot structure on a .38 acre lot on the very heavily trafficked State Road 52 in Hudson, Florida which leads to US 19. Built in 1971 of CBS construction, this one story retail building is Zoned C-2 and is approved for Auto Repair and Service. There are three bay for auto repair and service, an office and two bathrooms.

With almost 41,000 cars passing by daily, there are signs od new development up and down State Road 52. The Fivay High School Campus sits directly across the street.

Location Overview

The immediate area around State Road 52 is comprised of retail and residential homes. Demographics show that there are 5,567 people in a 1-mile radius, 55,191 people in a 3-mile radius, and an over 107,388 people in a 5-mile radius.

Hudson is located approximately 15 miles northwest of Tampa in Pasco County. Directly across the street from the subject is Fivay High School which was built in 2010 and accommodates over 1,800 students. It is an extremely impressive facility on 38.64 acres. Directly next to the property on one side is an office of the Florida Department of Transportation, On the other side is a fairly new Dunkin' Donuts. Across the street is a McDonald's restaurant with a Taco Bell close by. A new car wash has just been built across the street.

Hudson is served by the Pasco County Sheriffs Office and Pasco County Fire Rescue. Residents benefit from the Regional Medical Center Bayonet Point which is 3.6 miles from the subject property. Hudson is situated between the Tampa International Airport which is approximately 36 miles to the north and the St. Pete-Clearwater International Airport about 36 miles to the south.

PROPERTY DESCRIPTION

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669

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Property Description

9334 State Road 52 in Hudson, sits in the path of progress as State Road 52 is being re-developed on almost a daily basis. It is currently operated as a tire shop and approved for auto repair and service with three bays, an office and two bathrooms and a curb cut on State Road 52.

There is room to accommodate a drive-thru on this property and it is perfectly positioned as a redevelopment opportunity to take advantage of the almost 41,000 daily trips on State Road 52.

The Business is also available for sale. Please contact us for additional information.

