



7806 Maryland Avenue | Hudson, FL 34677

1.38± Acres | Fully Fenced Lot

**FOR LEASE**

**Marc Pfleger**

Commercial Associate

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Visit us @ [www.cap-realty.com](http://www.cap-realty.com)



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# PROPERTY HIGHLIGHTS

Address: 7806 Maryland Avenue  
Hudson, FL 34667

Zoning: C2

- 1.38± Acre Commercial Site
- C-2 Zoning allows for a broad range of uses (subject to approval)
- 24-hour controlled access via keypad-operated gate, ideal for businesses operating outside standard hours
- Fully fenced property with new perimeter fencing and barbed wire for added security
- Direct access from U.S. Highway 19, a major north/south commercial corridor serving Hudson and the greater Pasco County market
- Two (2) separate access points providing efficient ingress and egress for vehicles and equipment
- Highly flexible site configured to support vehicle-intensive operations and outdoor storage requirements
- Ideal tenant profiles include contractors, construction-related businesses, towing operators, automotive service providers, and storage-oriented users (where permitted)
- Ready for immediate occupancy



## Demographics | 5 Miles



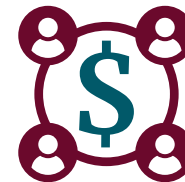
71,160

Population  
2025



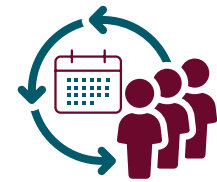
4%

Population  
2025-2030 Growth  
Rate



\$56,112

Average HH Income



52.4

Median Age



# PROPERTY PHOTOS



FOR LEASE | HUDSON, FL

CAP-Realty.com

(727) 376-4900

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.



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# LOCATION SUMMARY



INVESTMENT FOR SALE | PORT RICHEY, FL

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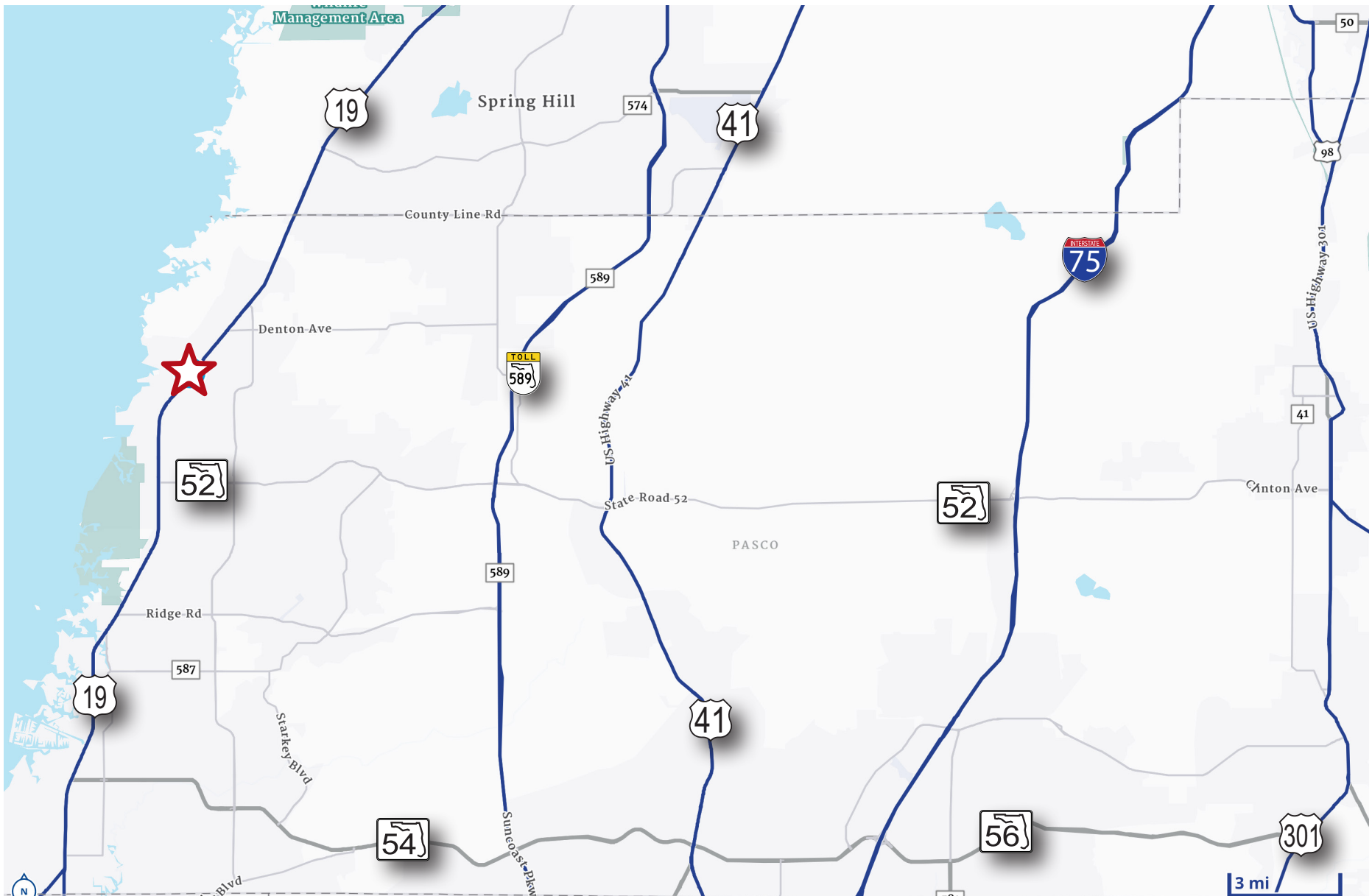
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