

# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## FOR SALE

- 1.99± acres with 404' visual frontage on US-41
- Access via 50' wide county road at south end
- High and dry—no flood hazard zone
- Zoned R-1B, C-3 zoning across the highway
- Approx. 27,000 AADT per FDOT
- Near Lowe's, Walmart, Publix, and more
- Minutes to SR-50, US-98, Suncoast Pkwy, I-75
- Offering Price: \$450,000

### Contact:



**Anthony Kanaris**  
Broker/Owner

**BRIDGEPOINTBREA.COM**

**(352) 585-3872 | [Anthony.Kanaris@BridgePointBREA.com](mailto:Anthony.Kanaris@BridgePointBREA.com)**

# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## EXECUTIVE SUMMARY

Property Address	Broad St, Brooksville, FL 34601
Parcel #s	R33 222 19 3800 0040 0110
Land Size	1.99± Acres
Zoning	R-1B with C-3 zoning across the highway
Access	Direct access off of Broad St/Us 41
Visibility	High visibility on U.S. Highway 41
Location Descripton	W side of Broad St/US 41 across from Hernando County Fair Grounds
Frontage	404' on Broad St/US 41
Taffic Count	27,000 AADT on Broad St/US 41
Flood Zone	Not in hazard area
Opportunity Zone	No
Legal Description	WAYSIDE PARK BLK 4 LOTS 1 THRU 13 INC & BLK 5 LOTS 16-28 INC & THAT PORTION OF VACATED MADISON ST



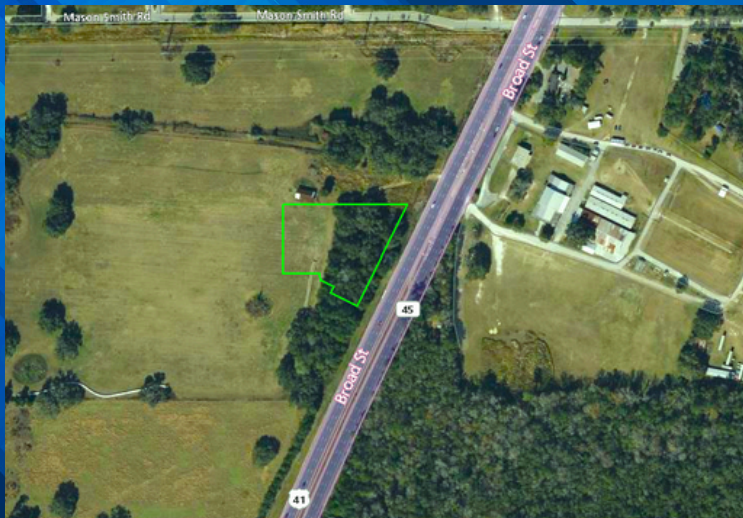
# .1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## HIGH VISIBILITY & ACCESS & FRONTAGE

This nearly 2-acre parcel offers approximately 404 feet of visual frontage along U.S. Highway 41 (Broad Street)—Brooksville's main north-south corridor. Strategically located in a growing commercial district, this high and dry site lies outside of any flood hazard area, making it ideal for retail, office, or service-based development.



### Access & Frontage

Though addressed as U.S. Highway 41, a narrow, non-developable strip lies between the property and the highway itself. Access is provided at the southern boundary via a 50-foot-wide county-maintained road.

**BRIDGEPOINTBREA.COM**

**(352) 585-3872 | Anthony.Kanaris@BridgePointBREA.com**

# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## ZONING FLEXIBILITY

The parcel is zoned R-1B, but the sellers have already rezoned adjacent land across the highway to C-3 (Neighborhood Commercial).

They retained the R-1B zoning on this parcel to allow the buyer to pursue the classification best suited to their intended use.

A C-3 classification would align well with surrounding commercial uses and anticipated development in the area.



### C-3 Permitted Uses Include:

- Convenience goods stores (max 2 checkout lanes, 2 fueling stations)
- Personal service establishments (salons, dry cleaners, etc.)
- Professional, business, and nonprofit offices
- Public offices and utility facilities
- Package liquor sales and restaurant beverage service
- Delicatessens and restaurants with 40 or fewer seats
- One single-family dwelling unit (600+ sq. ft.) integrated into the business structure
- Day care centers and nursing care homes

C-3 flexible zoning is suitable for owner-occupants and investors alike.

**BRIDGEPOINTBREA.COM**

**(352) 585-3872 | Anthony.Kanaris@BridgePointBREA.com**



# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## TRAFFIC & VISIBILITY

The property benefits from an Average Annual Daily Traffic (AADT) count of approximately 27,000 vehicles per day, per FDOT. Broad Street (U.S. 41) is a major arterial with strong local and regional flow.



Situated along Brooksville's primary commercial corridor, the parcel is surrounded by national retailers and local amenities, including:

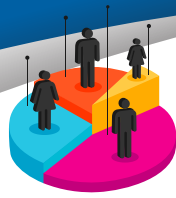
- Lowe's Home Improvement
- Walmart Supercenter
- Nick Nicholas Ford
- Capital City Bank
- Publix, CVS, Walgreens, Advance Auto Parts, and Tractor Supply
- Several local restaurants, banks, and professional offices
- Minutes to Downtown Brooksville, the courthouse, and Hernando County government offices

