



EXECUTIVE SUMMARY

DENNY'S GROUND/SUB LEASE

12105 U.S. 19, HUDSON, FL 34667



OFFERING SUMMARY

Ground/Sub Lease Rate:	\$125,000.00 per year (NNN)
Available Building SF:	4,509 SF
Lot Size:	1.32 Acres
Zoning:	C-2
Traffic Count:	53,183
Parking Spaces:	60
Estimated Property Tax:	\$11,870.96
APN:	04-25-16-0020- 04400-0020

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease or sub lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located along a major commercial corridor with high traffic visibility and easy access. Positioned directly on US Highway 19, the site is surrounded by a mix of retail stores, service businesses, and dining options, making it a convenient and accessible location for both local residents and pass-through traffic.

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

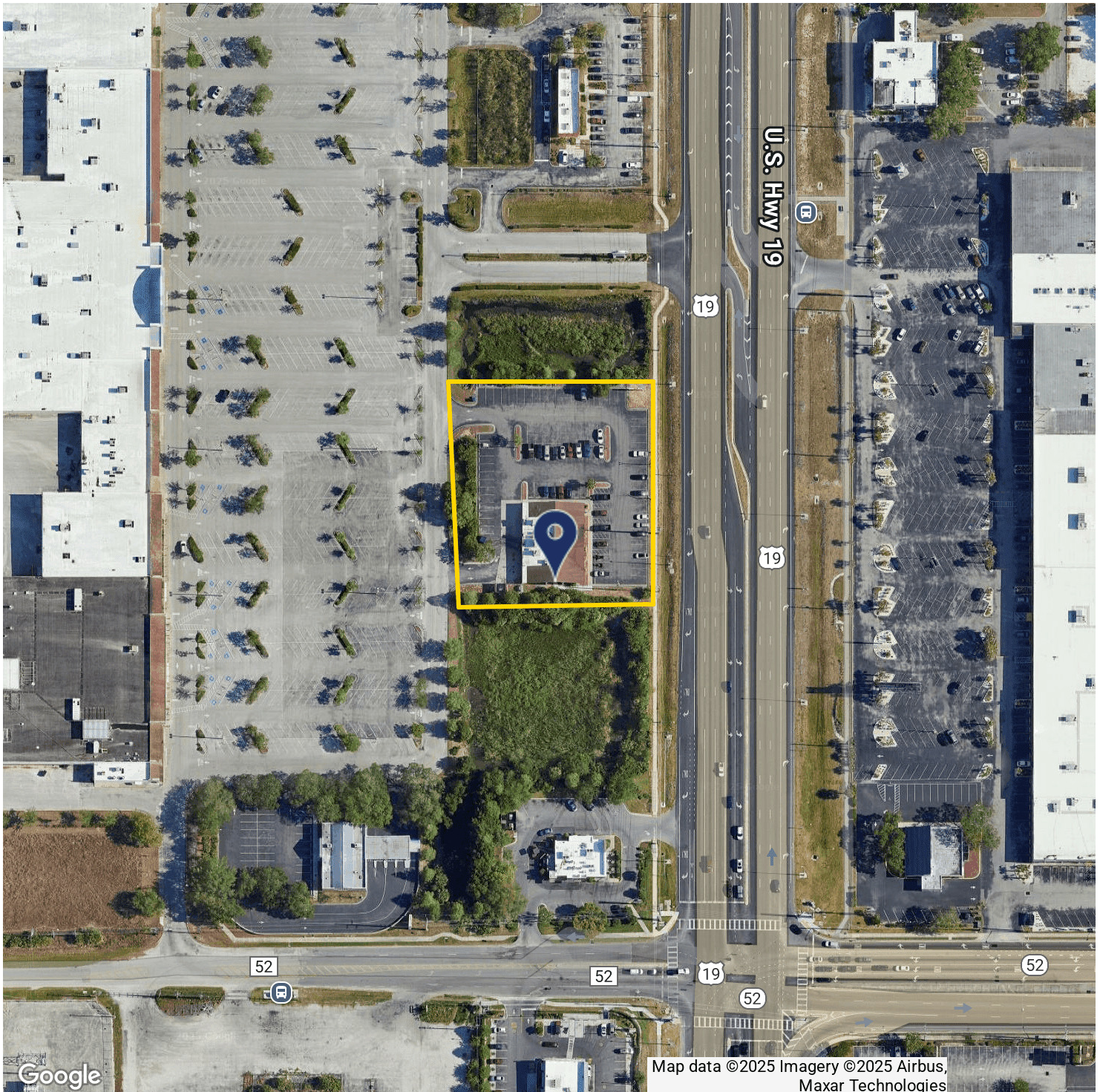




