



# OWNER/USER FOR SALE

307 W HOWELL AVE, BROOKSVILLE, FL 34601

*±47,384 SF Residential Healthcare Facility*

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90  
ROOMS

C-1  
ZONING

135  
LICENSED BEDS

+52  
ON-SITE PARKING SPACES



307 W HOWELL AVE

# *ASSISTED LIVING FACILITY* AVAILABLE FOR SALE OWNER/USER OR INVESTMENT



## PROPERTY FEATURES

ADDRESS	307 W Howell Ave Brooksville, FL 34601
TOTAL SF	47,384 SF
LAND SF	87,120 SF (2AC)
# OF ROOMS	90
# OF LICENSED BEDS CURRENTLY	135 (assisted living beds)
YEAR BUILT	1925
PARKING	±52 spaces
PARCEL	R22-222-19-26000-0000-0154
ZONING	C-1
JURISDICTION	Hernando County
CURRENT USE	Assisted Living Facility
PERCENT CURRENTLY OCCUPIED	60% (changes weekly)

47,384

TOTAL SF

±87,120

SF LAND SIZE

90

ROOMS

135

LICENSED BEDS

The current facility consists of 135 assisted living beds for 90 units/rooms. The rooms are large enough to put #2 beds in each so 180 total beds. However, here is the current property breakdown:

- 1st floor - 24 rooms
- 2nd floor - 28 rooms
- 3rd floor - 38 rooms
- 4th floor - there are 6 additional units with some shared bathrooms that we are going to use for offices because of the stairs. They could likely turn them into rooms if you wanted to get to 96 units vs 90 units on 3 floors.









## PERMITTED USES

Bed and breakfast establishment  
Community centers  
Research activities  
Libraries  
Museums, art galleries, artist studios  
Accessory retail  
Alcoholic beverage  
Banquet and reception halls  
Billiards and pool parlors  
Book/Stationary store, new & used  
Brew on-premises  
Catering  
Commercial, vocational and business schools  
Drug stores

Dry cleaners, small  
Dry cleaners, general  
Florist shop  
Funeral homes and mortuaries  
Furniture/Home furnishings  
General business, retail goods  
Grocery stores  
Hospitals and medical centers  
Hotels and motels  
Laundries (self-serve)  
Liquor store  
Mail and package services  
Mail order office  
Mail order pickup facilities  
Movie theater

Novelty and souvenir shop  
Optician/Optical supplies  
Photography studio  
Printing services  
Specialty food store  
Tobacco shop  
Wedding chapel  
Barber, beauty shop  
Business services  
Diagnostic centers (provide radiology), medical screening and testing services  
Employment services  
Family support services  
Government office  
Health practitioner's office

Hospital  
Medical and dental laboratory  
Medical clinics with scheduled or emergency services by physicians  
Personal services  
Professional office  
Professional services  
Rehabilitation center  
Camps  
Ambulance services  
Fire stations  
Business schools  
Colleges and universities  
Trade schools

307 W HOWELL AVE

HOWELL AVE



# *BEHAVIORAL HEALTH & RESIDENTIAL TREATMENT CENTERS* IN GREATER TAMPA

The Greater Tampa Bay area—covering Hillsborough, Pinellas, and Pasco Counties—is experiencing a growing shortage of behavioral health and residential treatment facilities. Rapid population growth, rising mental health and substance use issues, and limited affordable housing have created a critical gap between need and available beds, straining hospitals and local agencies.

## WHY RESIDENTIAL TREATMENT CENTERS ARE VITAL

Residential treatment centers bridge the gap between outpatient care and hospitalization, providing 24-hour structured support for stabilization, recovery, or step-down care. The ideal model is small, supervised, and community-based.



## CURRENT MARKET DYNAMICS

Mental health and substance use cases are rising, yet Florida remains below average in behavioral health beds per capita. Hospitals face extended stays for patients awaiting placement, and few new projects are meeting the need for small, community-based treatment centers. Zoning limits and financing challenges continue to slow private investment.