**BRIDGEPOINTBREA.COM**

**(352) 585-3872 | Anthony.Kanaris@BridgePointBREA.com**

# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601

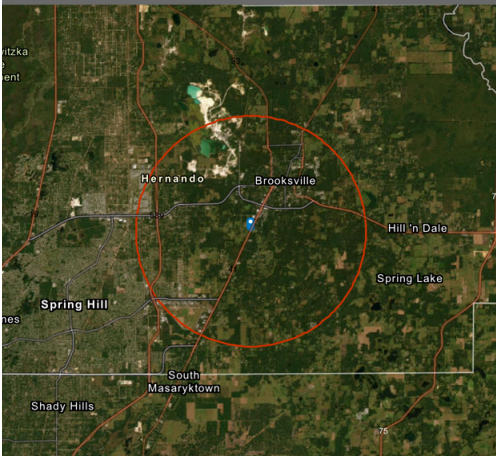


## DEMOGRAPHICS

### DEMOGRAPHIC PROFILE

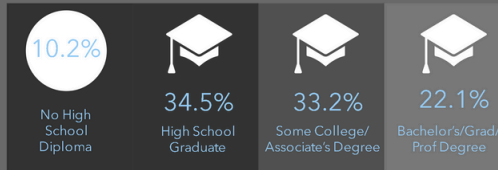
6372 Broad St, Brooksville, Florida, 34601

Ring of 5 miles

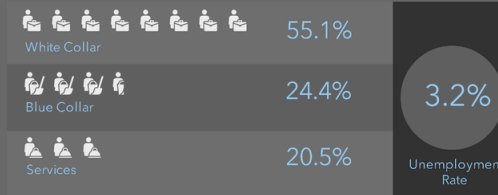


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).  
© 2025 Esri

#### EDUCATION



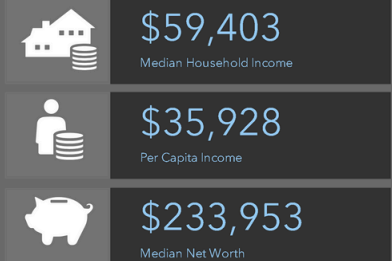
#### EMPLOYMENT



#### KEY FACTS



#### INCOME



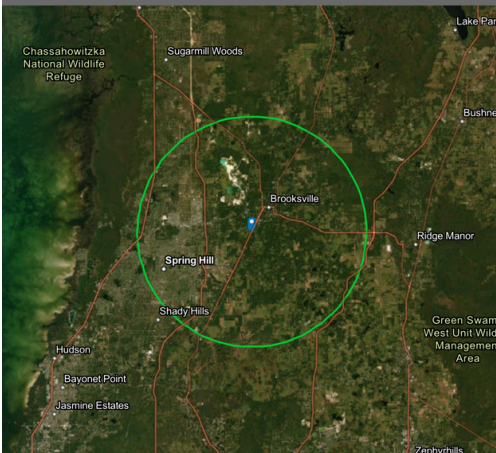
#### ANNUAL HOUSEHOLD SPENDING



### DEMOGRAPHIC PROFILE

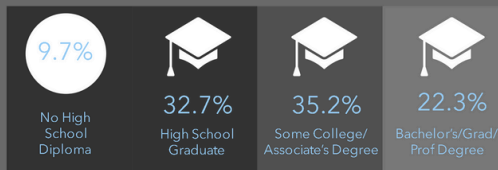
6372 Broad St, Brooksville, Florida, 34601

Ring of 10 miles

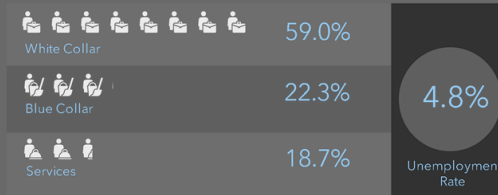


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).  
© 2025 Esri

#### EDUCATION



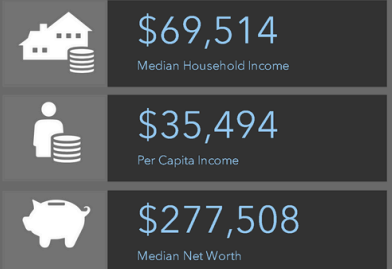
#### EMPLOYMENT



#### KEY FACTS



#### INCOME



#### ANNUAL HOUSEHOLD SPENDING



**BRIDGEPOINTBREA.COM**

**(352) 585-3872 Anthony.Kanaris@BridgePointBREA.com**



# HOUSING MARKET

## 5-MILE RADIUS

### Housing Market Characteristics

6372 Broad St, Brooksville, Florida, 34601  
Ring of 5 miles



**\$261,300** ↓  
Median Home Value

50% lower than Florida which is \$391,816



**91**

Housing Affordability Index



**27.5%**

Percent of Income for Mortgage



**98**

Percent of Income for Mortgage (Index)

