equity®
Commercial **Real Estate** Solutions®

CIRCLE K CENTER
13006 County Line Rd
Hudson, FL 34667

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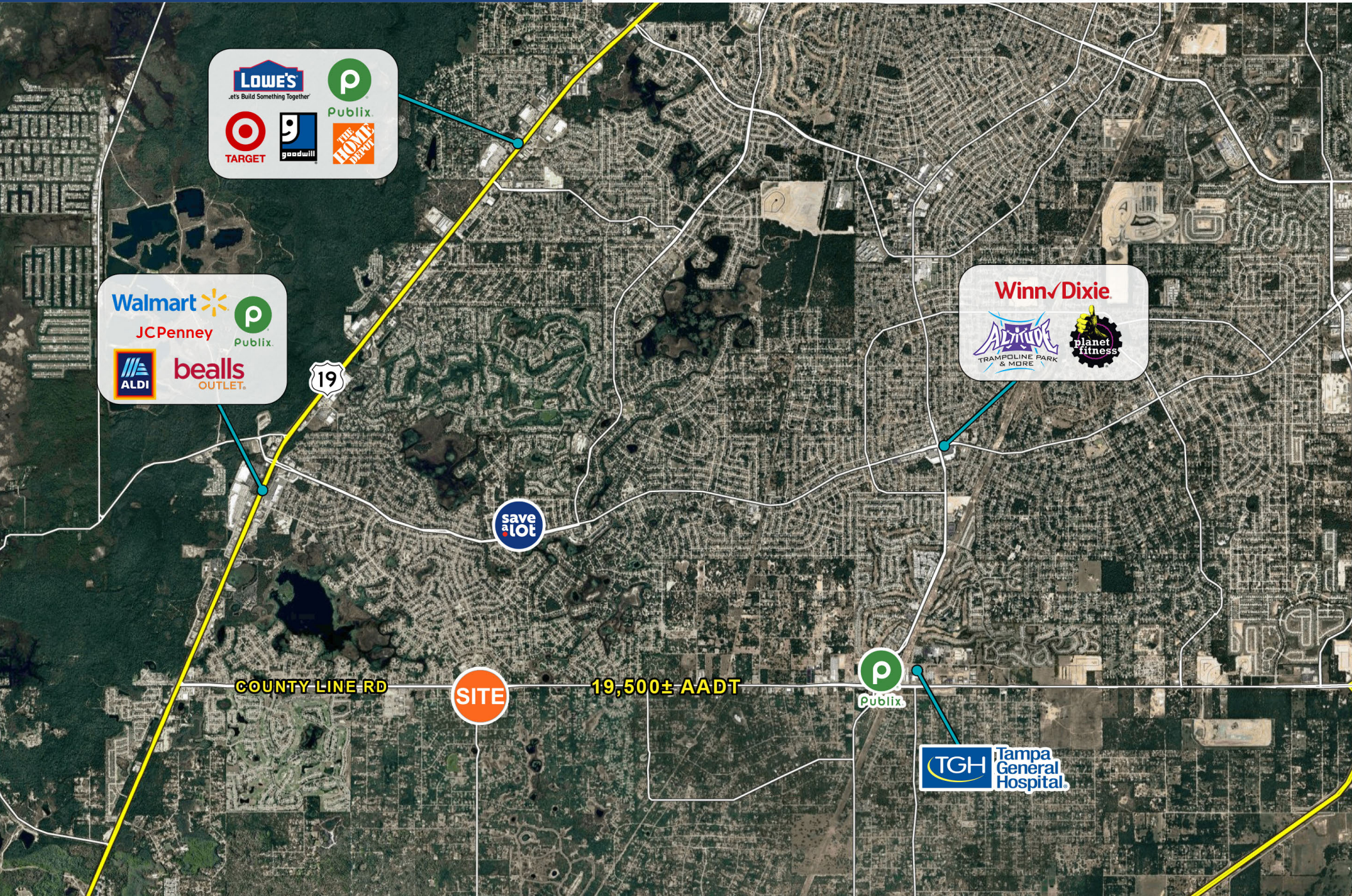
Logan Frame
(860) 803-9855 | lframe@equity.net

✓ 1,440 to 4,320 SF is available for lease.

✓ Strategically located along the Hernando-Pasco county border, offering access to over 82,000 residents within a 5-mile surrounding radius.