## UNMET DEMAND INDICATORS

High Occupancy: Providers report 90%+ bed use and waitlists lasting weeks.

Population Growth: Tampa's growing population—especially working-age adults and retirees—drives higher behavioral health needs.

Homelessness Link: Mental health and substance use remain key factors in homelessness across Pinellas and Hillsborough Counties.

## INVESTMENT & DEVELOPMENT OPPORTUNITIES

Adaptive Reuse: Convert underused medical, hotel, or office properties into licensed treatment centers.

Small-Scale Models: Develop 10-16 bed recovery homes meeting Florida AHCA standards.

Public-Private Partnerships: Leverage private capital with county or federal behavioral health programs.

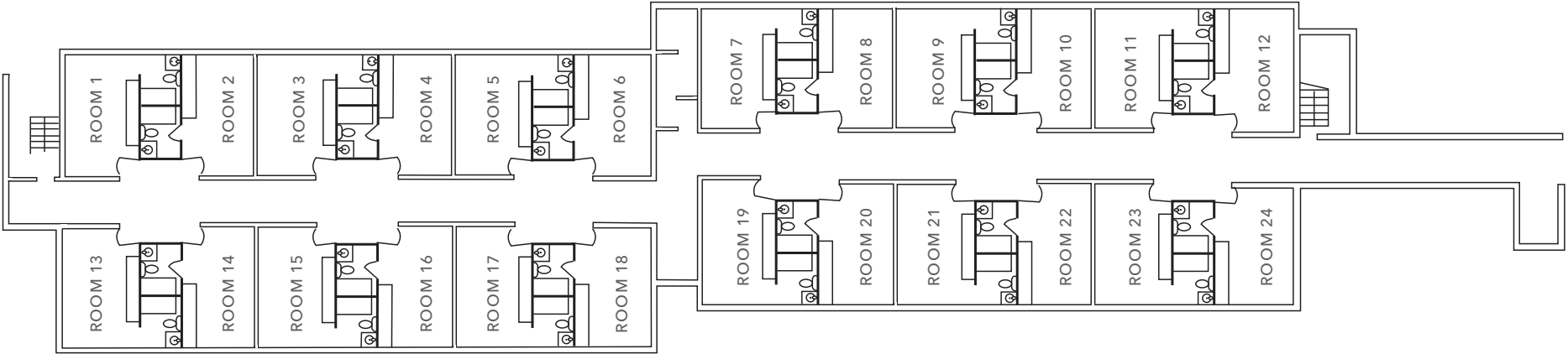
Integrated Campuses: Combine outpatient, detox, and transitional living services on one site.

## CONCLUSION

The Greater Tampa region faces a growing gap in behavioral health infrastructure. Meeting this need will require modern, community-based residential treatment centers. Early investment from healthcare operators and developers can help stabilize the system while achieving mission-driven returns.