Age <18 **5,210**

Age 18-64 **16,542**

Age 65+ **9,724**

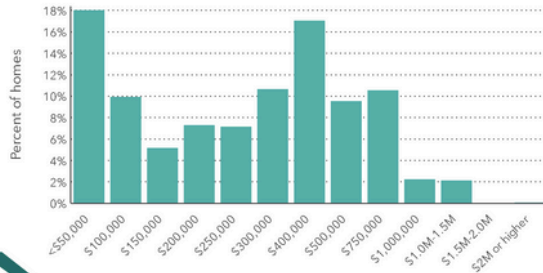
Total Pop  
**31,476**

Pop Growth  
**1.82%**

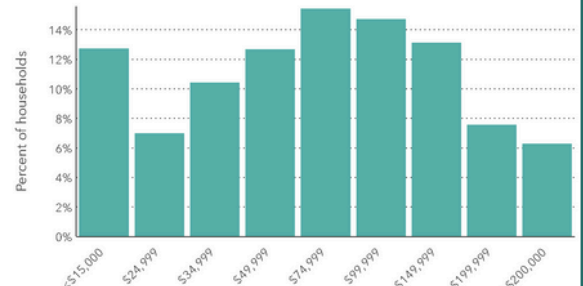
Average HH Size  
**2.27**

Median Net Worth  
**\$233,953**

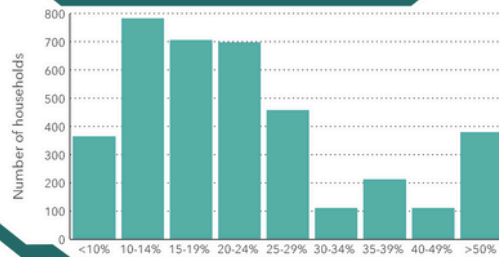
#### Home Value



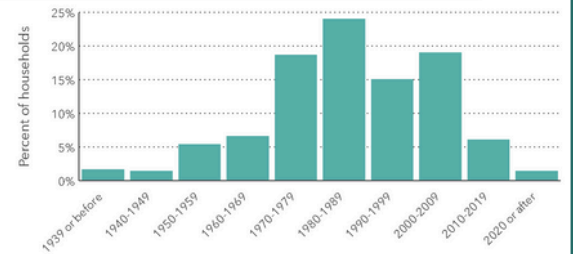
#### Household Income



#### Mortgage as % Salary

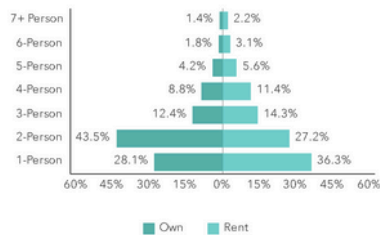


#### Year Property Built

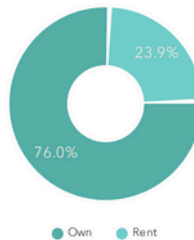


Source : This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

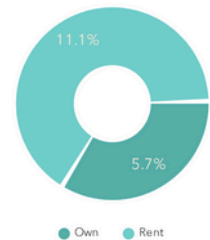
#### Census Housing by Size



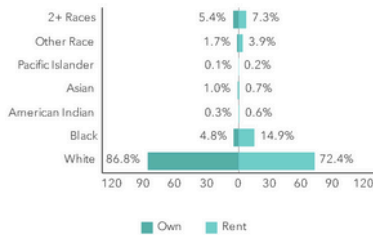
#### Home Ownership



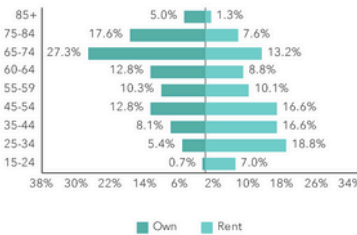
#### Hispanic Home Ownership



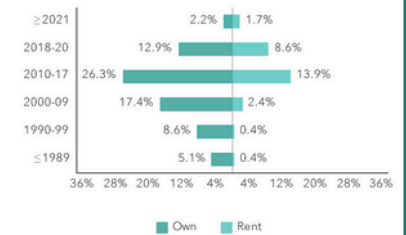
#### Housing by Race of Householder



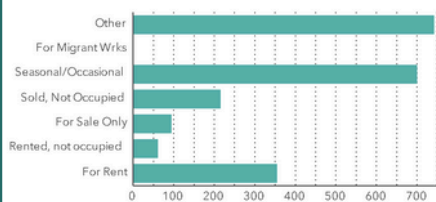
#### Housing by Age of Householder



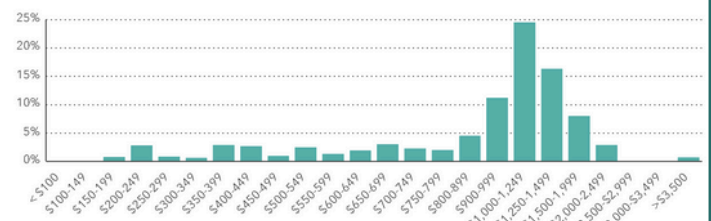
#### Year Householder Moved In



#### Vacant Housing Units ( Total 2,168 )



#### Gross Rent



Source : This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

# HOUSING MARKET

## 10-MILE RADIUS

### Housing Market Characteristics

6372 Broad St, Brooksville, Florida, 34601  
Ring of 10 miles



**\$302,045** ↓  
Median Home Value

30% lower than Florida which is \$391,816



**92**

Housing Affordability Index



**27.2%**

Percent of Income for Mortgage



**96**

Percent of Income for Mortgage (Index)

