

1.50 Acre (MOL) PARCEL AVAILABLE- FOR SALE OR LEASE
NEQ of SR 52 and Little Rd | Hudson, FL 34667

Property Highlights

- ▶ 1.50-acre (MOL) parcel available
- ▶ Located at the heavily traveled and signaled intersection of Little Rd (41,500 AADT) and SR 52 (37,000 AADT)
- ▶ Co-tenancy with Wawa, Aldi, Burger King, and BB&T
- ▶ Sign panels available on monument sign along both SR 52 and Little Rd
- ▶ Local retailers include Publix Super Market, CVS, McDonald's, Dunkin', Dollar Tree, Advance Auto Parts, Family Dollar, and Taco Bell
- ▶ 0.3 miles to Fivay High School (1,750 students)
- ▶ Strong demographics include a population of over 121,000 with an average income of more than \$68,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	10,057
3 Mile	66,023
5 Mile	121,163

Households



1 Mile	4,653
3 Mile	29,669
5 Mile	52,498

Household Income



1 Mile	\$58,582
3 Mile	\$66,022
5 Mile	\$68,327

Traffic Counts



Little Rd	41,500 AADT
State Rd 52	37,000 AADT

Daytime Demos



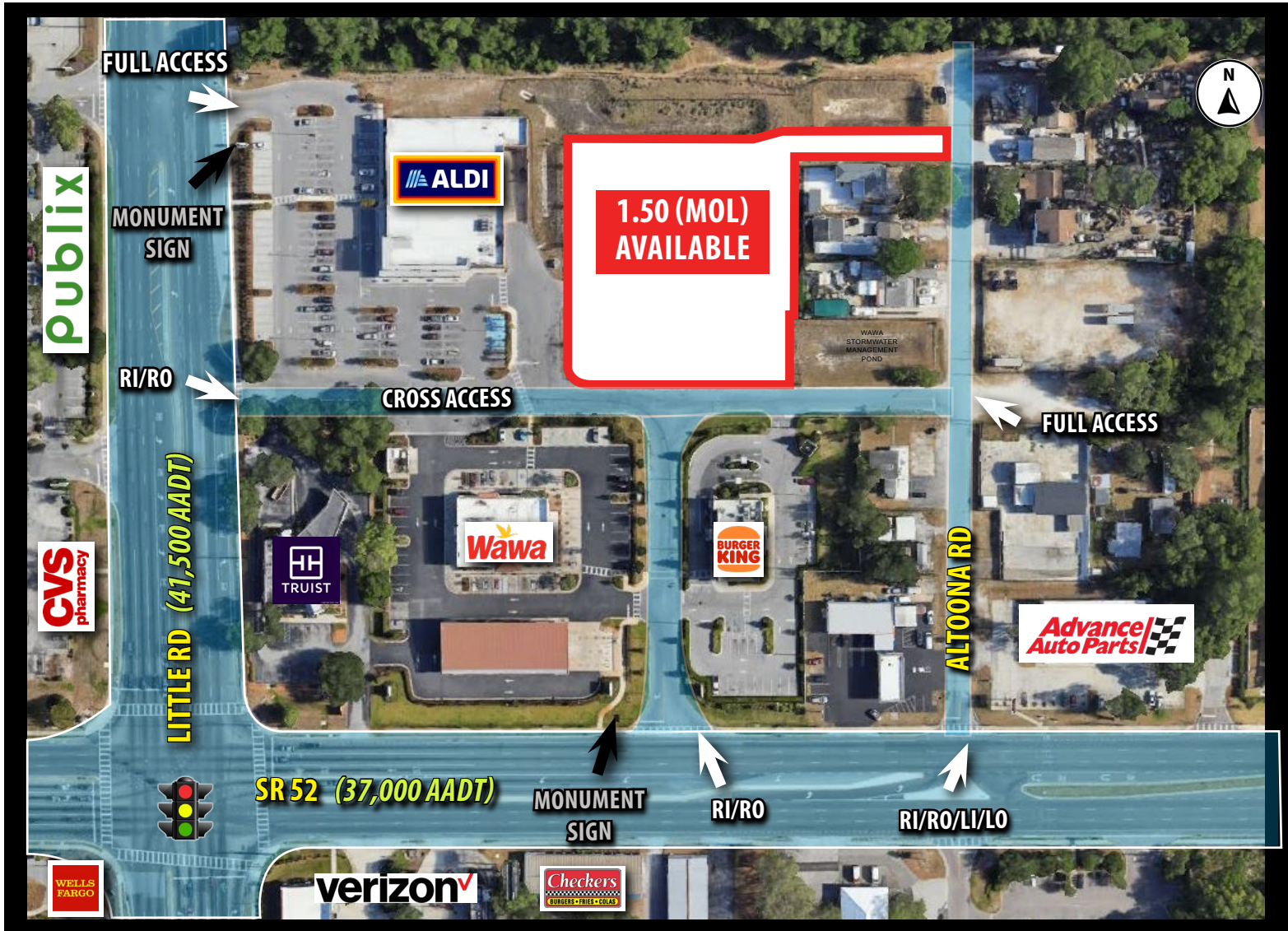
Businesses	Employees	Daytime Population
1 Mile: 361	1 Mile: 1,655	1 Mile: 6,291
3 Mile: 2,294	3 Mile: 11,444	3 Mile: 40,803
5 Mile: 4,941	5 Mile: 28,440	5 Mile: 79,338

CALL FOR DETAILS 813-712-3068

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

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Tampa, FL 33614
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Little Rd Sign



SR 52 Sign



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