✓ Spaces are delivered in cold dark shell condition, providing a unique opportunity to fully customize the interior to specific needs and vision.
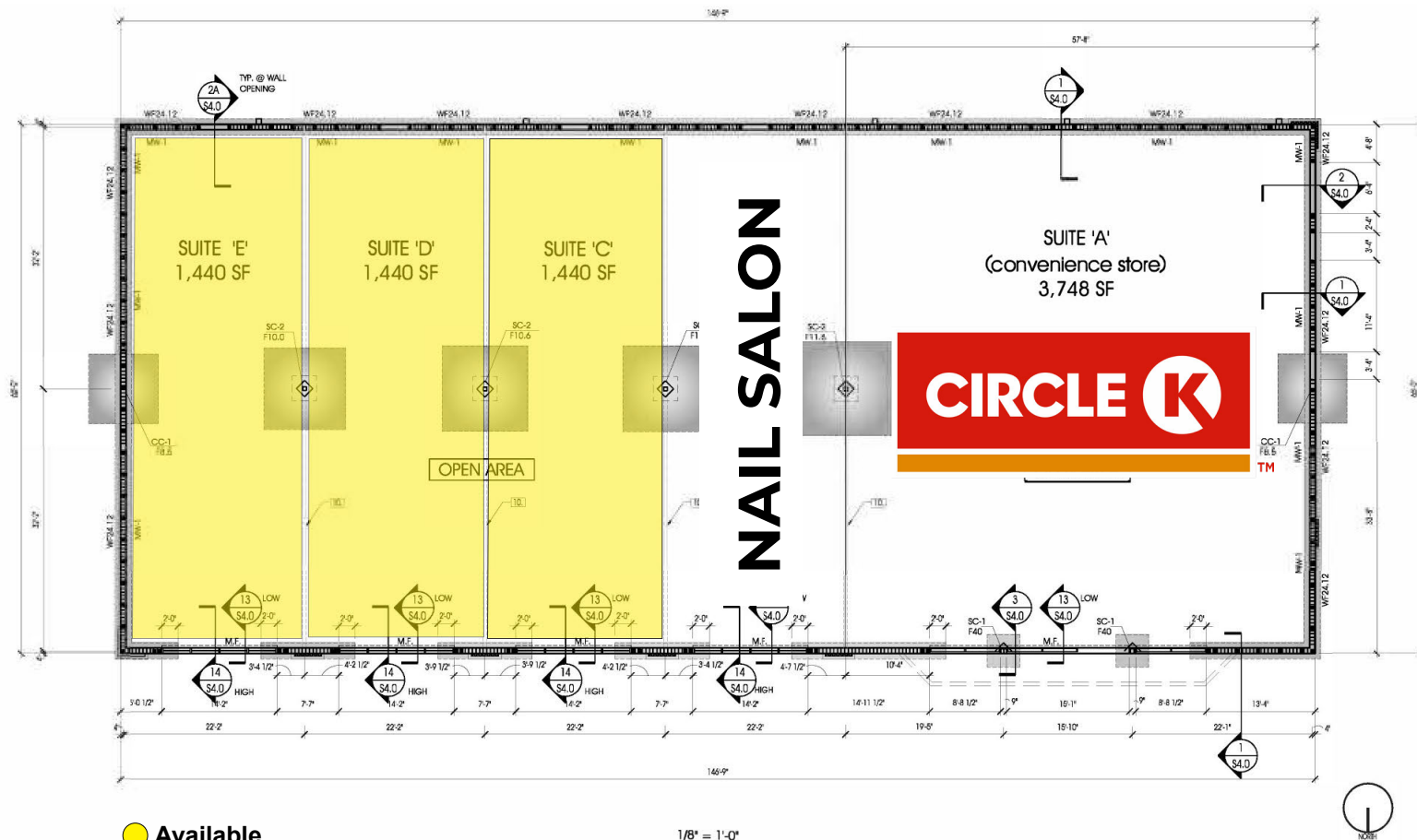
✓ Abundant parking with a total of 45 parking spaces.

COUNTY LINE RD

SITE

19,500± AADT

SUITE 'E'
1,440 SF

SUITE 'D'
1,440 SF

SUITE 'C'
1,440 SF

OPEN AREA

NAIL SALON

SUITE 'A'
(convenience store)
3,748 SF

CIRCLE K™

🟡 **Available**

1/8" = 1'-0"

TRADE AREA OVERVIEW

5 MILES

3 MILES

1 MILE

SITE

COUNTY-LINE RD

SPRING HILL

HUDSON

DEMOGRAPHICS
2024

RADIUS: | **1 MILE** | **3 MILES** | **5 MILES**

RESIDENTIAL POPULATION

| 5,154 | 36,676 | 82,430 |

DAYTIME POPULATION

| 3,260 | 31,241 | 71,572 |

AVERAGE HOUSEHOLD INCOME

| $84,246 | $74,295 | $78,170 |

NUMBER OF HOUSEHOLDS

| 2,153 | 16,201 | 35,354 |

MEDIAN AGE

| 48.7 | 55.2 | 53.1 |

DOMINANT LIFESTYLES: 2 MILE RADIUS

31%
MIDLIFE CONSTANTS

Midlife Constants are near or at retirement, with low labor force participation and modest net worth. They live in small towns outside cities, lead a country-style life, and are modestly generous.
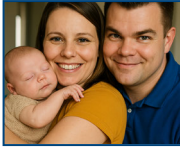
Median Age | 47
Median HH Income: | $53,200

16%
THE ELDERS

With a median age of 72.3, Elders are Tapestry's oldest segment. They prefer senior-focused communities in warm climates, own varied housing, and are informed, independent, and active despite the market's small size.

Median Age | 72
Median HH Income: | $42,800

16%
TRADITIONAL LIVING

This younger market includes married couples and singles, often multigenerational families, working in manufacturing, retail, or health care, balancing new responsibilities with a continued interest in style and fun.

Median Age | 35
Median HH Income: | $39,300

Contact Us

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