Age <18 **27,671**

Age 18-64 **80,786**

Age 65+ **41,854**

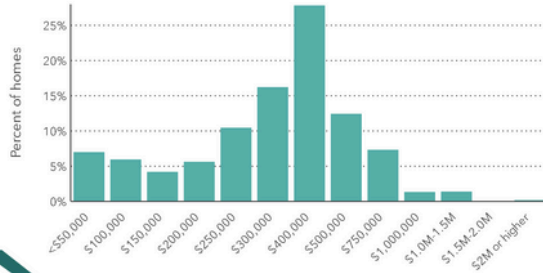
Total Pop **150,311**

Pop Growth **1.84%**

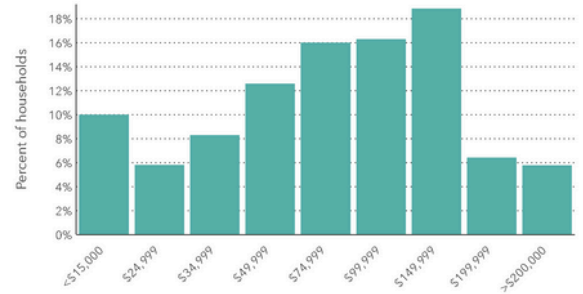
Average HH Size **2.47**

Median Net Worth **\$277,508**

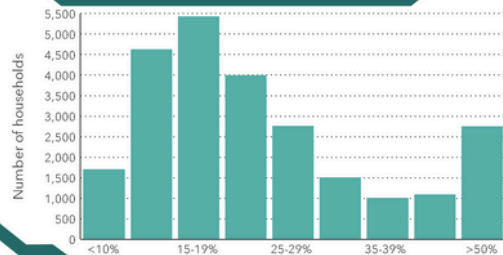
#### Home Value



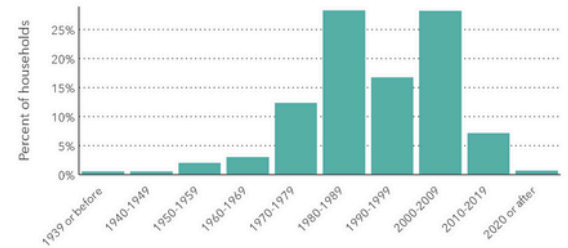
#### Household Income



#### Mortgage as % Salary

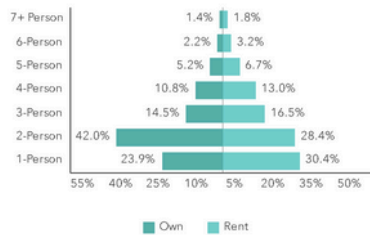


#### Year Property Built

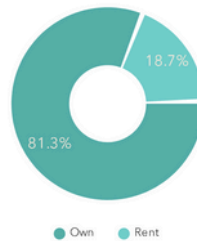


Source : This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

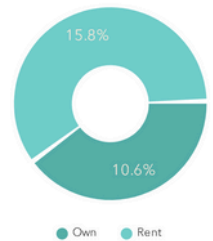
#### Census Housing by Size



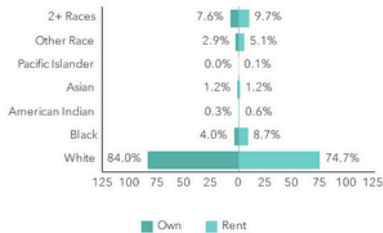
#### Home Ownership



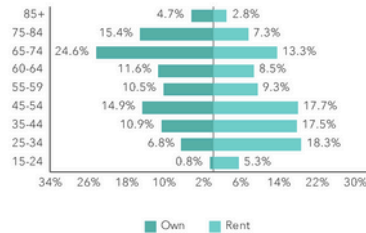
#### Hispanic Home Ownership



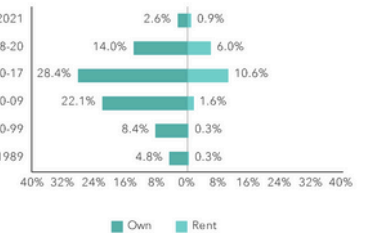
#### Housing by Race of Householder



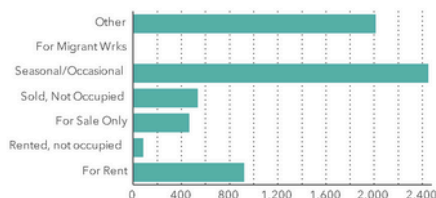
#### Housing by Age of Householder



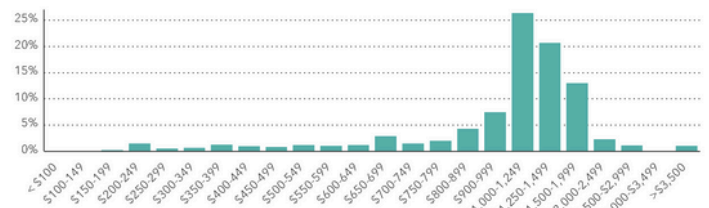
#### Year Householder Moved In



#### Vacant Housing Units ( Total 6,472 )



#### Gross Rent







# 2020 CENSUS SUMMARY

## 5-MILE RADIUS

### 2020 Census Summary

6372 Broad St, Brooksville, Florida, 34601  
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

#### 2010-2020 ANNUAL GROWTH RATE



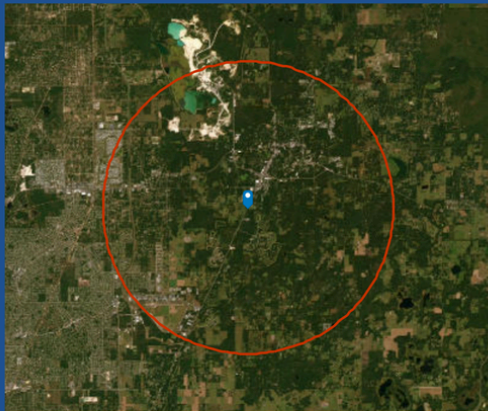
**0.83%**  
Population



**0.04%**  
Group Quarters



**0.88%**  
Households



**Source:** This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

#### KEY FACTS

**29,152**  
Total Population

**14,094**  
Housing Units

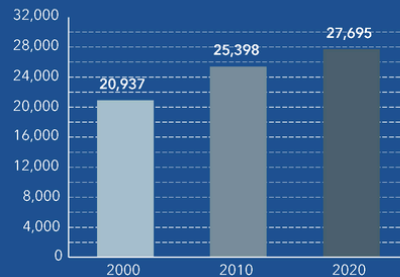
**371.2**  
Population  
Density

**2.27**  
Average  
Household Size

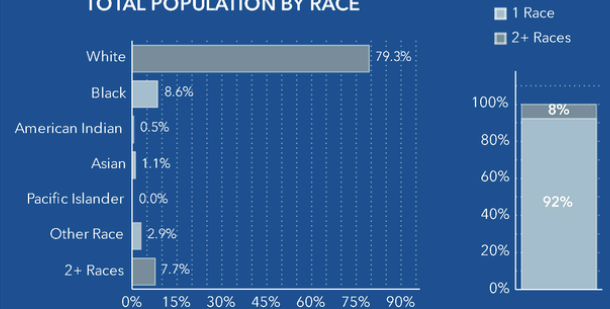
**12,204**  
Total Households

**47.5**  
Diversity Index

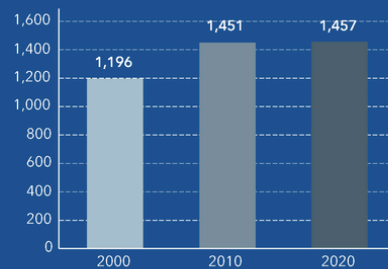
