

**FOR LEASE**

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**PRIME LOCATION  
INDUSTRIAL OPPORTUNITY**

**7,024 SF**

**OFFERED AT**

**\$11.00 SF NNN**

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**ONEIL  
COMMERCIAL  
ADVISORS**

**STRATEGIC REAL ESTATE SOLUTIONS**



## **Contact**

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**Jake Maranzana**  
Sales & Listing Associate  
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**14027 U.S. Highway 19  
Hudson, FL 34667**



## Property Highlights:

- 7,024 SF Adaptable Space
- Roll-Up Doors
- Office Space
- Generous Parking
- Fenced Outdoor Storage
- Easy Ingress & Egress
- Direct Access to U.S. Highway 19

## Property Details

Type	Flex / Distribution
Effective Year Built	1971
RBA	7,024 SF
Stories	1
Construction	Block
Roof	Steel
HVAC	Office
Doors	Grade Level: 8
Parking	10 Spaces + Fenced Outdoor Area for Extra Parking or Storage
Land	1.35 Acres
Zoning	C-2 Commercial





## Location



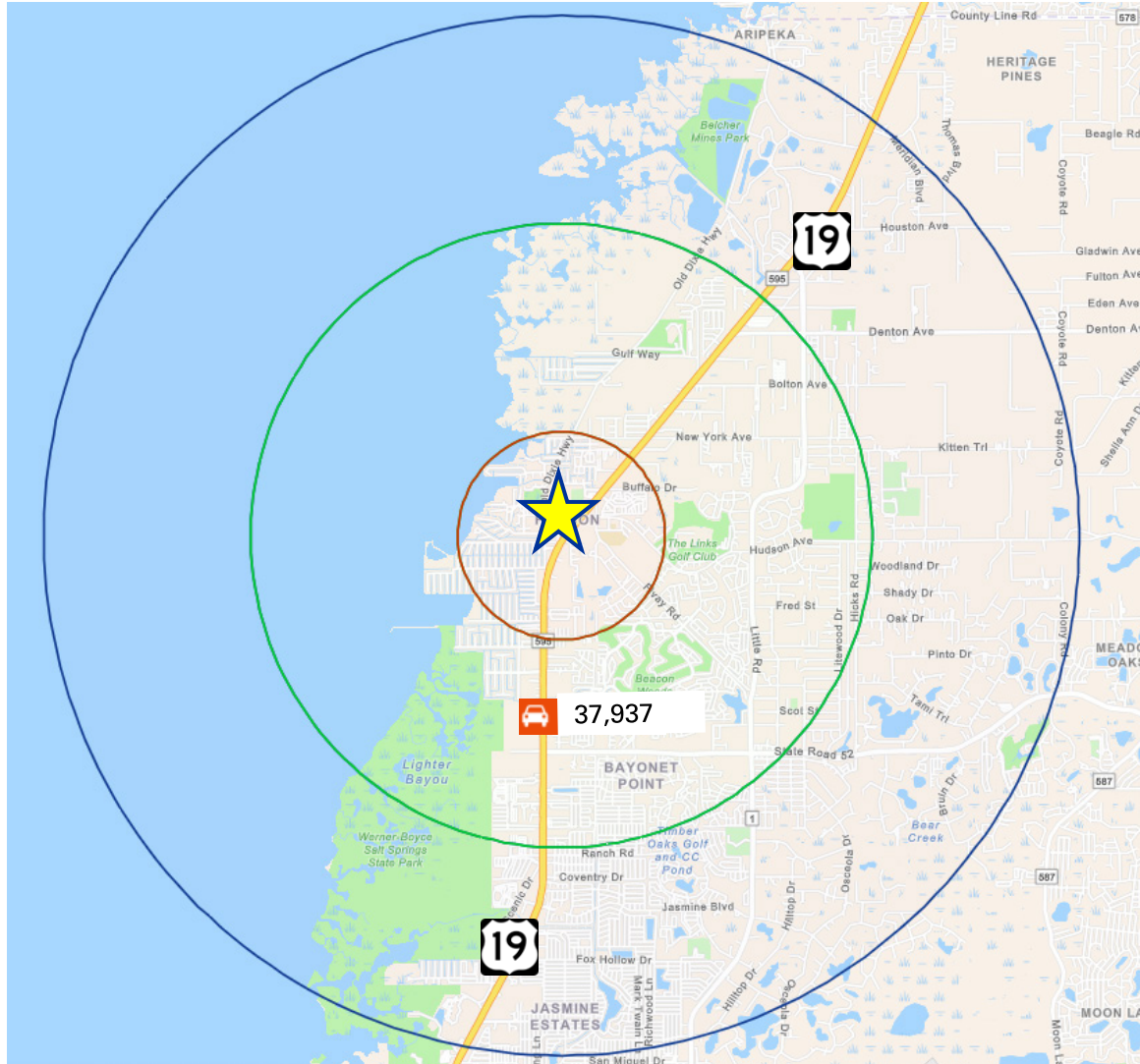
## Strategic Location

14027 U.S Highway is located on U.S. Highway 19, a prominent area with high traffic and access to Tampa Bay market. This is an exceptional opportunity to establish or expand your distribution or business operations in a location that combines functionality, efficiency, and visibility. Close to HCA Florida Bayonet Point Hospital, medical and retail centers, dining options, and other business amenities for added convenience.



# Demographics

Traffic Count Map



## Ring of 1 miles

5,572  
Population



2,805  
Households

60.5

Median Age

\$42,050  
Median Disposable  
Income



\$48,089  
Median  
Household  
Income



\$35,982  
Per Capita  
Income



\$177,779  
Median Net  
Worth

## Ring of 3 miles

31,498  
Population



14,629  
Households

56.4

Median Age

\$37,089  
Median Disposable  
Income



\$41,089  
Median  
Household  
Income



\$28,993  
Per Capita  
Income



\$139,648  
Median Net  
Worth

## Ring of 5 miles

38,560  
Population



16,051  
Households

46.8

Median Age

\$39,108  
Median Disposable  
Income



\$44,253  
Median  
Household  
Income



\$25,638  
Per Capita  
Income



\$123,627  
Median Net  
Worth

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For more information or  
to request a tour, please contact:

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