



Retail Property For Sale

Dade City Retail / Office / Car Lot

**10405 US-301, Dade City, FL 33525**

**For More Information:**

813-254-6756 | EXT 43

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### Executive Summary



#### OFFERING SUMMARY

<b>Sale Price:</b>	\$229,000
<b>Price / SF:</b>	\$151.35
<b>Lot Size:</b>	9,173 SF
<b>Year Built:</b>	1957
<b>Building Size:</b>	1,513 SF
<b>Zoning:</b>	C2 - General Commercial
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	22,500

#### PROPERTY OVERVIEW

This 1,513 SF freestanding building is located on a 9,173 SF C2 zoned lot on busy Hwy 301 in between Dade City and Zephyrhills and is the former home of Hillside Auto Sales. The building has a small office in the front, as well as a rear storage room and open canopy area for car sales. With great visibility, and over 22,500 VPD traffic count, this location is perfect for another car lot or a variety of other retail businesses.

#### LOCATION OVERVIEW

Located between Zephyrhills and Dade City in Central / NE Pasco County east of Lake Gilbert, a small and serene lake bordered by pine forest to the west and an easy commute to Dade City, Zephyrhills, Brooksville, Land O Lakes, Lutz, North Tampa, and New Tampa.

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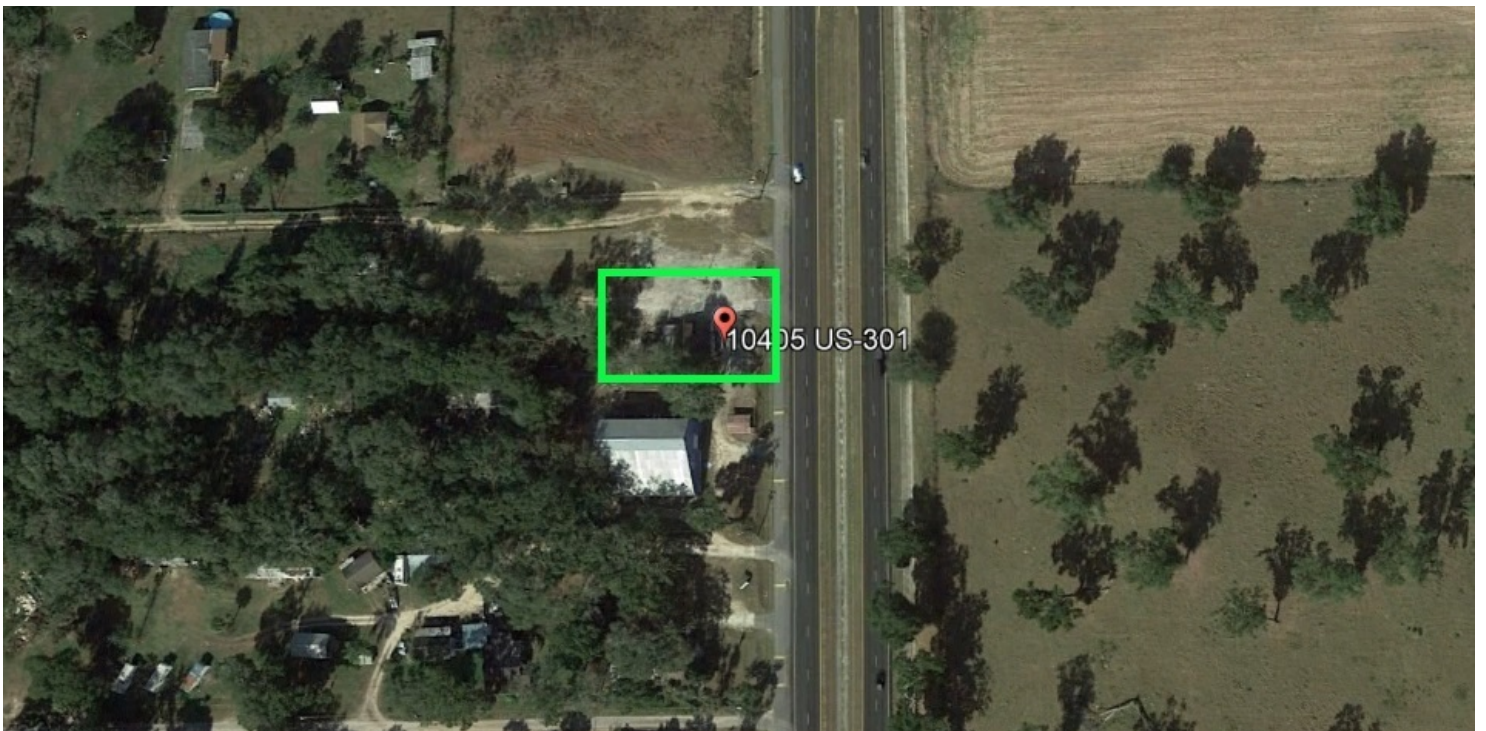
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Additional Photos