#### HOUSEHOLD POPULATION



#### TOTAL POPULATION BY RACE



#### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Year	18 Years and Older
Total	4,907	24,245
1 Race	4,232	22,671
White	3,310	19,811
Black	617	1,875
American Indian/Alaska Native	31	106
Asian	44	264
Pacific Islander	2	4
Some Other Race	228	611
2 or More Races	674	1,574

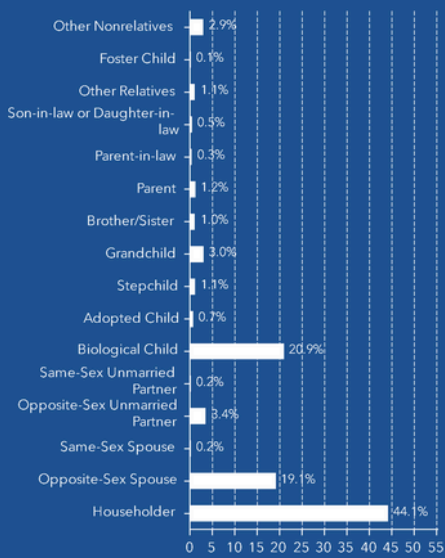
# 2020 Census Summary

6372 Broad St, Brooksville, Florida, 34601  
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

## KEY FACTS

29,152	14,094	371.2	2.27	12,204	47.5
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	874	2,101	2,976
1 Race	553	1,247	1,800
White	308	636	944
Black	30	46	76
American Indian/Alaska Native	7	22	28
Asian	2	9	11
Pacific Islander	0	1	1
Some Other Race	206	534	740
2 or More Races	321	854	1,175

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,032	22,144	26,176
1 Race	3,679	21,424	25,103
White	3,002	19,174	22,176
Black	587	1,830	2,416
American Indian/Alaska Native	25	84	109
Asian	42	256	298
Pacific Islander	2	3	5
Some Other Race	22	77	99
2 or More Races	353	720	1,073

# 2020 Census Summary

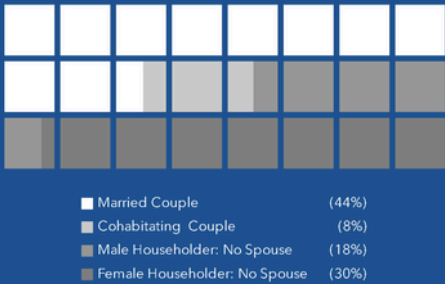
6372 Broad St, Brooksville, Florida, 34601  
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Households by Size	Number	Percent
Total Households	12,204	-
1-Person Household	3,686	30%
2-Person Household	4,794	39%
3-Person Household	1,572	13%
4-Person Household	1,151	9%
5-Person Household	554	5%
6-Person Household	257	2%
7+ Person Household	190	2%
Average Household Size	2.27	-

Households by Type

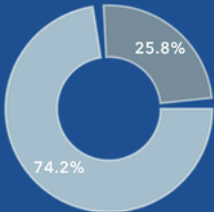


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

## KEY FACTS

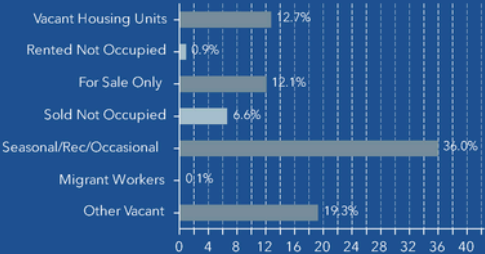
29,152	14,094	371.2	2.27	12,204	47.5
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Total Housing Units by Occupancy

