



**1.14 Acre
Zoned Commercial**

Dade **LAND FOR SALE**

1.14 Acres

Fort King Road
Dade City, FL 33525

Brent Nye
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PROPERTY DESCRIPTION

Positioned within close proximity, less than 2,000 feet away, from Advent Health Dade City, this property boasts an enviable location for medical offices and related healthcare services, for professionals looking to establish or expand their practices. In addition to its advantageous proximity to Advent Health, this property is zoned RIO (Residential/Institutional/Office), which allows for a wide range of retail developments. Potential to be a bustling retail center, a commercial plaza, or an office complex, this property offers space for ample parking, easy accessibility, and the potential for expansion to suit your specific requirements. Assemblage opportunity is possible with neighboring 12.75 acre parcel for townhome/multi family project.

PROPERTY HIGHLIGHTS

- The proximity to Pasco High School ensures a steady flow of potential customers, including students, faculty, and parents. Additionally, the County Fairgrounds attract large crowds during various events, further enhancing the visibility and foot traffic potential of this site.
- Dade City, known for its charming small-town atmosphere, is experiencing steady growth and economic development.

OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.14 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,981	7,574	11,268
Total Population	5,258	20,086	31,018
Average HH Income	\$74,519	\$78,722	\$93,185

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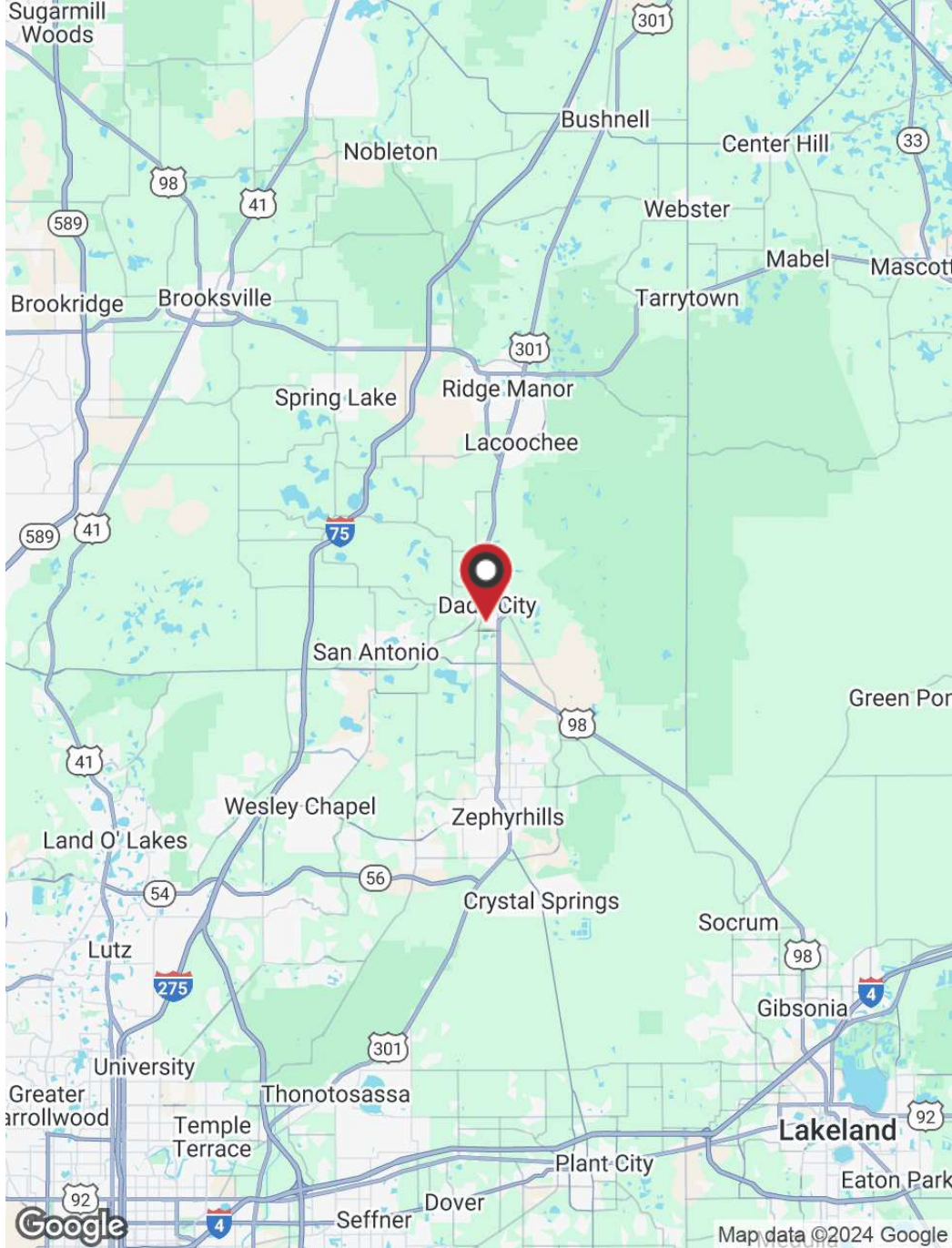
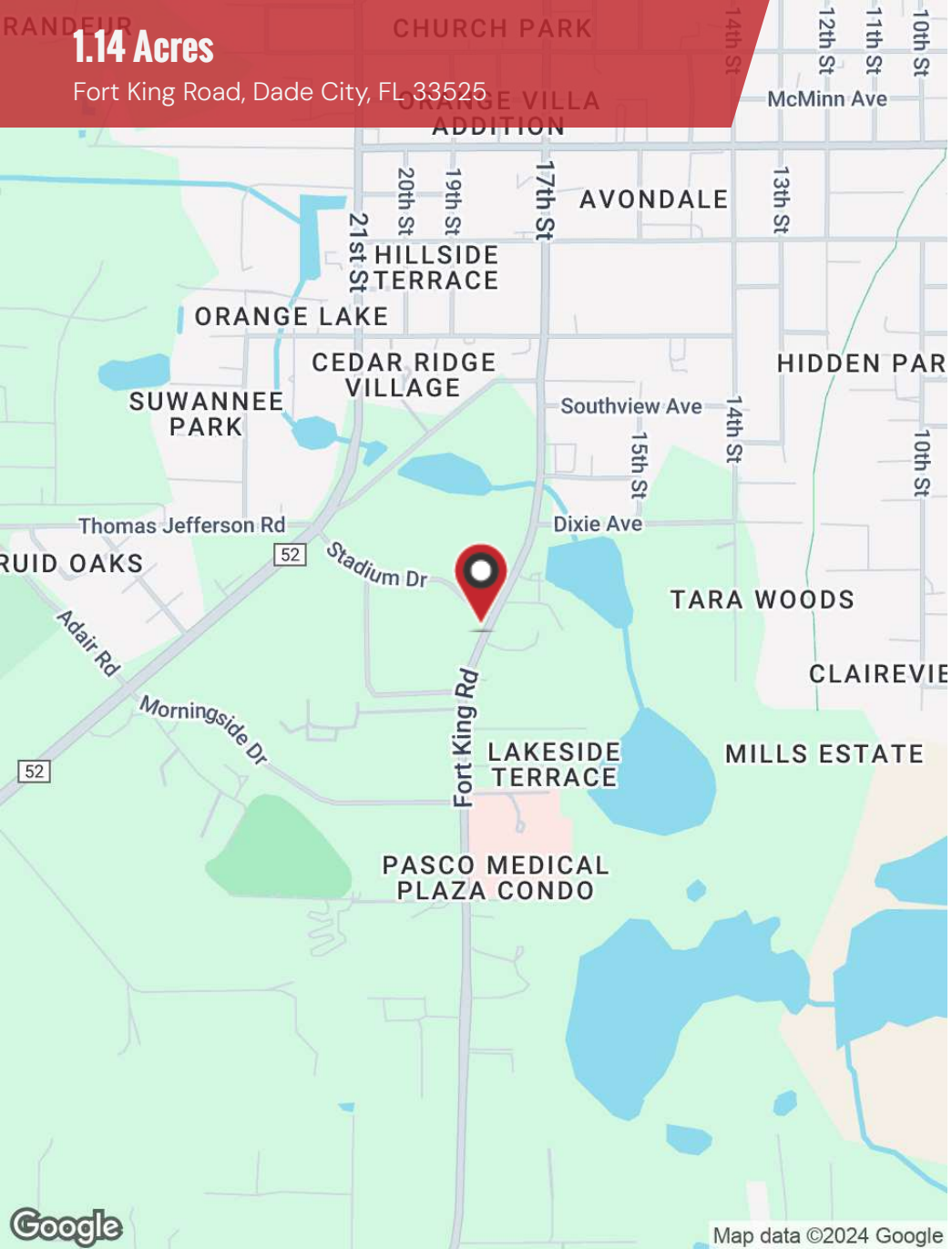
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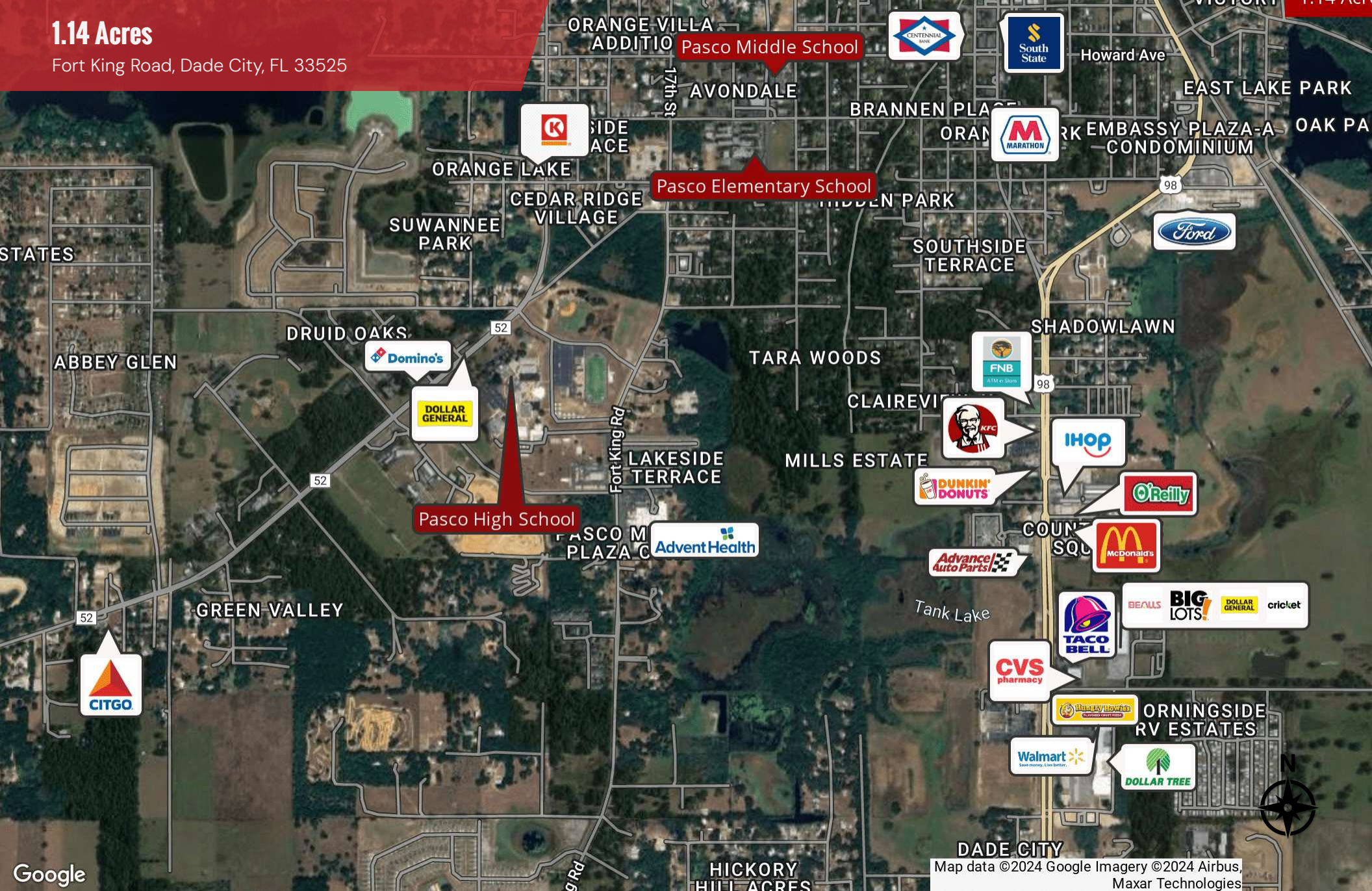