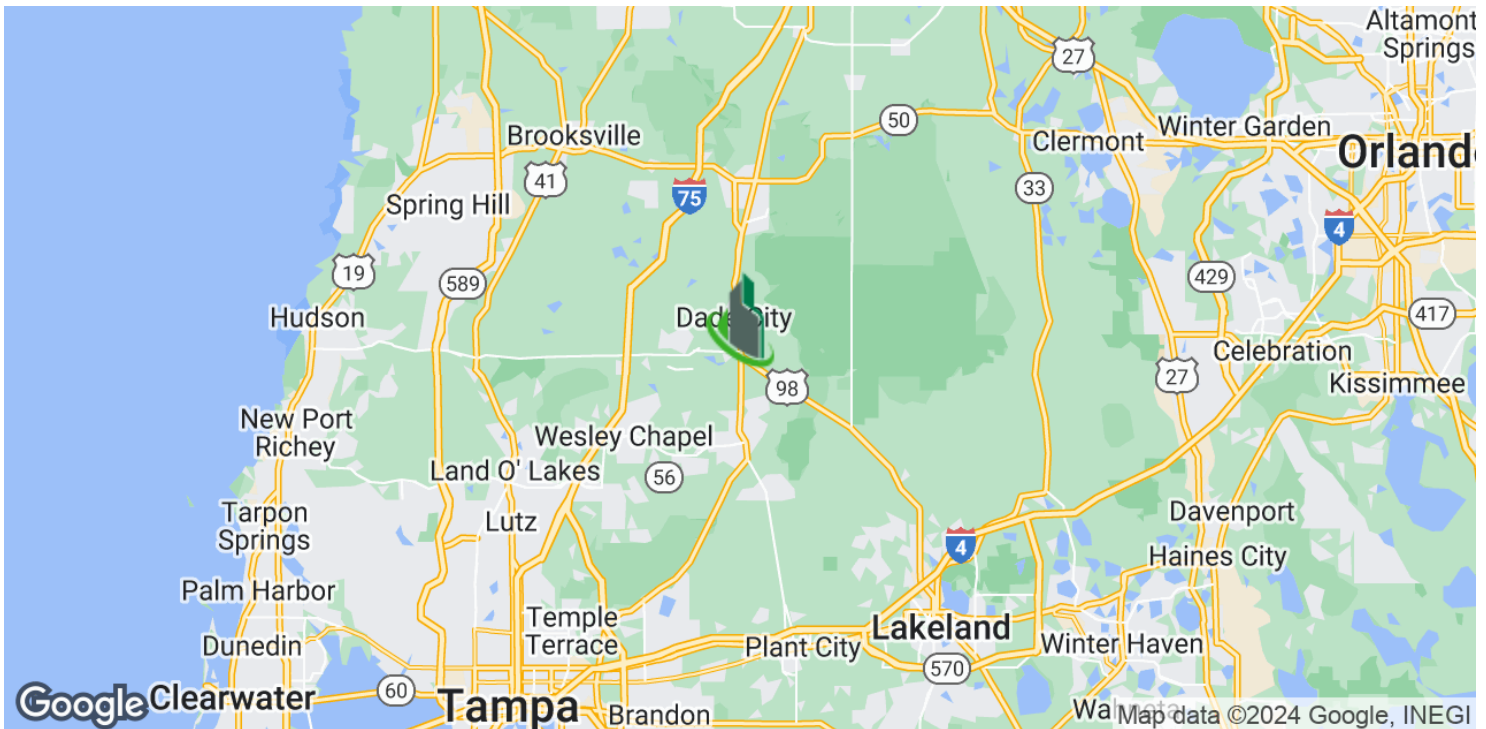