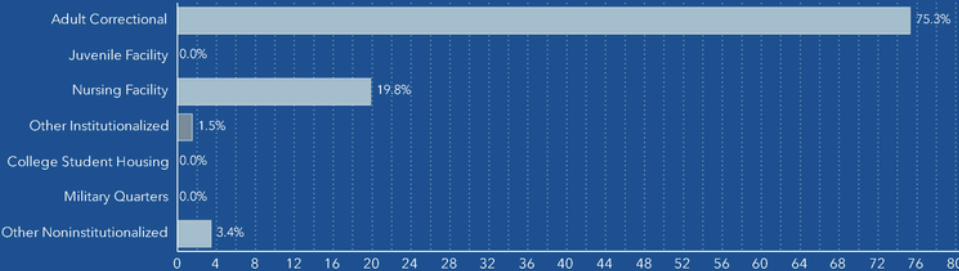


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy



Group Quarters Population







# 2020 CENSUS SUMMARY

## 10-MILE RADIUS



### 2020 Census Summary

6372 Broad St, Brooksville, Florida, 34601  
Ring of 10 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

#### KEY FACTS

**139,093**  
Total Population

**61,539**  
Housing Units

**443.1**  
Population  
Density

**2.47**  
Average  
Household Size

**55,582**  
Total Households

**54.1**  
Diversity Index

#### 2010-2020 ANNUAL GROWTH RATE



**1.27%**  
Population

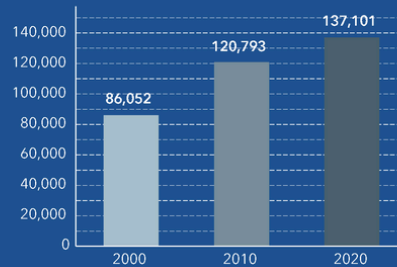


**1.17%**  
Group Quarters

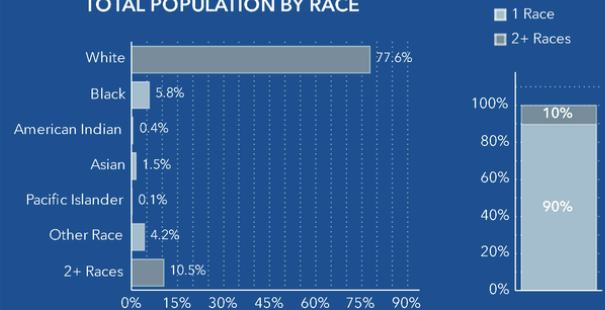


**1.19%**  
Households

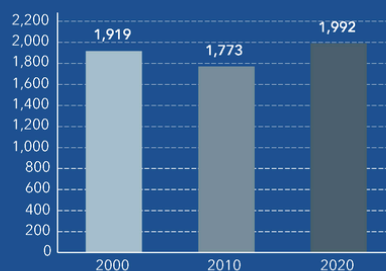
#### HOUSEHOLD POPULATION



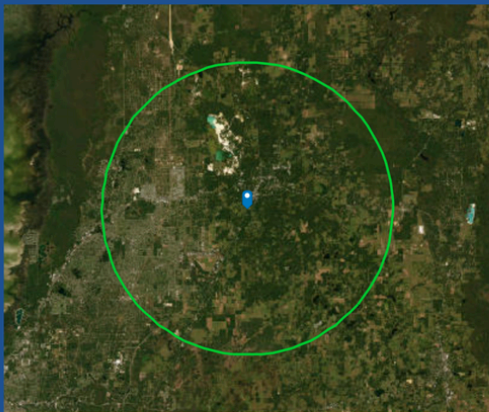
#### TOTAL POPULATION BY RACE



#### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Year	18 Years and Older
Total	26,615	112,478
1 Race	22,201	102,334
White	18,253	89,735
Black	2,068	5,952
American Indian/Alaska Native	143	445
Asian	398	1,663
Pacific Islander	17	50
Some Other Race	1,322	4,489
2 or More Races	4,413	10,144



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

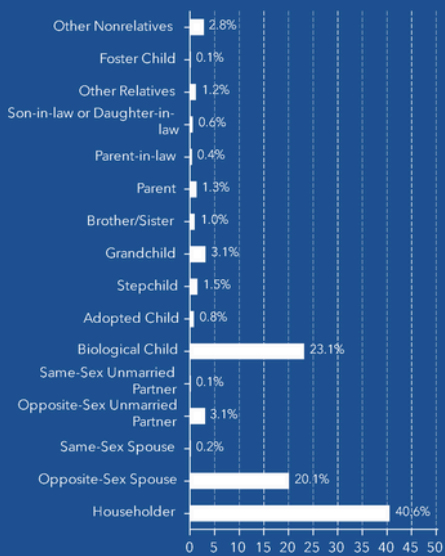
# 2020 Census Summary

6372 Broad St, Brooksville, Florida, 34601  
Ring of 10 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

## KEY FACTS

139,093	61,539	443.1	2.47	55,582	54.1
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	6,003	15,194	21,197
1 Race	3,512	8,671	12,183
White	2,038	4,153	6,191
Black	237	318	554
American Indian/Alaska Native	55	124	179
Asian	31	38	69
Pacific Islander	3	6	10
Some Other Race	1,147	4,032	5,179
2 or More Races	2,492	6,523	9,014

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	20,612	97,284	117,896
1 Race	18,690	93,663	112,352
White	16,215	85,582	101,797
Black	1,832	5,634	7,465
American Indian/Alaska Native	87	321	408
Asian	367	1,625	1,992
Pacific Islander	14	44	57
Some Other Race	175	458	633
2 or More Races	1,922	3,622	5,543

# 2020 Census Summary

6372 Broad St, Brooksville, Florida, 34601  
Ring of 10 miles



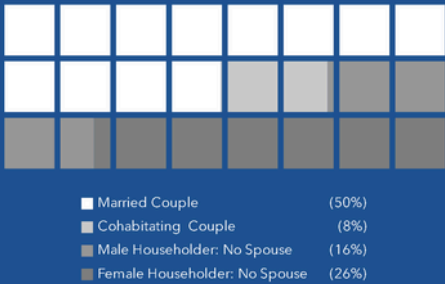
The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

## KEY FACTS

139,093	61,539	443.1	2.47	55,582	54.1
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

