

# 5.8 ACRES FOR SALE

11343 COMMERCIAL WAY | BROOKSVILLE, FL 34614



- GC Zoning with Special C-2 Uses Approved for Self & Outside Storage
- Active Permits for RV/Boat Storage
- Visibility Along U.S. Hwy 19
- 2 Points of Ingress/Egress
- Ideal for Self-Storage, Retail, or Auto Uses
- Growing Residential Base and High Traffic Counts
- Flexible Zoning and High Market Adaptability

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## THE PROPERTY

Presenting an exceptional opportunity to acquire 5.8 acres of prime commercial land situated along the highly visible Commercial Way (U.S. Highway 19), one of the main North-South arteries in Hernando County. This property sits within a rapidly growing corridor along Florida's Nature Coast; a region experiencing strong residential and commercial development driven by population growth and sustained demand for storage, service, and lifestyle-oriented uses.

### ZONING

The site is zoned GC (General Commercial) with approval for special C-2 uses for self storage & outdoor storage. It is already in the permitting process for RV and boat storage, providing a near shovel-ready opportunity for investors or owner-users seeking to serve the area's strong recreational and residential storage needs.

### PERMITTED USES

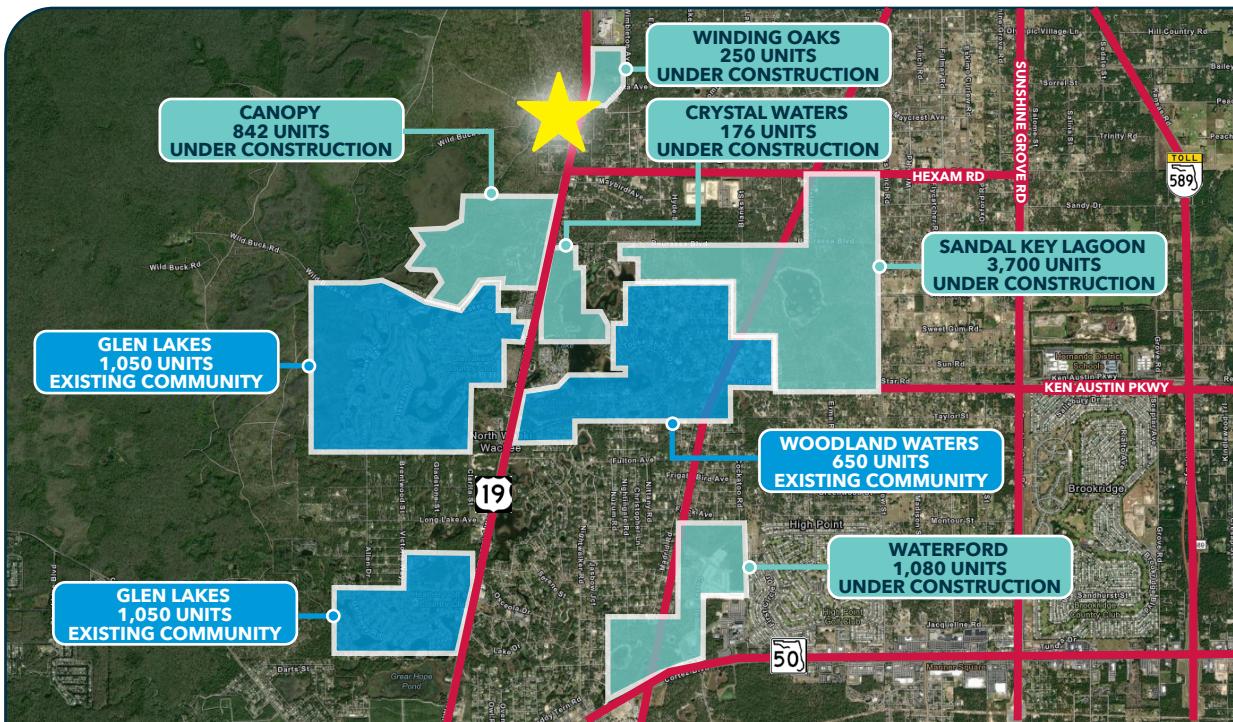
- RV, boat, and self-storage facilities
- Automotive sales, service, and repair
- Retail centers and convenience stores
- Restaurants and drive-thru establishments
- Office and professional service buildings
- Contractor and trade service establishments

 **ZONED GC  
w/ C-2 USES**

 **2 ACCESS  
POINTS**

 **18,500  
TRAFFIC COUNT**





## MARKET DRIVERS

**Strong Population Growth:** The North Weeki Wachee and Brooksville areas have seen consistent increases in population and residential development, driving demand for nearby storage, service, and convenience-based businesses.

**Lifestyle-Oriented Market:** With access to the Gulf Coast and abundant recreational amenities nearby, there is ongoing demand for RV and boat storage, making this property well-positioned to capture both local and seasonal users.

## DEMOGRAPHICS

### POPULATION

- 1 MILE: 992 (2,102 PROJECTED WITH NEW HOME UNITS)
- 3 MILES: 10,071
- 5 MILES: 28,865

### MEDIAN HOUSEHOLD INCOME

- 1 MILE: \$77,147
- 3 MILES: \$77,596
- 5 MILES: \$67,153