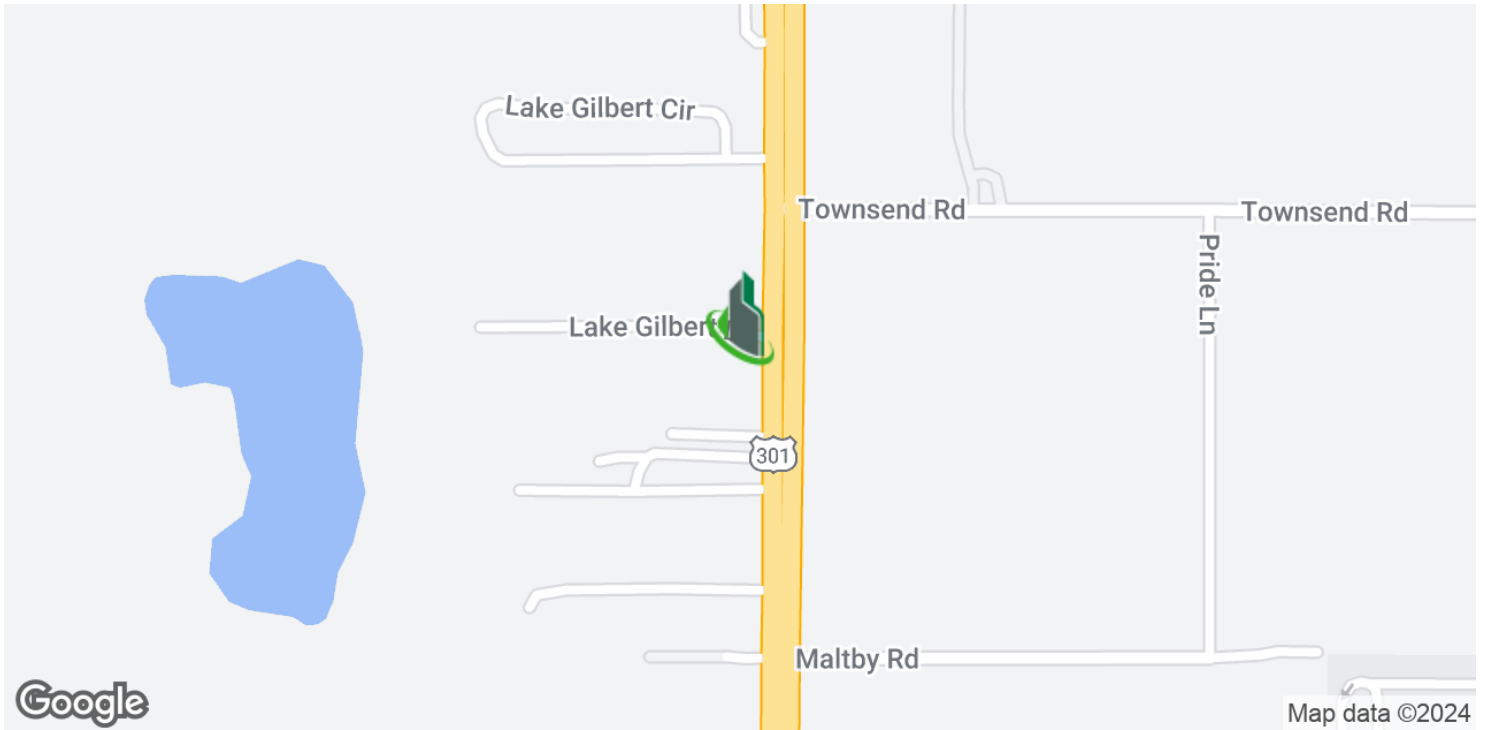




