

3.99 ACRES

98

Existing Building + Expansion Land Available

OLD LAKE LAND HWY

Dade City, FL 33525

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3.99 Acres Old Lakeland Highway

Dade City, FL 33525

Sale Price:	\$1,500,000
Zoning:	Commercial
APN	19-25-22-003A-00A00-0000, 19-25-22-0020-00000-1730
Lot Size	3.99 Acres
Sq. Ft.	4,801 SF Building

Existing Building + Expansion Land Available: This unique commercial offering consists of two adjoining parcels totaling approximately 3.99± acres along Old Lakeland Highway in Dade City, Florida. The property includes a 4,801 SF commercial building situated on 1.37± acres with a large paved parking and storage area, along with an adjacent 2.62± acre commercially zoned parcel offering additional development potential.

Strategically located less than a quarter mile from US Highway 98, the combined site offers excellent accessibility, frontage, and flexibility for a variety of commercial, industrial, retail, office, contractor yard, or redevelopment uses. The improved parcel features a fully fenced yard with barbwire fencing, dust screening, lighting, and substantial paved parking/storage areas, while the adjoining land creates an opportunity for future expansion, additional buildings, or outdoor storage.



- ±3.99 Total Combined Acres
- ±4,801 SF Existing Commercial Building
- Additional 2.62± Acres for Expansion or Development
- Less Than 0.25 Miles to US Hwy 98
- Flexible Commercial / Industrial Potential
- Excellent Access to Tampa, Lakeland & Orlando Markets
- Ideal for Owner/User, Contractor Yard, Service Business, or Redevelopment
- Large Paved Parking & Outdoor Storage Area
- Fully Fenced Yard with Lighting

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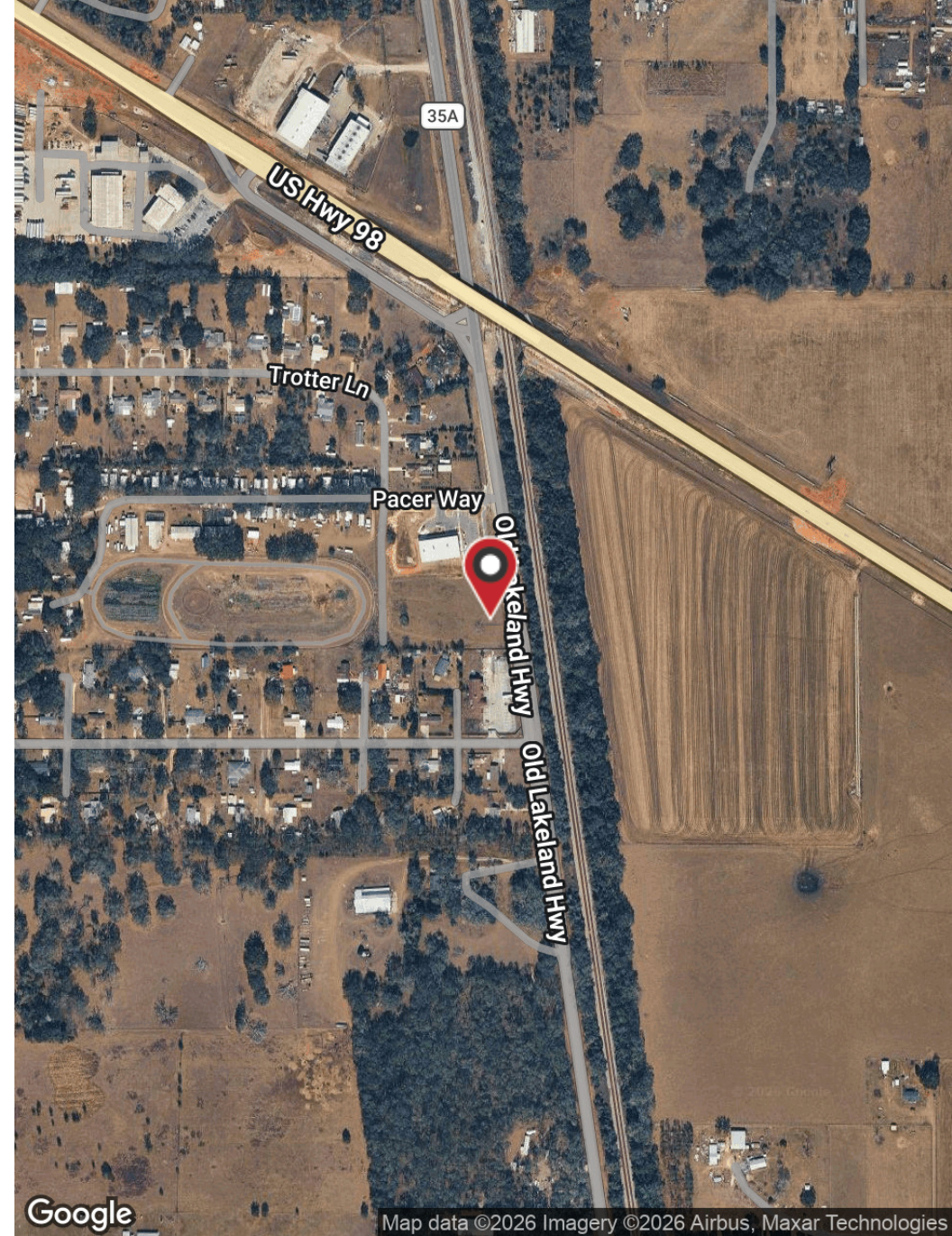
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Nearby retailers

