



## 0.96 Acres with 10,000 SF Building Available 12709 US Highway 301, Dade City, FL 33525

### Property Highlights

- ▶ 0.96 acres with 10,000 SF building available at signalized intersection
- ▶ Shopping Center anchored by Winn Dixie
- ▶ 175' feet of frontage along US Hwy 301/US Hwy 98 (28,000 AADT)
- ▶ Morningside Rd is going to extend through to Fort King Rd and connect into Advent Health Hospital and Pasco County High School (1,636 student count)
- ▶ Construction of Morningside Rd extension expected to begin in 2026 and open in 2027
- ▶ Brand new Ford Dealership and Chick Fil A going directly south of subject site
- ▶ 6,576 homes under construction and 1,823 homes in permitting within a 3-mile radius of site
- ▶ Local retailers include: Winn Dixie, Walmart, Publix, CVS, Walgreens, Chick Fil A, McDonald's, Burger King, Taco Bell, Dunkin, KFC, Checkers, ACE Hardware, Mavis, 7-11 & Circle K

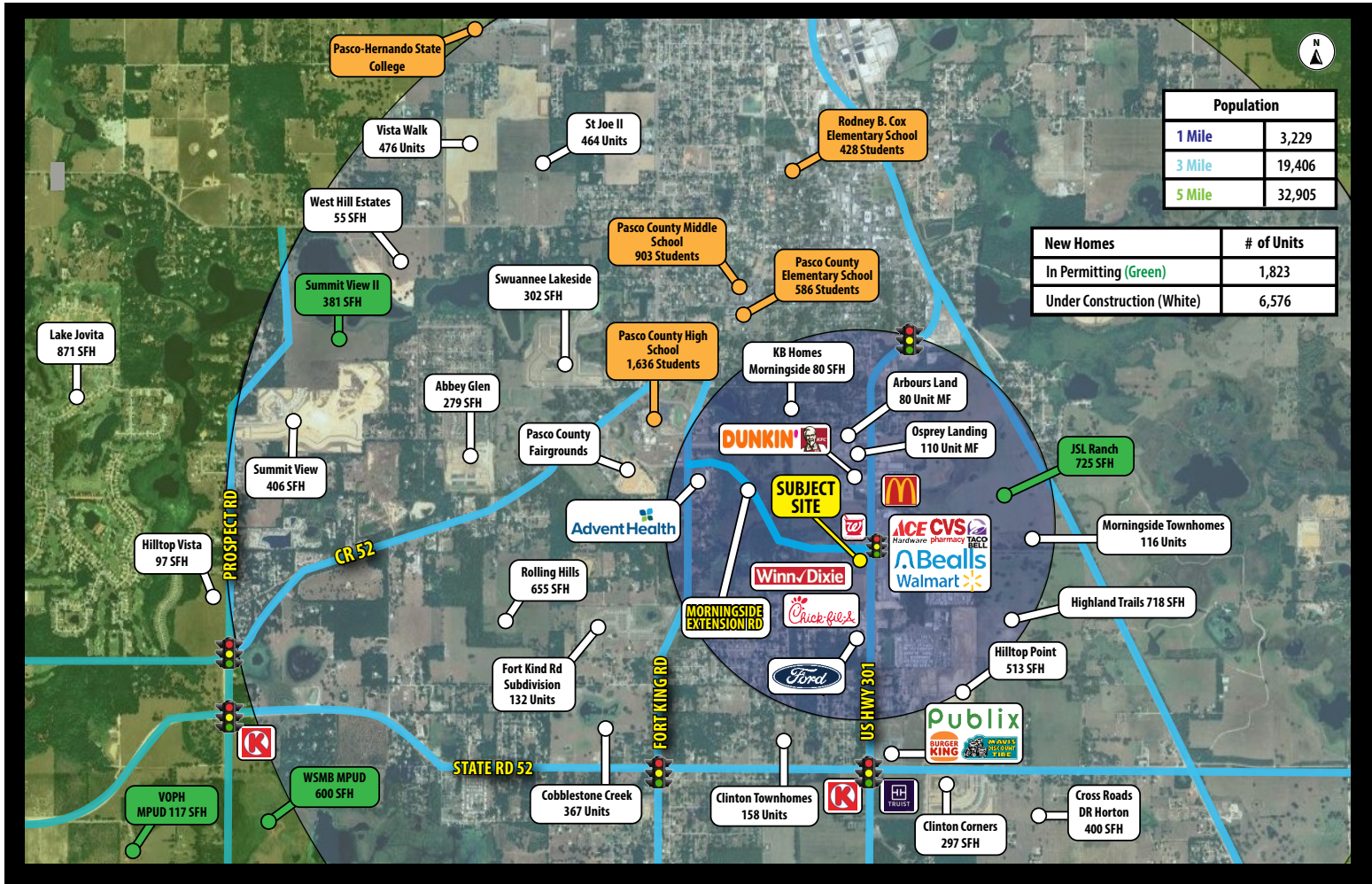
**CALL FOR DETAILS 813-712-3068**

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## Residential Map



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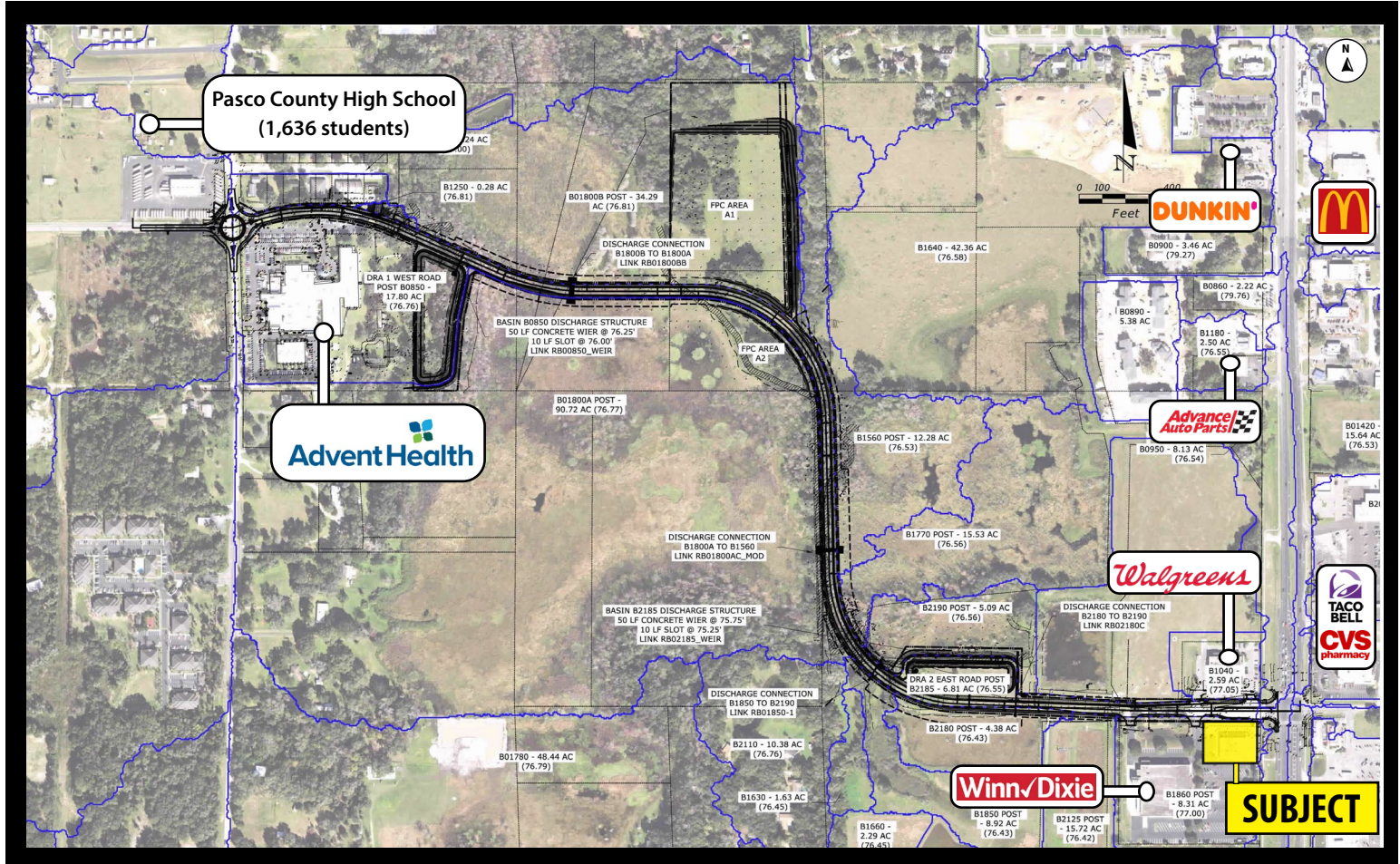


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## Morningside Rd Extension Plan



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