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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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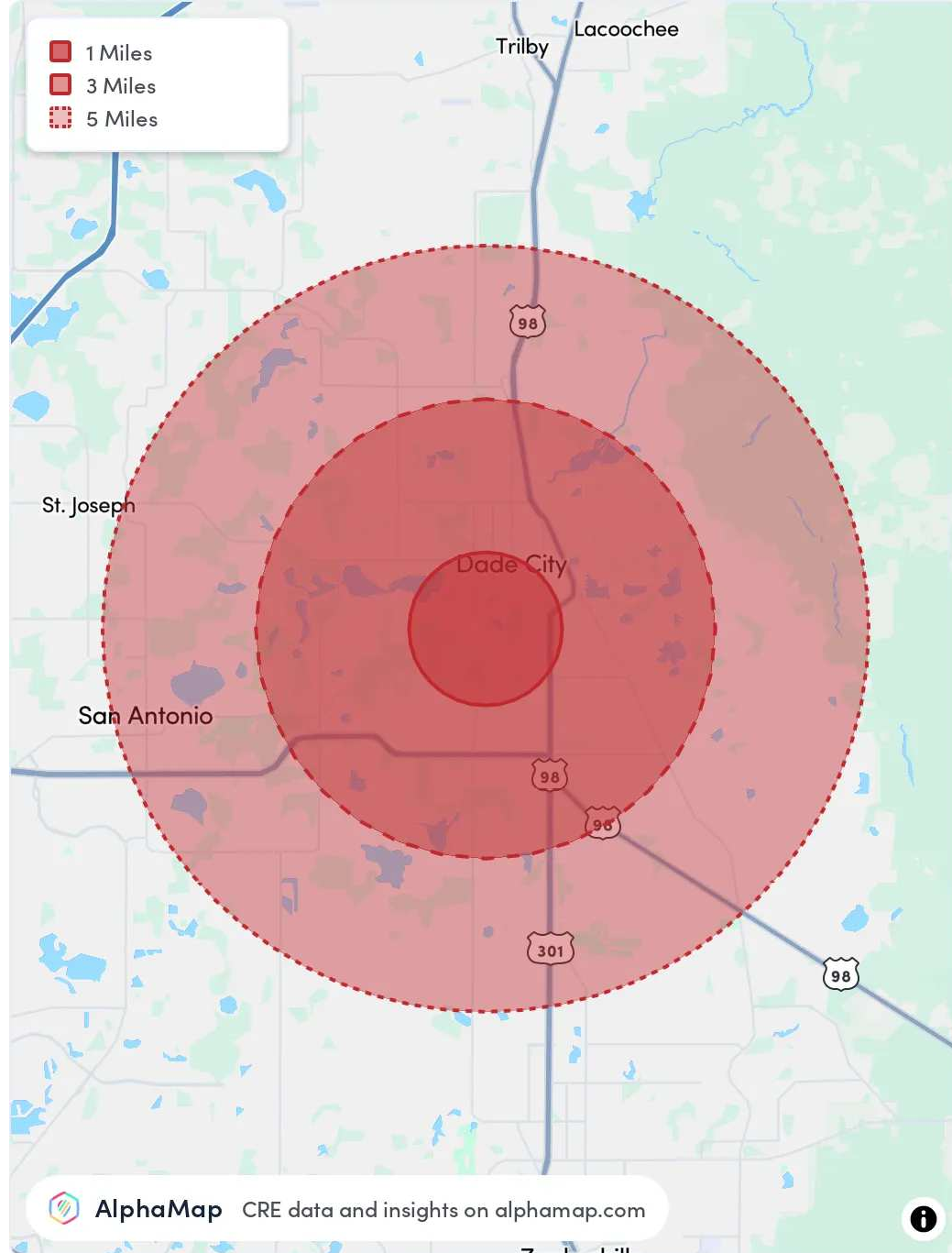
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,258	20,086	31,018
Average Age	40	42	43
Average Age (Male)	38	40	41
Average Age (Female)	43	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,981	7,574	11,268
Persons per HH	2.7	2.7	2.8
Average HH Income	\$74,519	\$78,722	\$93,185
Average House Value	\$255,225	\$271,026	\$324,887
Per Capita Income	\$27,599	\$29,156	\$33,280

Map and demographics data derived from AlphaMap



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