

# OFFICE/RETAIL SPACE FOR LEASE

## TWO 750± SQFT UNITS AVAILABLE IN HUDSON, FL

BERKSHIRE  
HATHAWAY  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



**8225 SR 52**



**8229 SR 52**

Two 750± SF units available for lease in Hudson, Florida, located on State Road 52 (Units 8225 and 8229). Unit 8225 features a functional office layout with a walk-in reception area, a large private office suite, and a rear conference room or storage area. Unit 8229 is an end-cap unit offering an open floor plan, ideal for office or retail use and benefiting from added visibility and natural light. The property is well positioned on State Road 52, just over one mile east of

U.S. Highway 19 and approximately three-quarters of a mile west of Little Road, providing strong visibility and convenient access. Both units include private restrooms. Monthly rent is \$1,200 per unit on a modified gross basis.

### DEWEY MITCHELL

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BROKER/OWNER

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### DREW GILMORE

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COMMERCIAL ADVISOR

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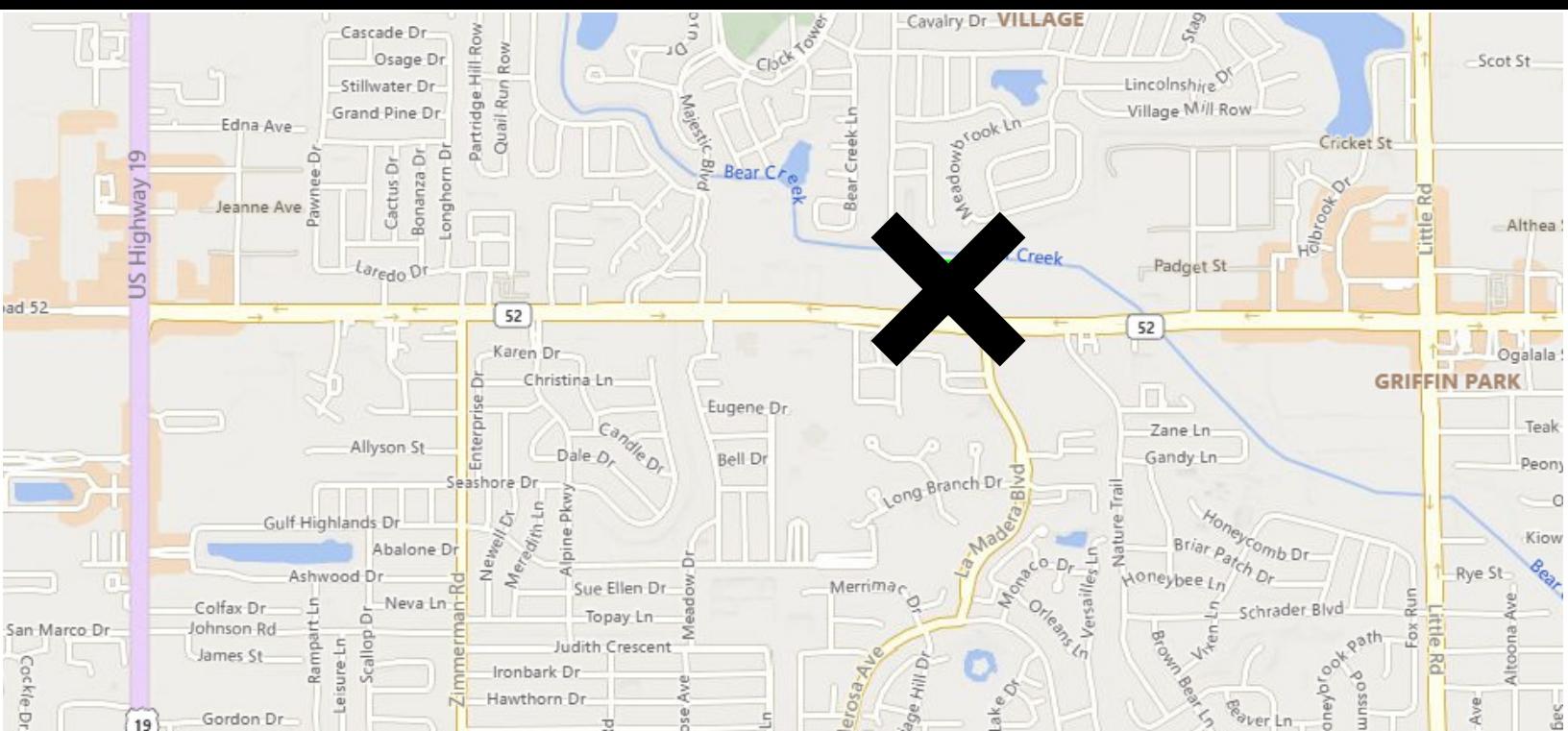
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### AREA DEMOGRAPHICS (3 MILE RADIUS)

#### KEY FACTS

62,775

Population



2.2

Average Household Size

52.1

Median Age

\$52,663

Median Household Income

#### ANNUAL HOUSEHOLD SPENDING



\$1,422

Apparel & Services



\$129

Computers & Hardware



\$2,388

Eating Out



\$4,790

Groceries

\$5,463

Health Care

#### INCOME



\$52,663

Median Household Income



\$31,054

Per Capita Income



\$153,682

Median Net Worth

#### EMPLOYMENT



53.5%

White Collar



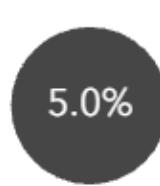
25.3%

Blue Collar



21.2%

Services



5.0%

Unemployment Rate