



0.96 Acres with 10,000 SF Building Available

12709 US Highway 301, Dade City, FL 33525

PROPERTY HIGHLIGHTS

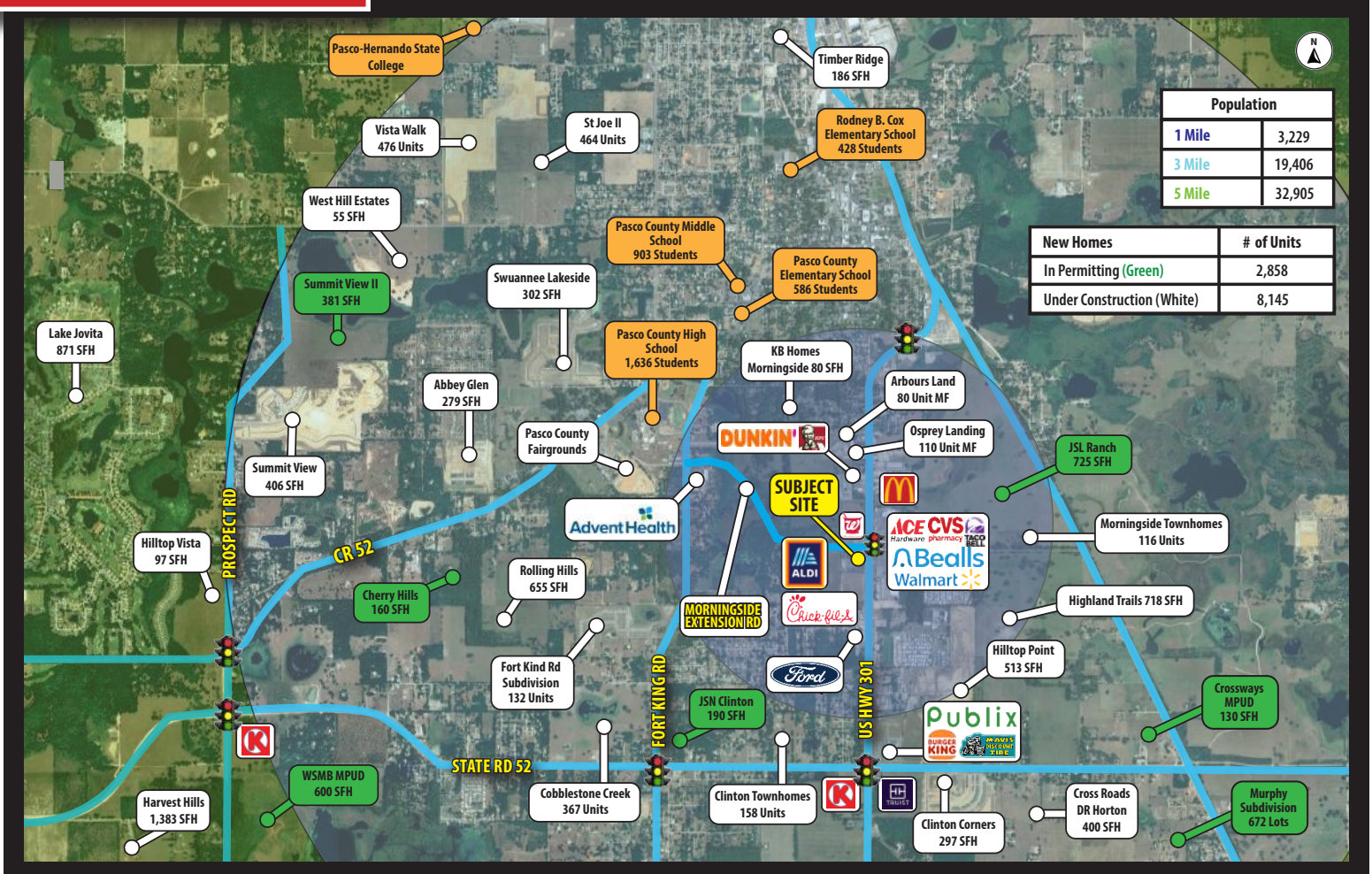
- ▶ 0.96 acres with 10,000 SF building available at signalized intersection
- ▶ Shopping Center anchored by ALDI
- ▶ 175' feet of frontage along US Hwy 301/US Hwy 98 (26,500 AADT)
- ▶ Morningside Rd is going to extend through to Fort King Rd and connect into Advent Health Hospital and Pasco County High School (1,636 student count)
- ▶ Construction of Morningside Rd extension expected to begin in 2027 and open in 2028
- ▶ 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: ALDI, Walmart, Publix, CVS, Walgreens, Chick Fil A, McDonald's, Burger King, Taco Bell, Dunkin, KFC, Checkers, ACE Hardware, Mavis, 7-11 & Circle K