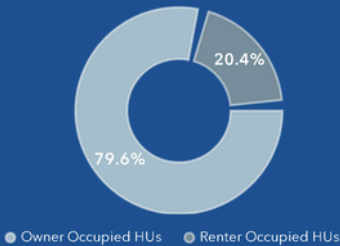
Households by Size	Number	Percent
Total Households	55,582	-
1-Person Household	14,010	25%
2-Person Household	21,828	39%
3-Person Household	8,293	15%
4-Person Household	6,270	11%
5-Person Household	3,038	5%
6-Person Household	1,323	2%
7+ Person Household	819	1%
Average Household Size	2.47	-

Households by Type

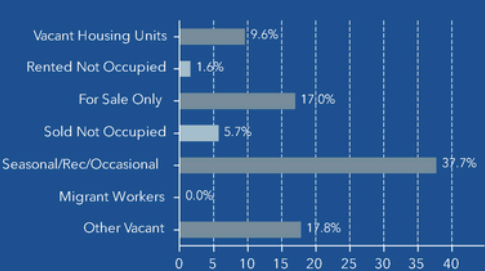


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

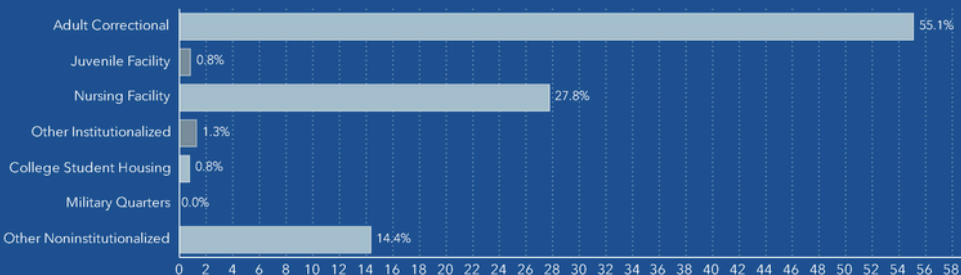
Total Housing Units by Occupancy



Total Housing Units by Vacancy



Group Quarters Population



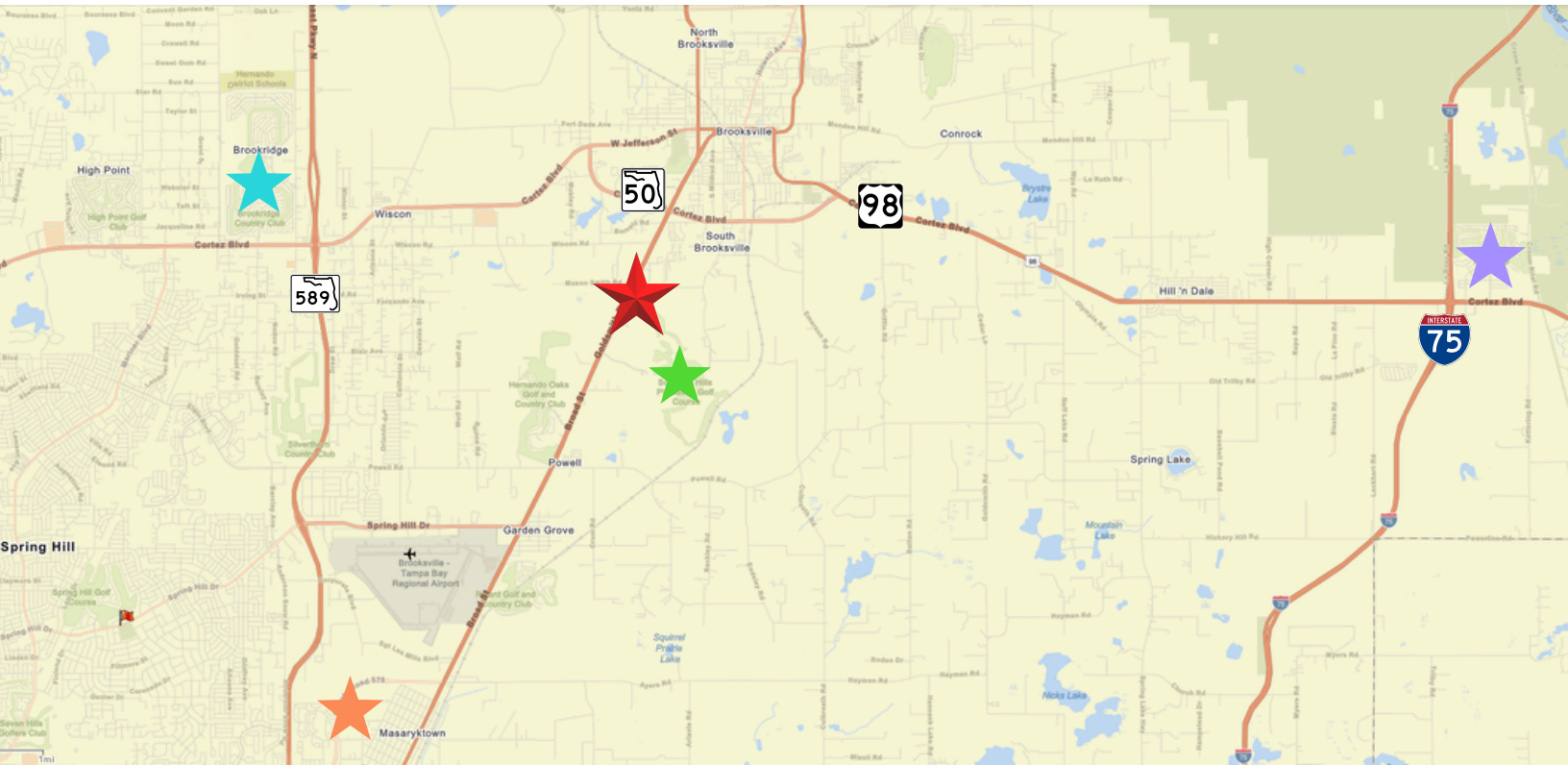


# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## LOCATION OVERVIEW



**SUBJECT PROPERTY - BROAD STREET 1.99 ACRES**

### Residential & Demographic Demand

- ★ Close to Southern Hills Plantation (gated golf community)
- Near high-density residential areas -
  - ★ Brookridge
  - ★ Sherman Hills
  - ★ Trillium