Dade City, FL 33525



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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Additional Images

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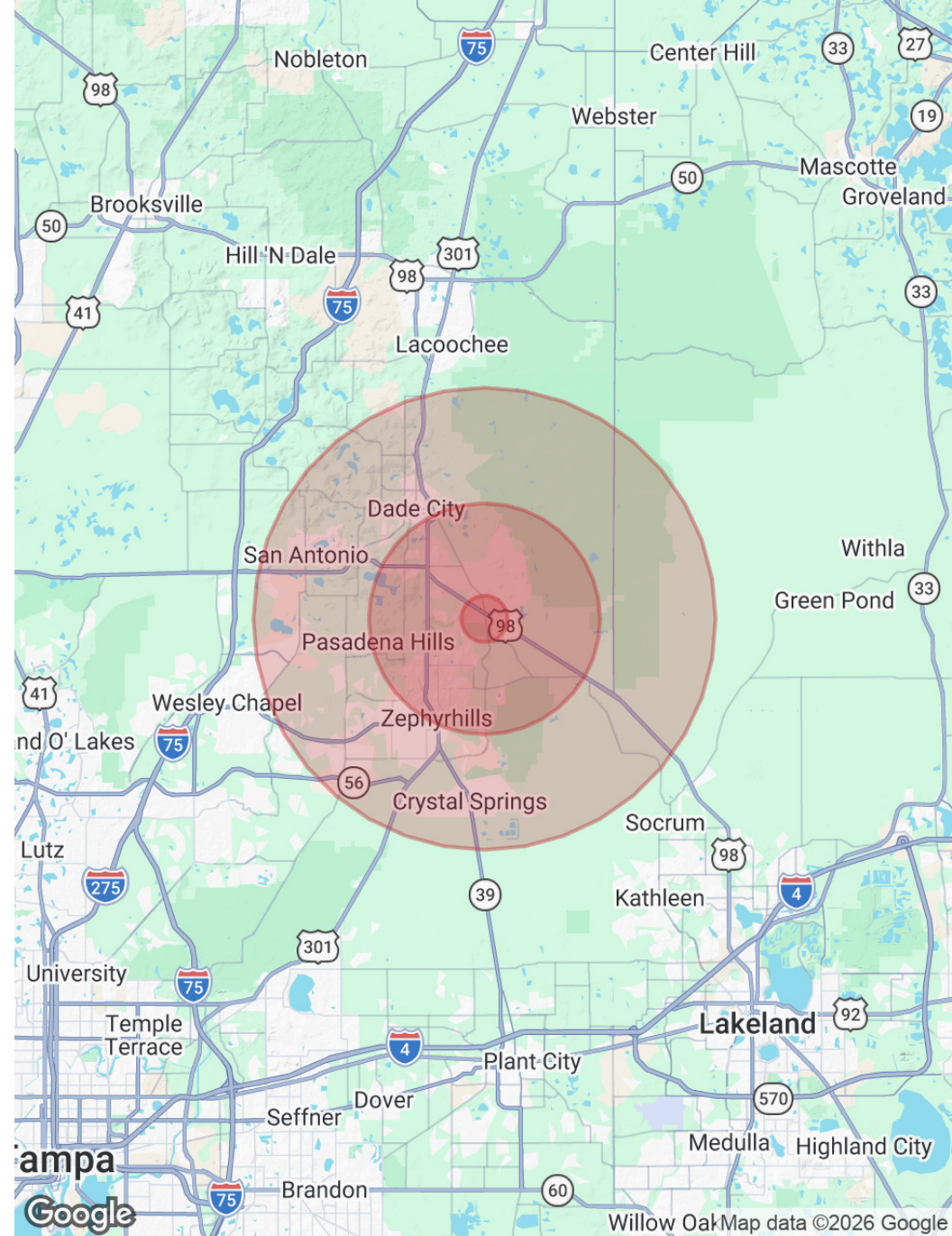
Dade City, FL 33525

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,063	37,507	113,188
Average Age	55.0	50.7	46.2
Average Age (Male)	55.3	49.3	45.9
Average Age (Female)	55.3	52.3	47.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	454	15,841	43,752
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$86,794	\$67,185	\$80,159
Average House Value	\$170,008	\$165,489	\$222,727

TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	9,100/day		

2023 American Community Survey (ACS)



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