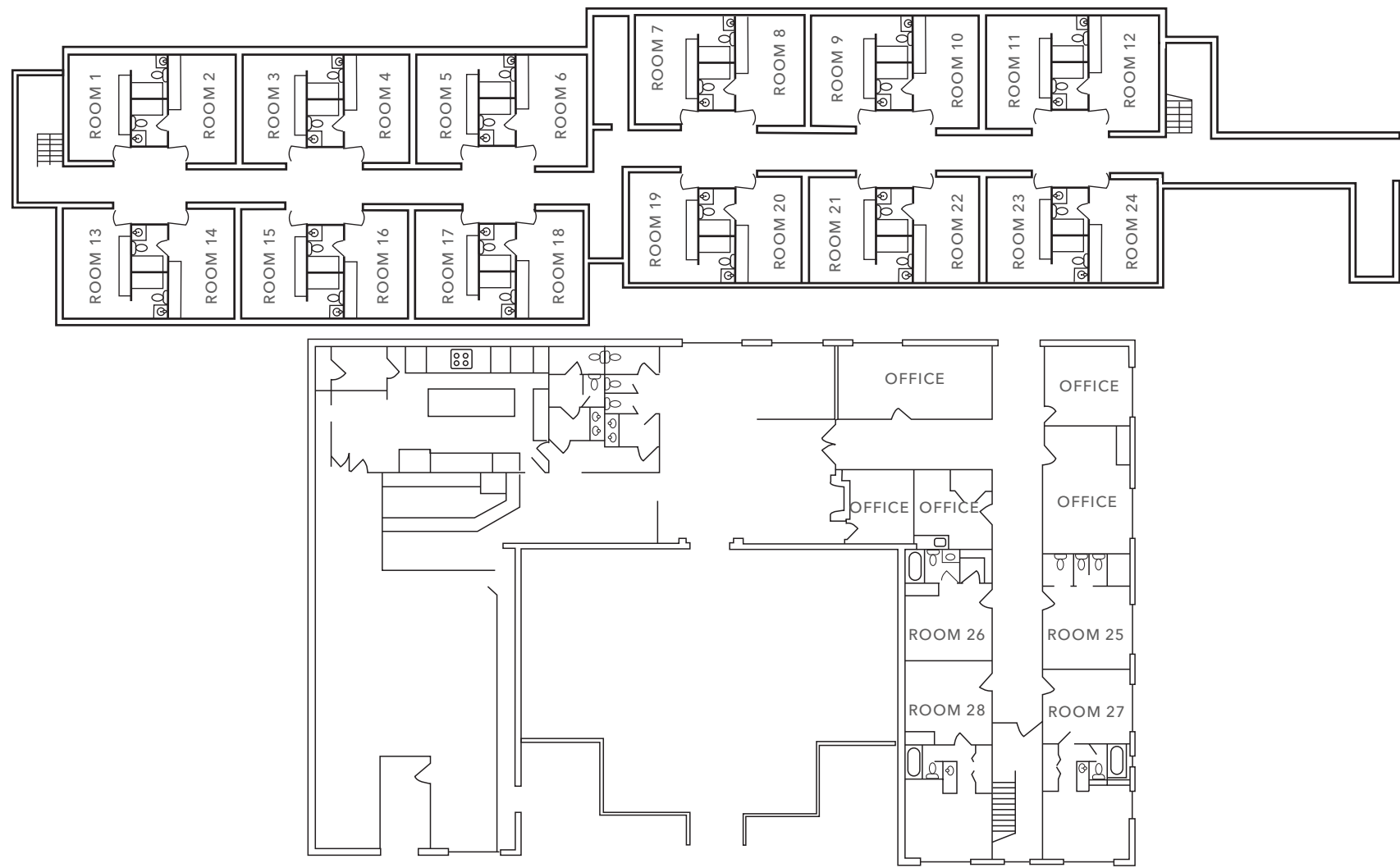
# FIRST FLOOR - FLOORPLAN

24rooms



# 2ND FLOOR - FLOOR PLAN

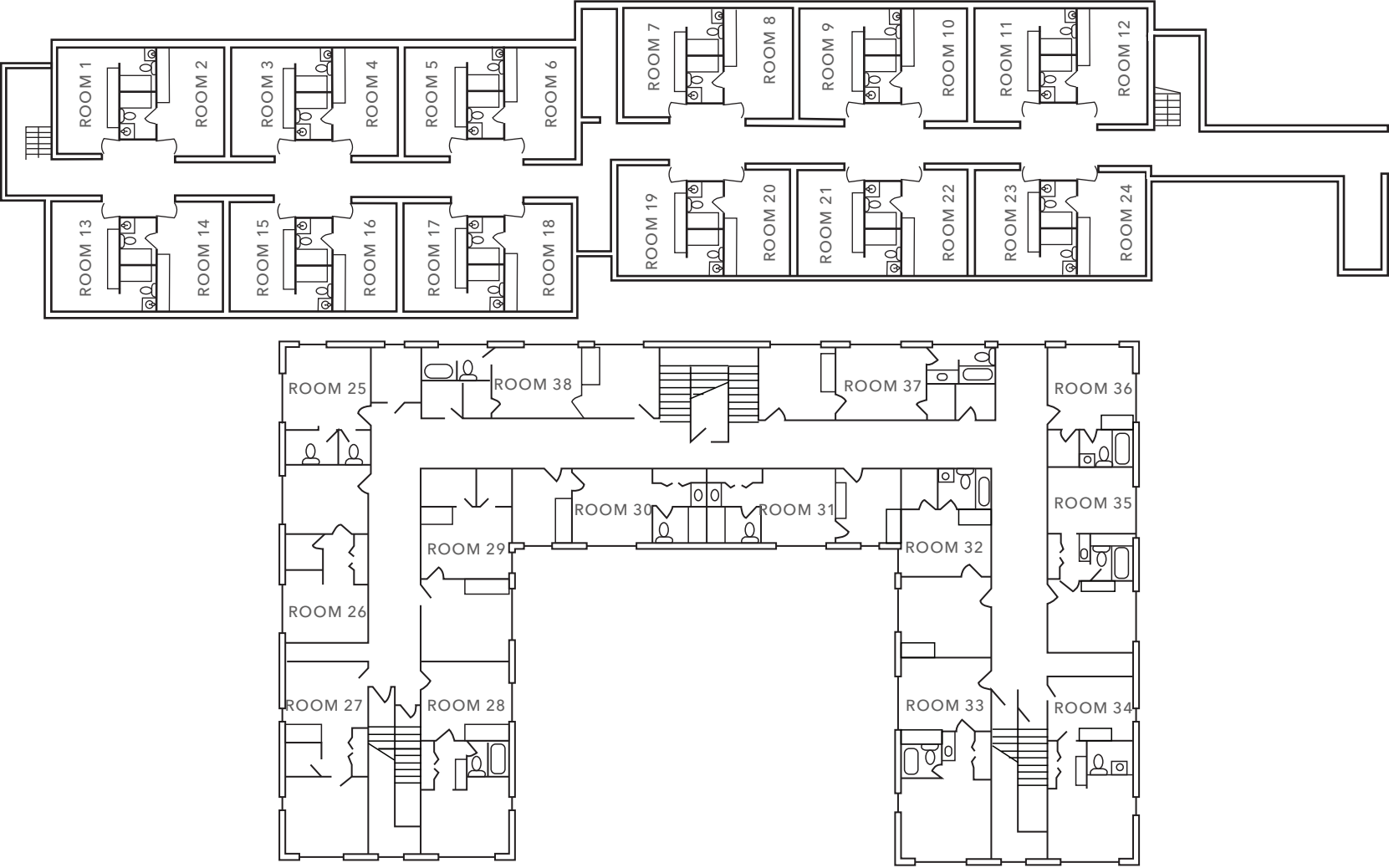
28rooms