### Strategic Regional Access

- 0.5 miles to SR-50 (Cortez Blvd)
- 2 miles to U.S. Highway 98
- 5 miles to Suncoast Parkway (SR-589)
- 8 miles to Interstate 75 (via SR-50 E)

There is a strong demand for commercial services in the surrounding residential zones.

**BRIDGEPOINTBREA.COM**

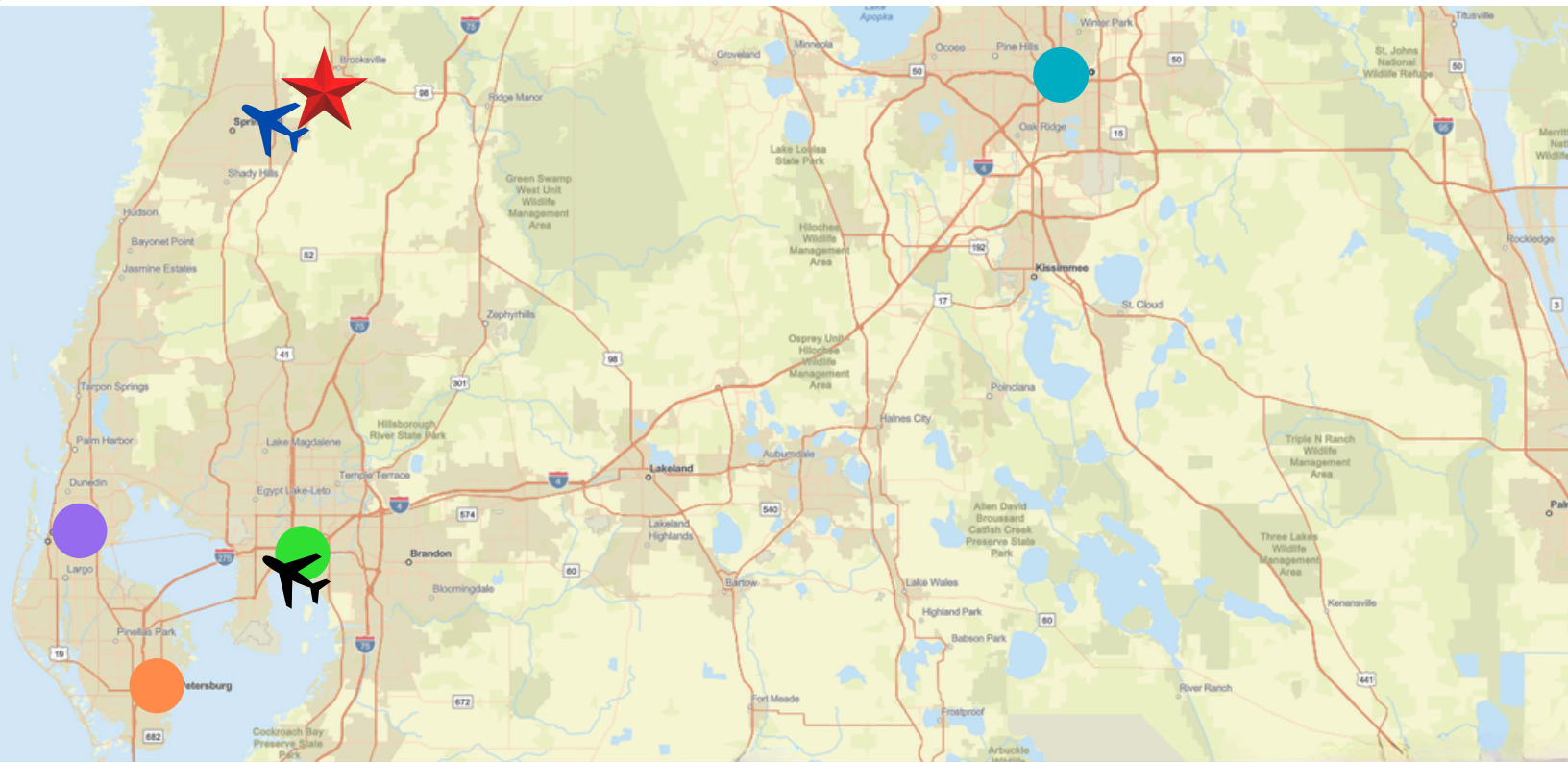
**(352) 585-3872 | Anthony.Kanaris@BridgePointBREA.com**

# 1.99± ACRE COMMERCIAL SITE

Broad St, Brooksville, FL 34601



## MAPS | LOCATION



**SUBJECT PROPERTY - BROAD STREET 1.99 ACRES**

### Central Florida Location

- 45 miles to Tampa (~50 minutes)
- 58 miles to Clearwater (1 hr)
- 60 miles to St. Petersburg (1 hr 10 min)
- 85 miles to Orlando (1 hr 30 min)
- 10 minutes to Brooksville-Tampa Bay Regional Airport (BKV)
- 55 minutes to Tampa International Airport

This is a standout opportunity to acquire a commercially positioned parcel with excellent visibility, flexible development options, and strategic access to key residential and commercial markets.