



FOR SALE

\$1,750,000

NWC of US Hwy 41 & Powell Rd
Brooksville, FL

PROPERTY HIGHLIGHTS

- ▶ 12.5 acres available
- ▶ 880' of frontage along US Hwy 41 and 720' of frontage along Powell Road
- ▶ Next door to the Hernando Oaks Golf Course community which is a 949 lot community with 18 hole golf course
- ▶ Nature Coast Technical High School (1,282 Students) and Chocachatti Elementary school (707 Students) are 1.8 miles to the West
- ▶ 1 Mile to Brooksville - Tampa Bay Regional Airport which employs 6,091 people and 78,000 annual flights
- ▶ Strong demographics include a population of over 44,000 and Household income of \$93,000 in a 5-mile radius

DEMOGRAPHICS

Population

	3 Mile	9,616
	5 Mile	44,317
	7 Mile	95,630

Households

	3 Mile	3,393
	5 Mile	17,271
	7 Mile	38,228

Household Income

	3 Mile	\$108,800
	5 Mile	\$93,634
	7 Mile	\$88,403

Traffic Counts

	US Hwy 41	27,000 AADT
	Powell Rd	13,500 AADT

Daytime Demos

	Businesses	Employees	Daytime Population
	3 Mile 452	3 Mile 4,721	3 Mile 8,553
	5 Mile 2,092	5 Mile 15,280	5 Mile 33,054
	7 Mile 4,313	7 Mile 27,136	7 Mile 66,813

CALL FOR DETAILS **813-712-3068**

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PARCELS AVAILABLE

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Site Map



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