

VACANT LAND
FOR SALE

Broad Street & Martha Road

BROAD STREET • SPRING HILL, FL • 34604



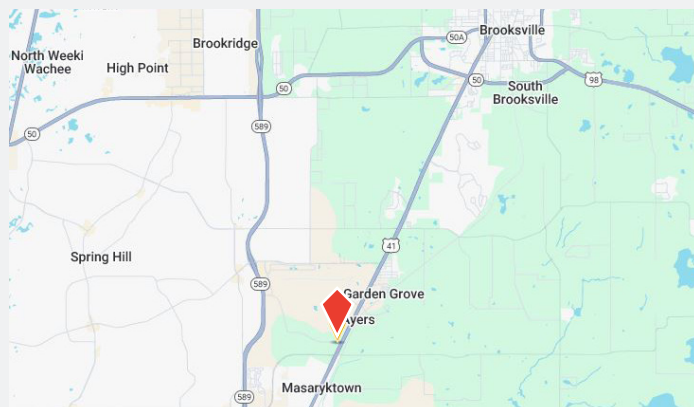
PRIME VACANT LAND ON US HWY 41

PROPERTY OVERVIEW

Property Size	3.12 Acres MOL
Property Type	Land
Uses	Office, Retail, Industrial
Zoning	C-4
Parcel ID	R30 223 19 1795 0000 0350

PROPERTY FEATURES

- + Prime development opportunity
- + Zoned C-4, allowing for a variety of uses including auto and truck services, welding, light manufacturing, light wholesale and storage, domestic and business service establishments, and more
- + Majority of the site is usable
- + Approximately 340' of frontage on US Hwy 41 with a traffic count of 15,700 vpd



LOCATION

- + Close to Downtown Brooksville
- + Easy access to Suncoast Parkway (SR 589), a major north/south highway artery
- + Just 10 minutes to the west side of the county, Spring Hill
- + Brooksville - Tampa Bay Airport just 5 minutes away



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2024 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	542	16,518	190,622
Total Households	196	5,706	77,874
Median Age	38.9	41.3	47
Median HH Income	\$75,278	\$77,230	\$57,564

Source: Esri Market Profile/US Census Bureau

DRIVE TIMES

Suncoast Parkway (SR 589)	3.2 mi	5 minutes
Brooksville - Tampa Bay Regional Airport	4.0 mi	7 minutes
Downtown Brooksville	8.7 mi	14 minutes
Tampa International Airport	40.6 mi	35 minutes
Downtown Tampa	37.3 mi	45 minutes



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