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Location Maps



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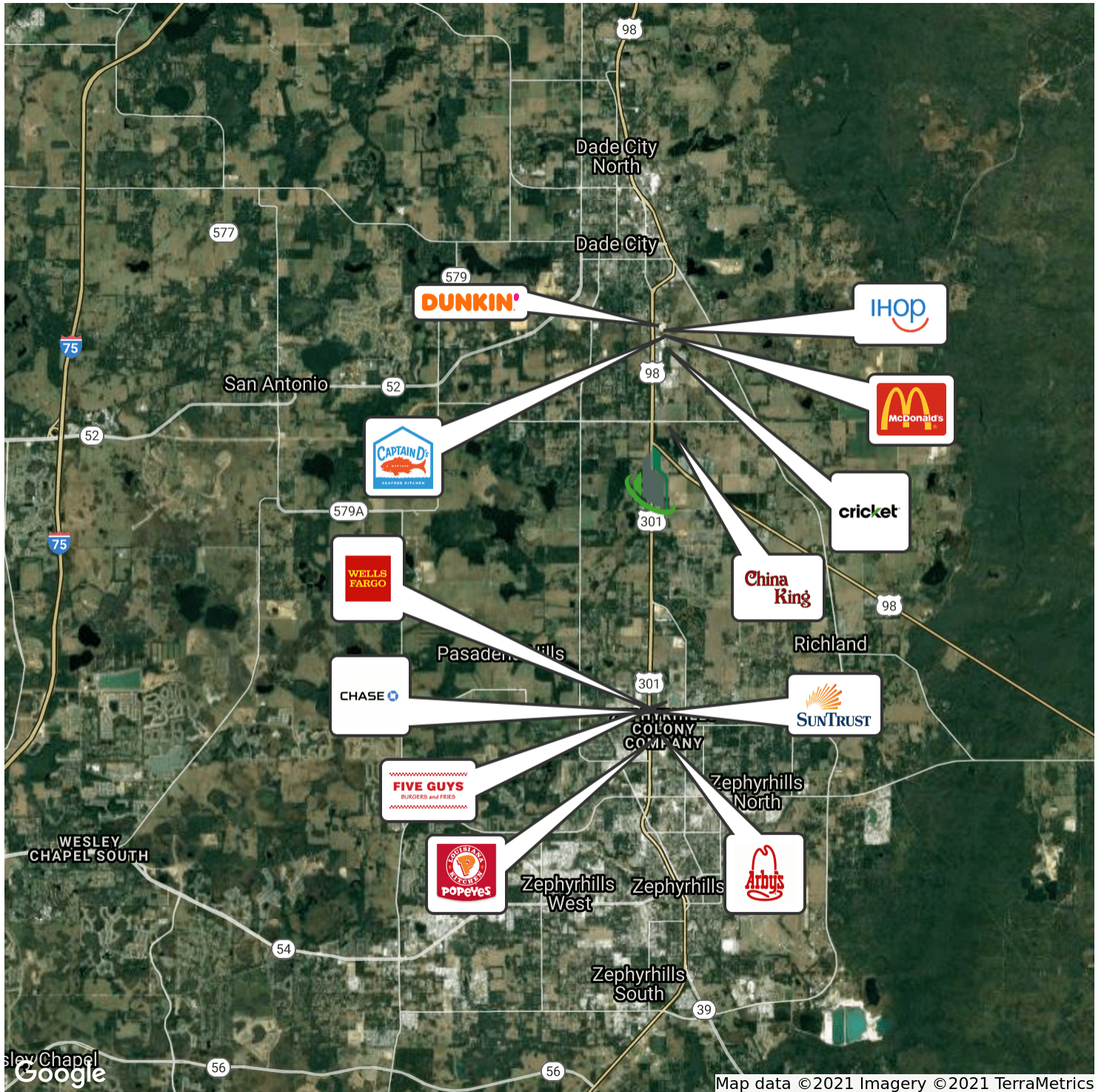




