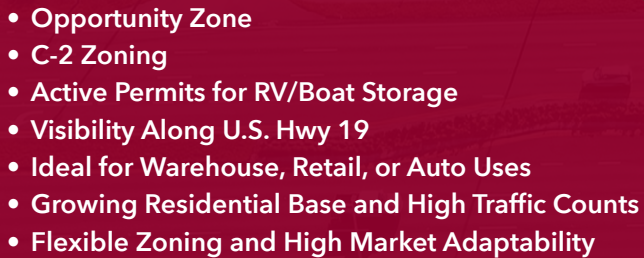




COMMERCIAL REAL ESTATE SERVICES TAMPA BAY

9081 SUNCOAST TERRACE | HUDSON, FL 34667

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4.19 ACRES FOR SALE

9081 SUNCOAST TERRACE | HUDSON, FL 34667

THE PROPERTY

Presenting an exceptional opportunity to acquire 4.19 acres of prime commercial land situated along the highly visible U.S. Highway 19, one of the main North-South arteries in Hernando County. This property sits within a rapidly growing corridor along Florida's Nature Coast; a region experiencing strong residential and commercial development driven by population growth and sustained demand for storage, service, and lifestyle-oriented uses.

ZONING

The site is in an Opportunity Zone and zoned C-2 (General Commercial District) which includes uses for self storage & outdoor storage. Permits are in place for RV and boat storage, providing a near shovel-ready opportunity for investors or owner-users seeking to serve the area's strong recreational and residential storage needs.

PERMITTED USES

- RV, boat, commercial vehicle and self-storage
- Automotive sales, service, and repair
- Warehousing and general store
- Lumber yards
- Office and professional service buildings
- Contractor and trade service establishments
- Medical offices



**OPPORTUNITY
ZONE**



ZONED C-2



**STORAGE USES
PERMITTED**

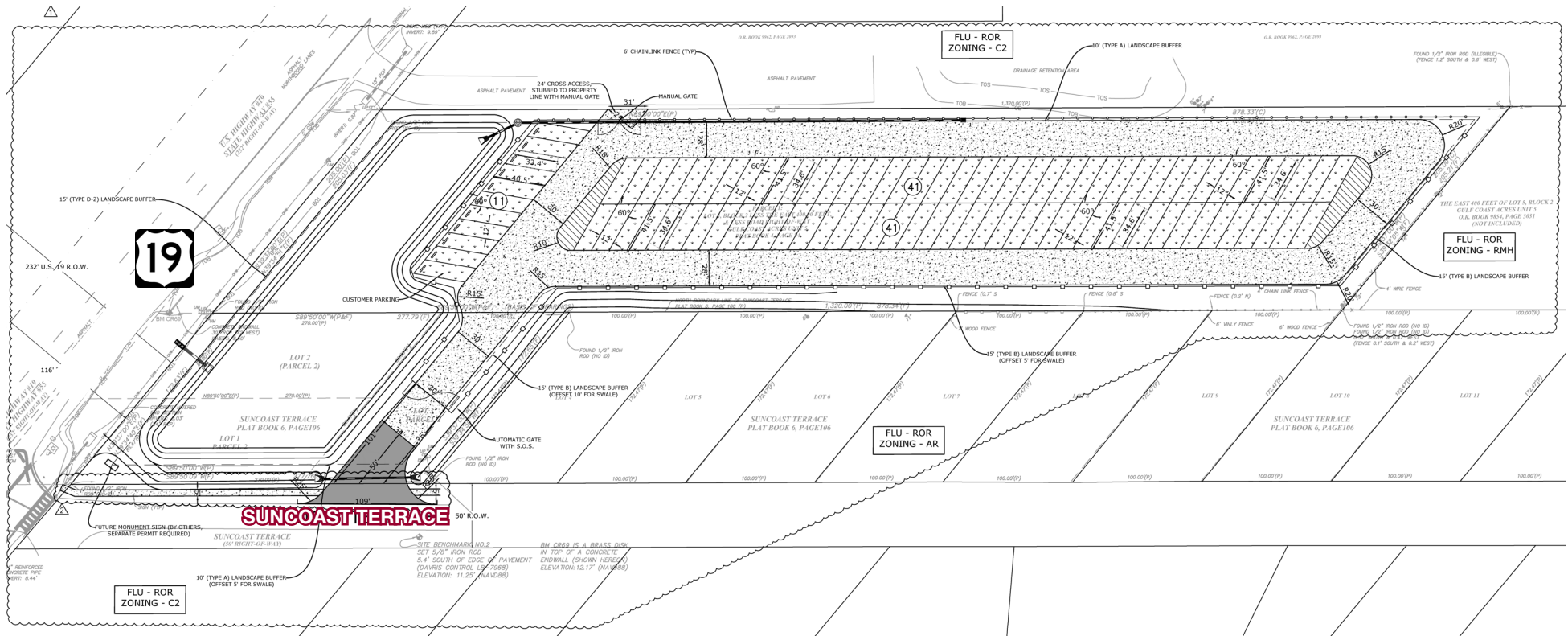


**40,000 AADT
TRAFFIC COUNT**



SITE PLAN

- Approved for 93 boat/rv storage spaces (40'x15')
- Options available to break into smaller spaces (20'x15')



4.19 ACRES FOR SALE

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DEMOGRAPHICS

POPULATION

- 1 MILE: 3,126
- 3 MILES: 17,170
- 5 MILES: 56,469

MEDIAN HOUSEHOLD INCOME

- 1 MILE: \$52,002
- 3 MILES: \$55,544
- 5 MILES: \$55,384

MARKET DRIVERS

Strong Population Growth: The Hudson area has seen consistent increases in population and residential development, driving demand for nearby storage, service, and convenience-based businesses.

Lifestyle-Oriented Market: With access to the Gulf Coast and abundant recreational amenities nearby, there is ongoing demand for RV and boat storage, making this property well-positioned to capture both local and seasonal users.