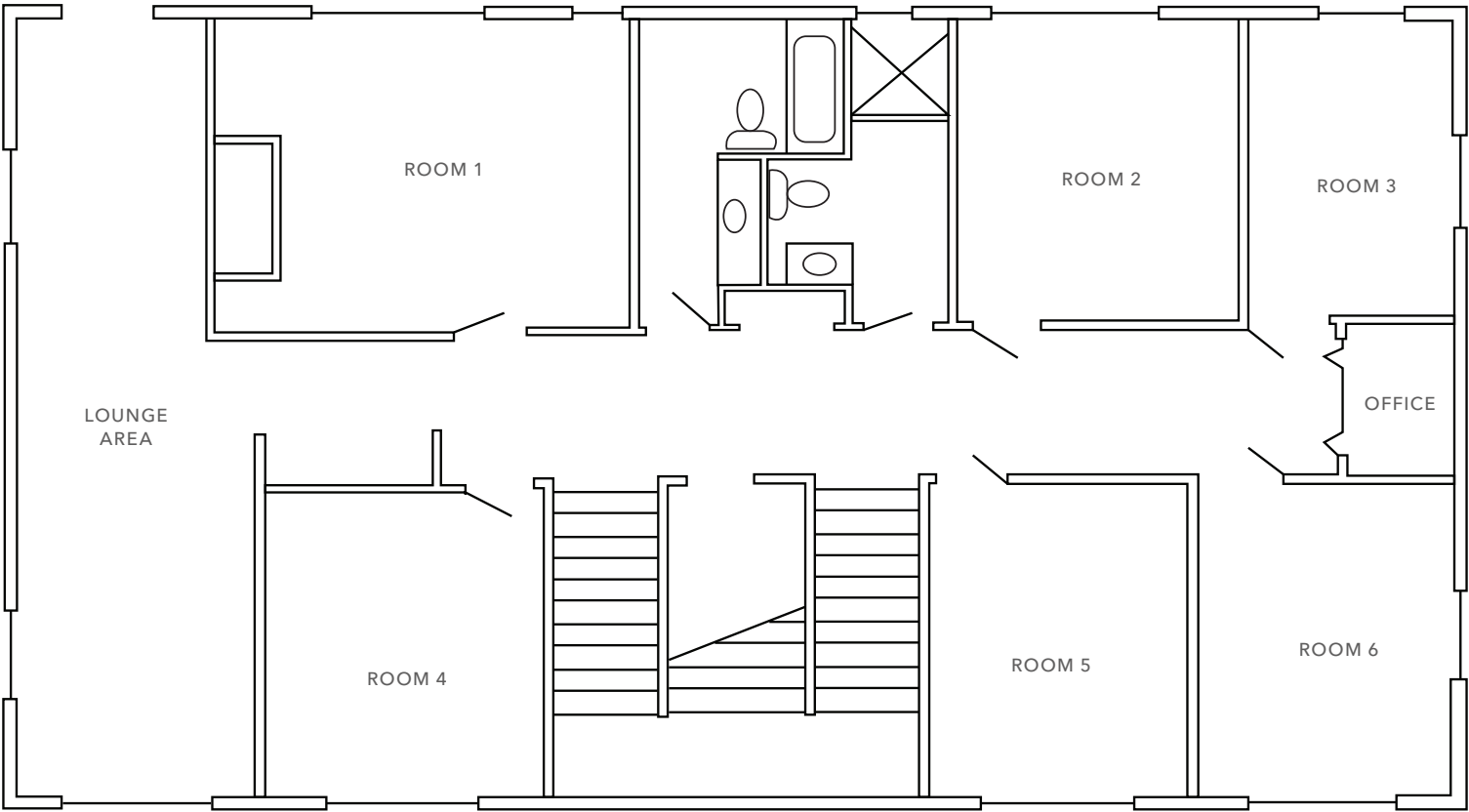
# 3RD FLOOR - FLOOR PLAN

38rooms



# 4TH FLOOR - FLOOR PLAN

6 room, 1 office, & lounge area





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	4,506	13,137	20,144
2020 CENSUS	4,749	14,143	21,834
2025 ESTIMATED	4,726	15,129	24,071
2030 PROJECTED	4,779	15,449	25,591