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### Retailer Map



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Aerial Map



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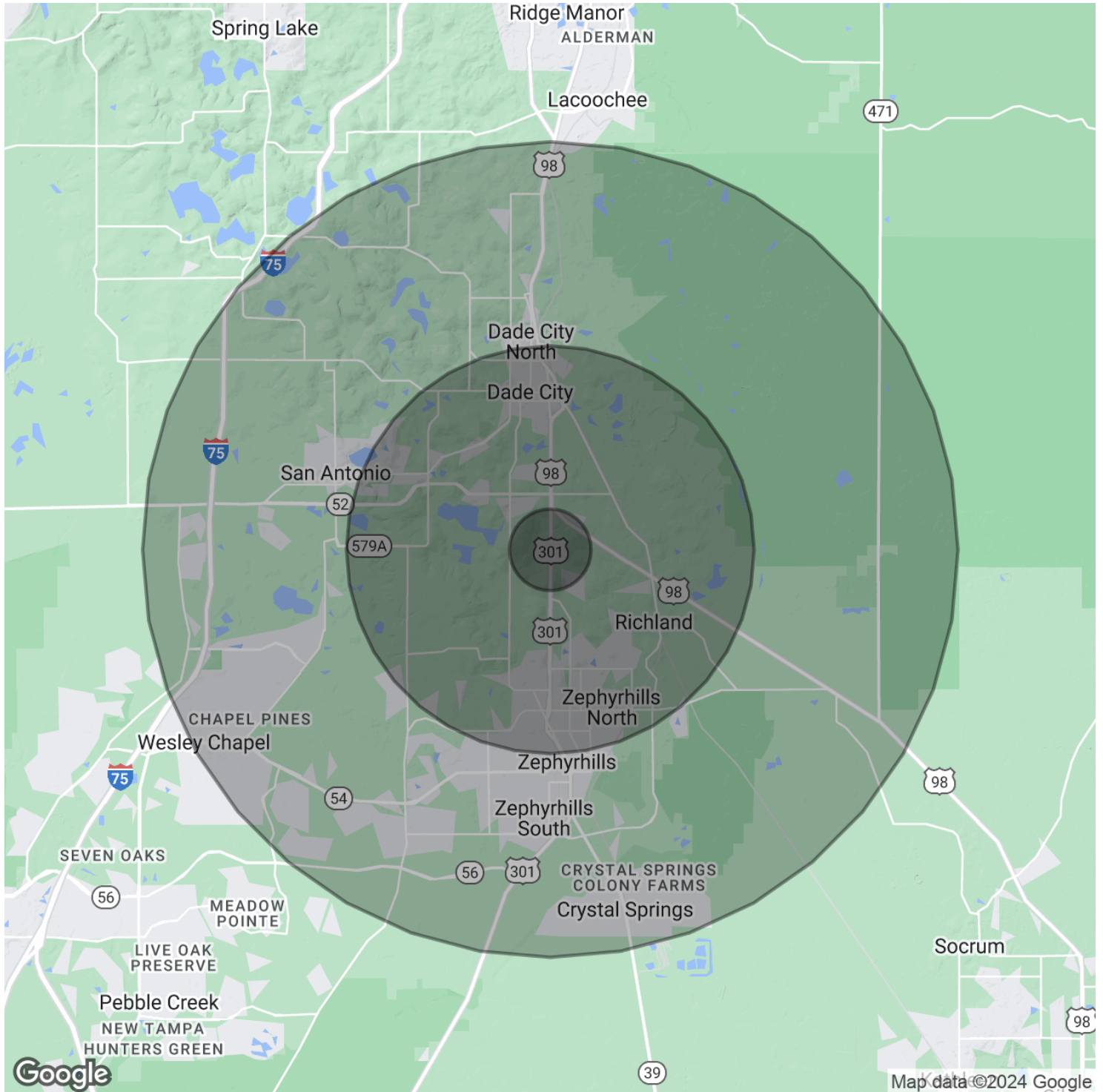
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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	960	48,367	106,181
Median age	46.3	45.4	46.3
Median age (Male)	43.9	43.3	44.7
Median age (Female)	48.5	47.2	47.6

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	357	18,891	42,218
# of persons per HH	2.7	2.6	2.5
Average HH income	\$61,433	\$50,264	\$51,797
Average house value		\$137,026	\$168,245

#### ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	5.2%	12.9%	13.0%

#### RACE

	1 MILE	5 MILES	10 MILES
Total Population - White	884	42,052	92,802
% White	92.1%	86.9%	87.4%
Total Population - Black	30	3,642	6,858
% Black	3.1%	7.5%	6.5%
Total Population - Asian	0	249	1,002
% Asian	0.0%	0.5%	0.9%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	6	178	614
% American Indian	0.6%	0.4%	0.6%
Total Population - Other	19	1,191	2,588
% Other	2.0%	2.5%	2.4%

#### TRAFFIC COUNTS

US Highway 301 & Lake Gilbert Drive 22,500/day

*\* Demographic data derived from 2020 ACS - US Census*

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