SECTION II

Photos



PROPERTY PHOTOS

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669

SECTION III

Maps / Demographics



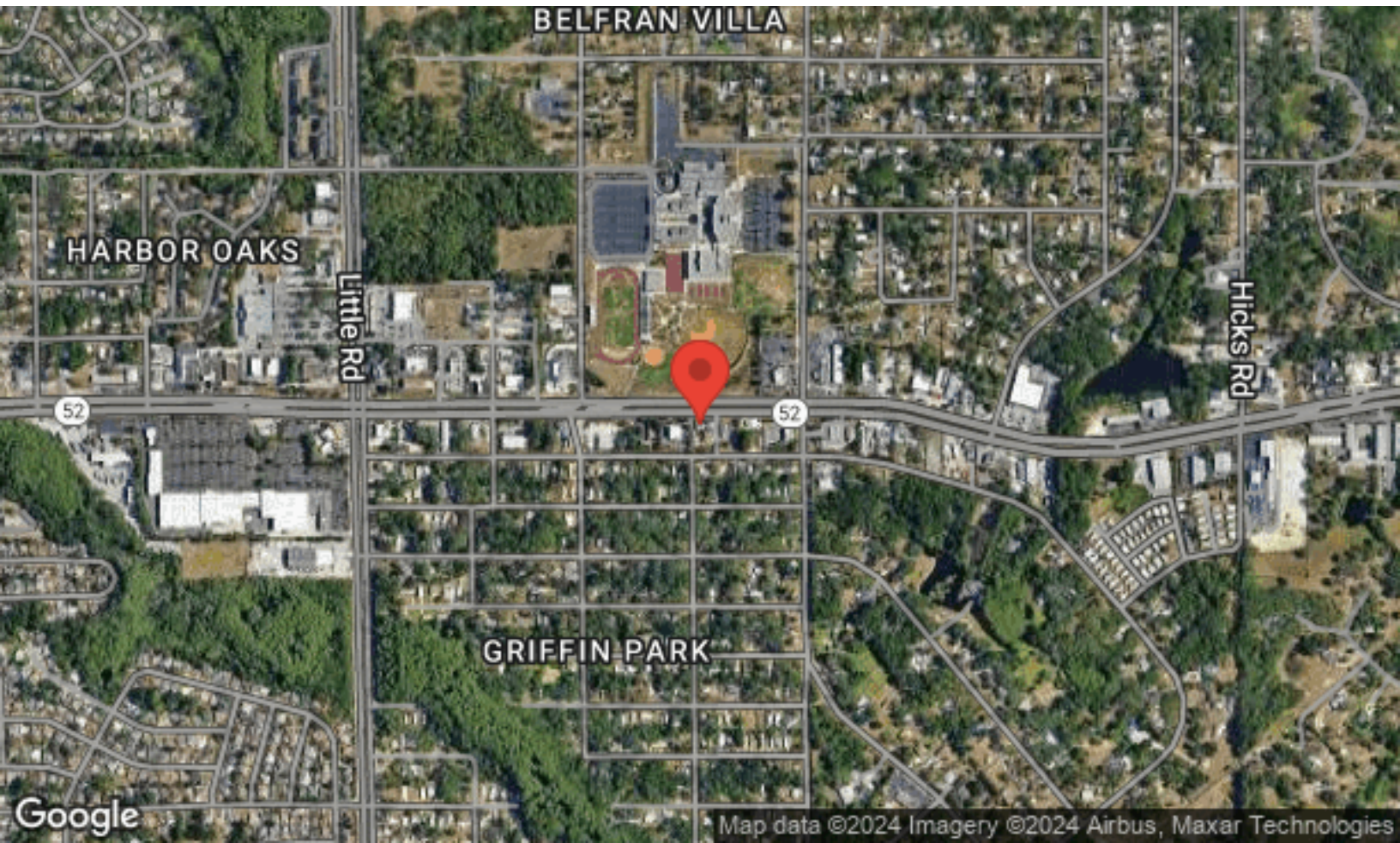
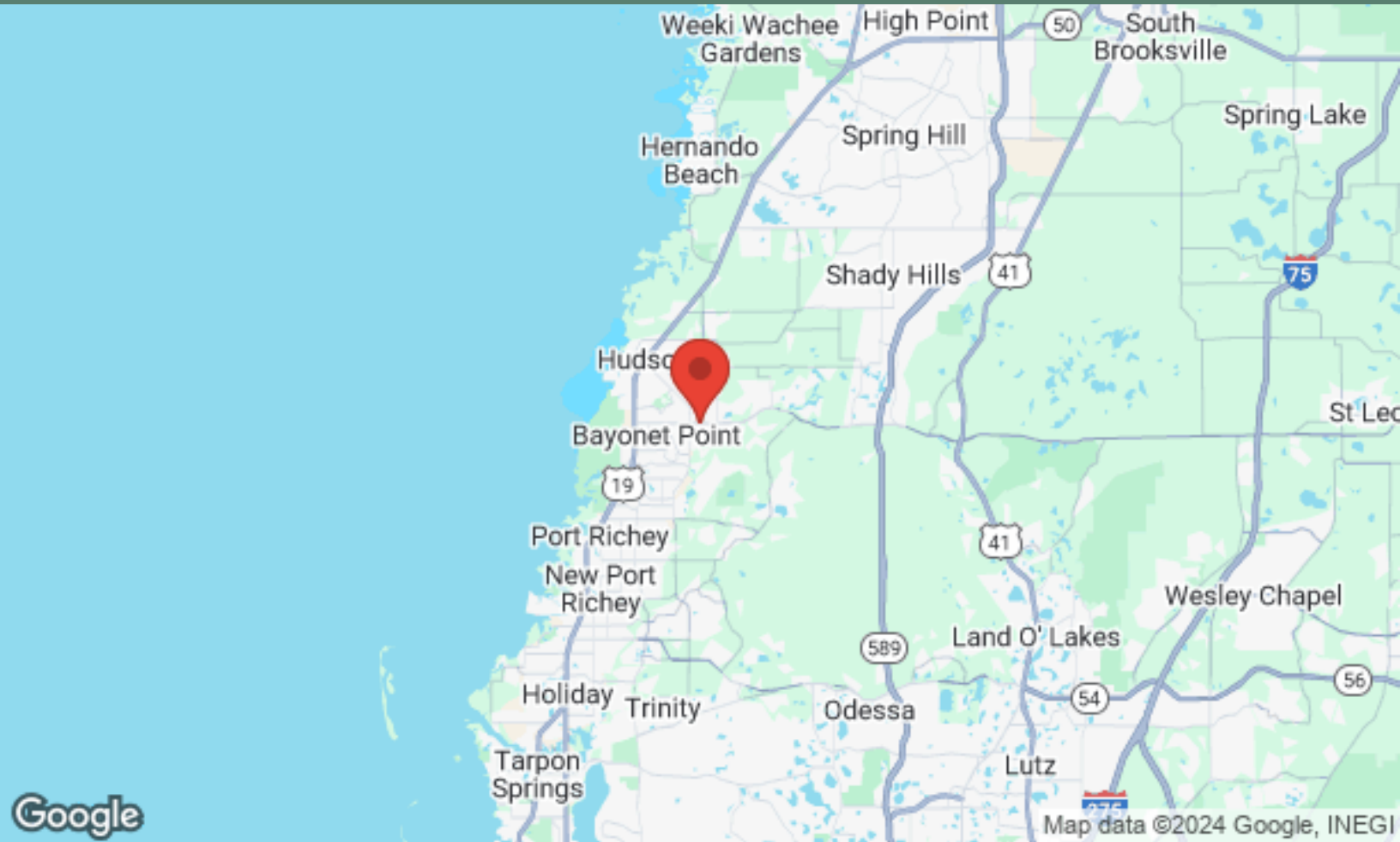
AERIAL MAP

