



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 Elementry school (707 Students) are 1.8 miles to the West
- 1 Mile to Brooksville Tampa Bay Regional Airport which employes 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 5 Mile \$108,800 \$93,634 \$88,403

Traffic Counts



US Hwy 41 Powell Rd

27,000 AADT 13.500 AADT

66,813

Daytime Demos



Businesses 3 Mile 452 5 Mile 2,092 7 Mile

4,313 **7 Mile**

3 Mile 5 Mile

Employees

4,721 15,280 27,136 **Daytime Population** 3 Mile 8,553 5 Mile 33,054

7 Mile

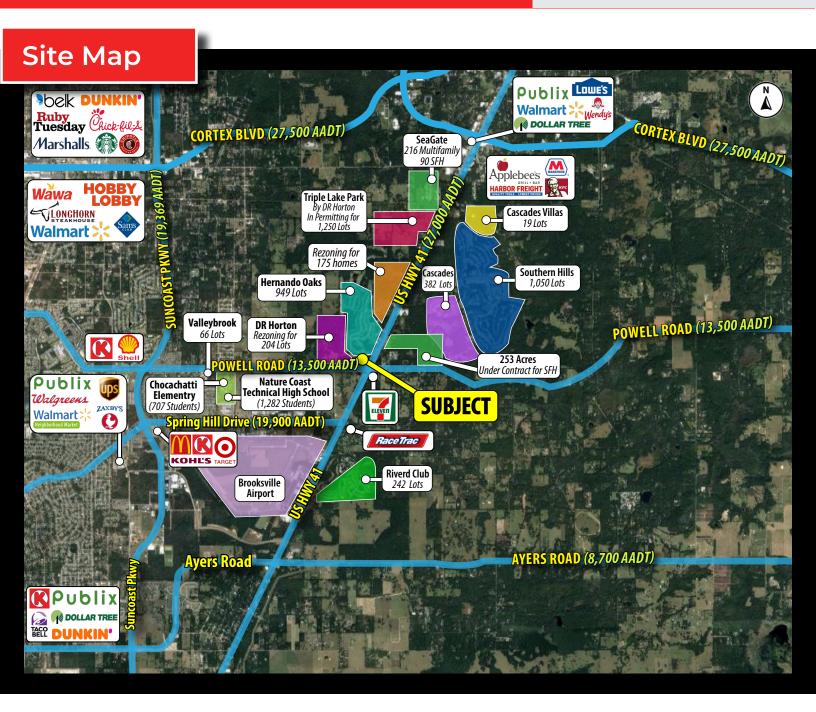
CALL FOR DETAILS

813-712-3068

PARCELS AVAILABLE

NWC of US Hwy 41 & Powell Rd | Brooksville, FL





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