LOCATION MAP

DENNY'S GROUND/SUB LEASE

12105 U.S. 19, HUDSON, FL 34667



Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

DENNY'S GROUND/SUB LEASE

12105 U.S. 19, HUDSON, FL 34667



Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

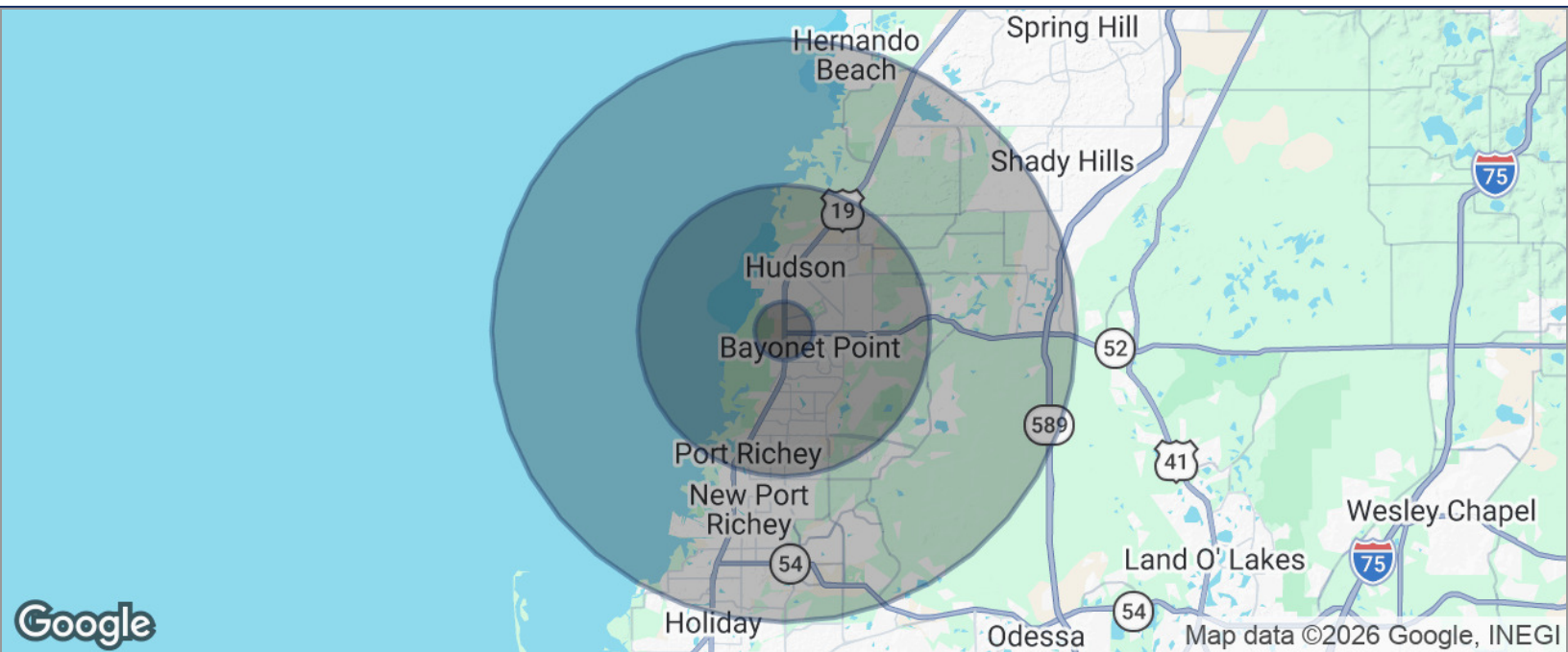




DEMOGRAPHICS MAP

DENNY'S GROUND/SUB LEASE

12105 U.S. 19, HUDSON, FL 34667



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,575	106,173	260,127
MEDIAN AGE	51	48	47
MEDIAN AGE (MALE)	49	47	46
MEDIAN AGE (FEMALE)	52	49	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,898	46,410	111,992
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$56,154	\$61,932	\$72,553
AVERAGE HOUSE VALUE	\$162,740	\$216,309	\$254,361

* Demographic data derived from 2020 ACS - US Census

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