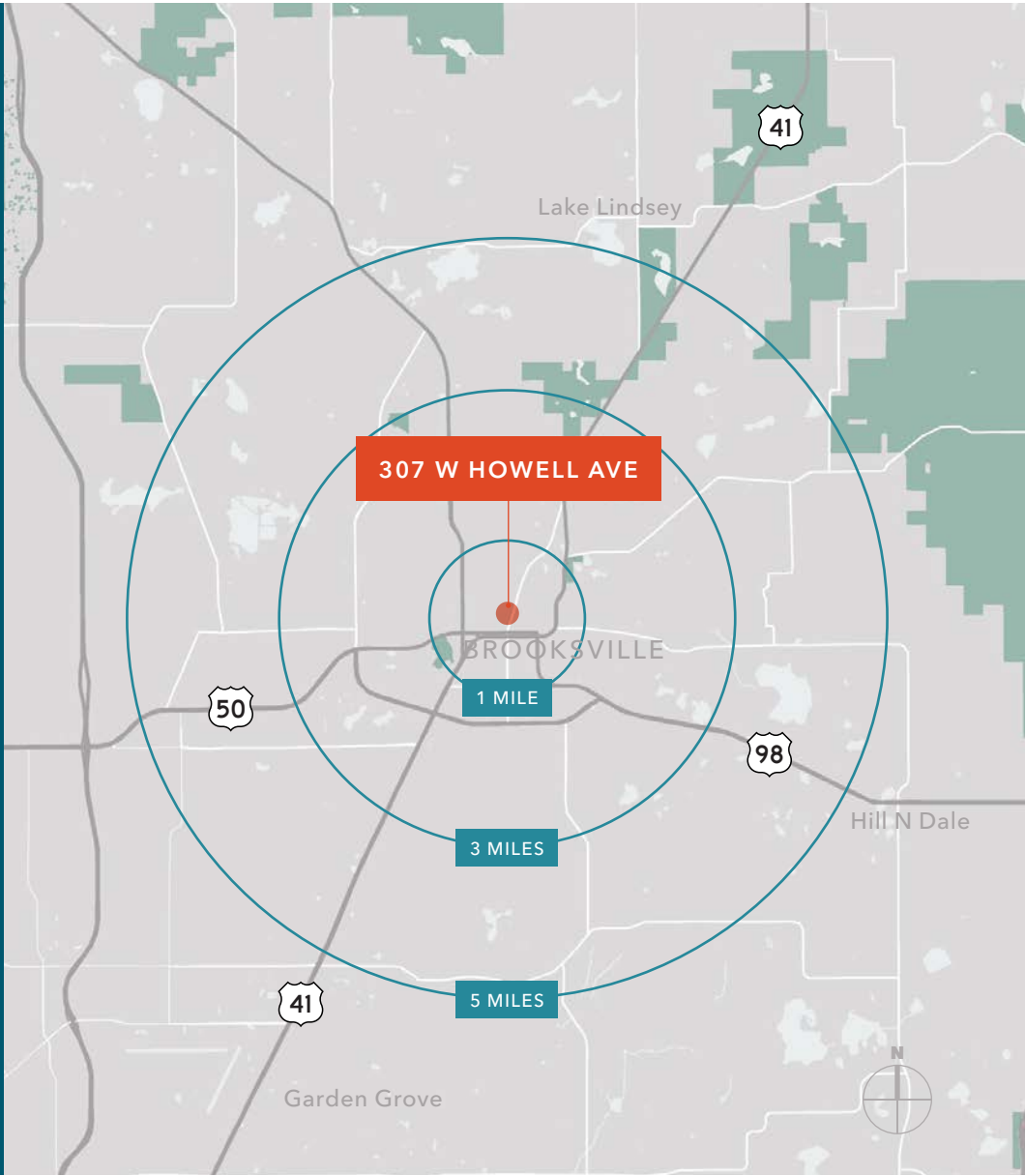
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.3	43.8	45.6
% FEMALE	51.1%	51.7%	51.5%
% MALE	48.9%	48.3%	48.5%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$52,721	\$53,105	\$61,822
2030 MEDIAN PROJECTED	\$52,207	\$53,020	\$62,405
2025 AVERAGE	\$68,821	\$76,864	\$84,947
2030 AVERAGE PROJECTED	\$68,085	\$76,344	\$85,186

Data Source: ©2025, Sites USA







*For more information, contact*

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