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669



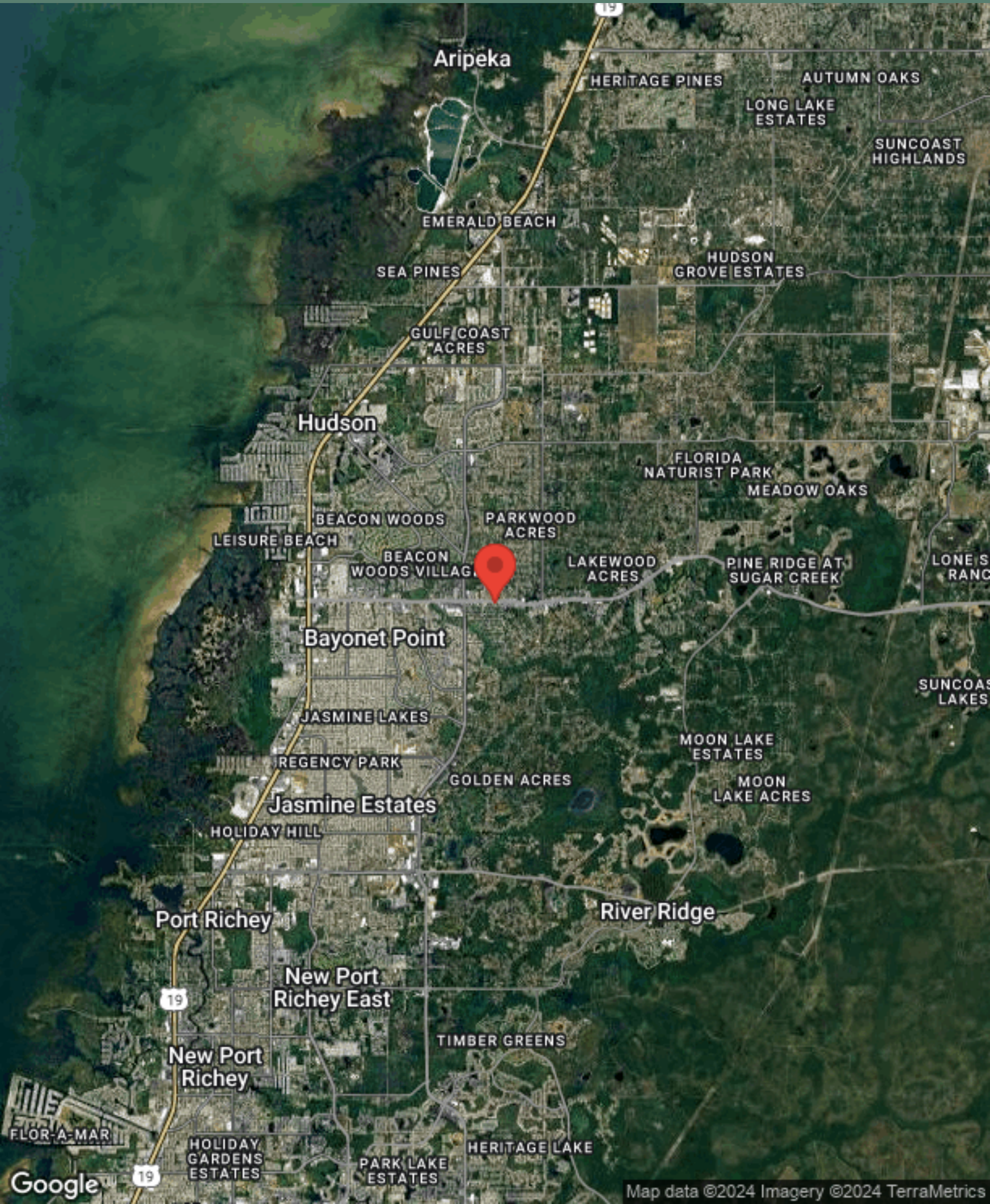
LOCATION MAPS

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669



REGIONAL MAP

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669



Aripeka

HERITAGE PINES

AUTUMN OAKS

LONG LAKE ESTATES

SUNCOAST HIGHLANDS

EMERALD BEACH

SEA PINES

HUDSON GROVE ESTATES

GULF COAST ACRES

Hudson

FLORIDA NATURIST PARK

MEADOW OAKS

BEACON WOODS

PARKWOOD ACRES

LEISURE BEACH

BEACON WOODS VILLAGE

LAKWOOD ACRES

PINE RIDGE AT SUGAR CREEK

LONE S RANG

Bayonet Point

SUNCOAST LAKES

JASMINE LAKES

MOON LAKE ESTATES

REGENCY PARK

GOLDEN ACRES

MOON LAKE ACRES

Jasmine Estates

HOLIDAY HILL

Port Richey

River Ridge

New Port Richey East

TIMBER GREENS

New Port Richey

HERITAGE LAKE

HOLIDAY GARDENS ESTATES

PARK LAKE ESTATES

Households			
	2 mile	5 mile	10 mile
2020 Households	12,533	48,979	109,453
2024 Households	13,269	52,978	120,638
2029 Household Projection	15,885	63,602	144,828
Annual Growth 2020-2024	0.1%	0.4%	1.1%
Annual Growth 2024-2029	3.9%	4.0%	4.0%
Owner Occupied Households	11,665	44,819	102,538
Renter Occupied Households	4,220	18,783	42,289
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$314.8M	\$1.3B	\$3.2B
Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$54,383	\$60,139	\$67,181
Median Household Income	\$42,602	\$46,909	\$51,094
< \$25,000	4,067	14,708	28,724
\$25,000 - 50,000	3,475	13,197	30,256
\$50,000 - 75,000	2,581	10,826	24,677
\$75,000 - 100,000	1,444	5,959	13,916
\$100,000 - 125,000	903	3,778	8,925
\$125,000 - 150,000	357	1,682	4,989
\$150,000 - 200,000	253	1,642	5,103
\$200,000+	189	1,186	4,046

SECTION IV

Broker Profile



CONTACT INFORMATION

9334 State Road 52
9334 State Road 52 | Hudson, FL 34669



For More Information Contact:

ALAN KAYE
954-558-8058
Akaye@tworld.com

ILYA BEN GOLDBERG
813-468-5278



DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 9334 State Road 52, Hudson, FL 34669, (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a Florida limited liability Company broker. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR ILYA BEN GOLDBERG & PLEASE DO NOT DISTURB THE TENANTS.