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Residential Map



Population	
1 Mile	3,229
3 Mile	19,406
5 Mile	32,905

New Homes	
In Permitting (Green)	2,858
Under Construction (White)	8,145

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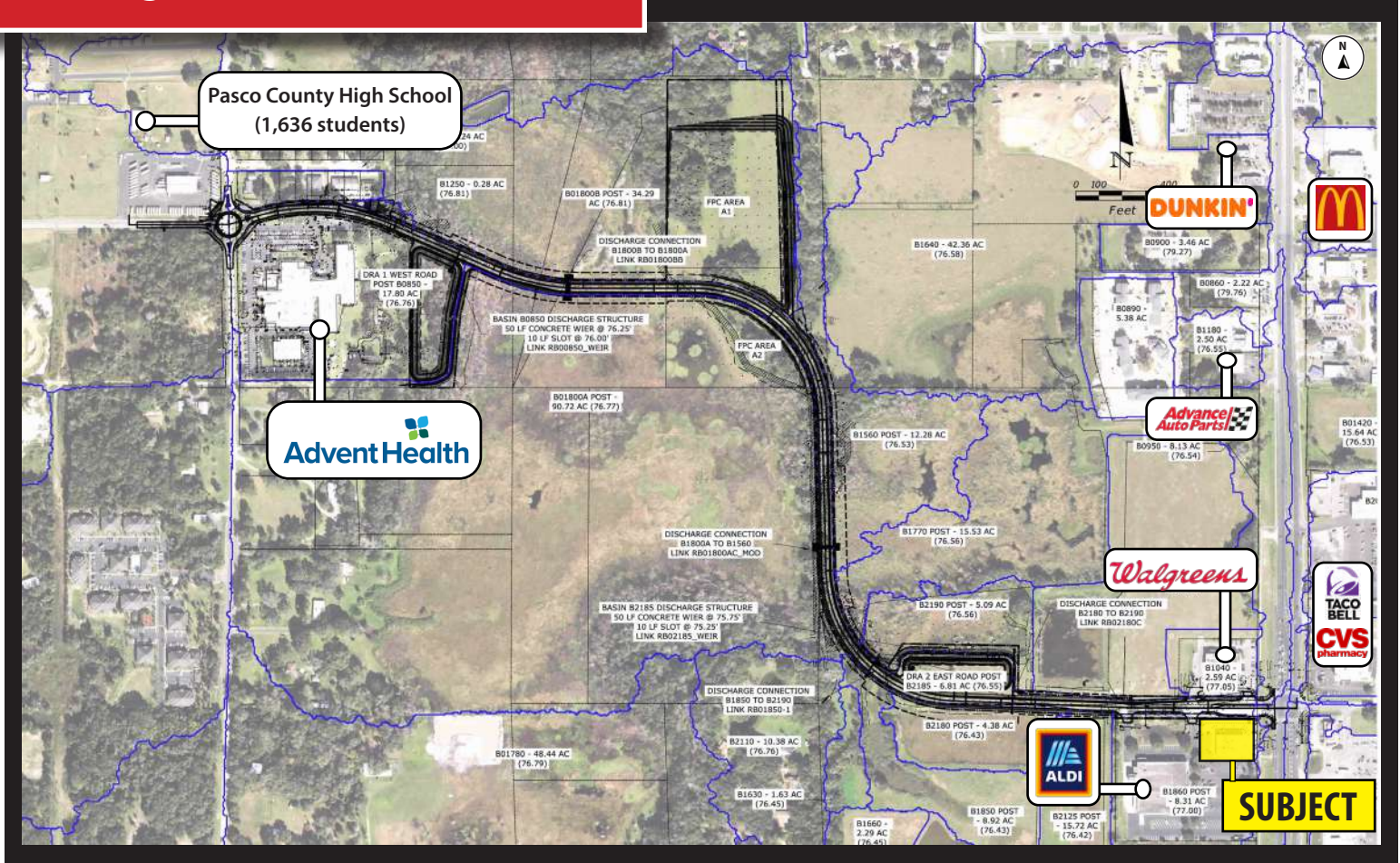
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Morningside Rd Extension Plan



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