

0 Broad St

0 BROAD ST

BROOKSVILLE, FL 34601

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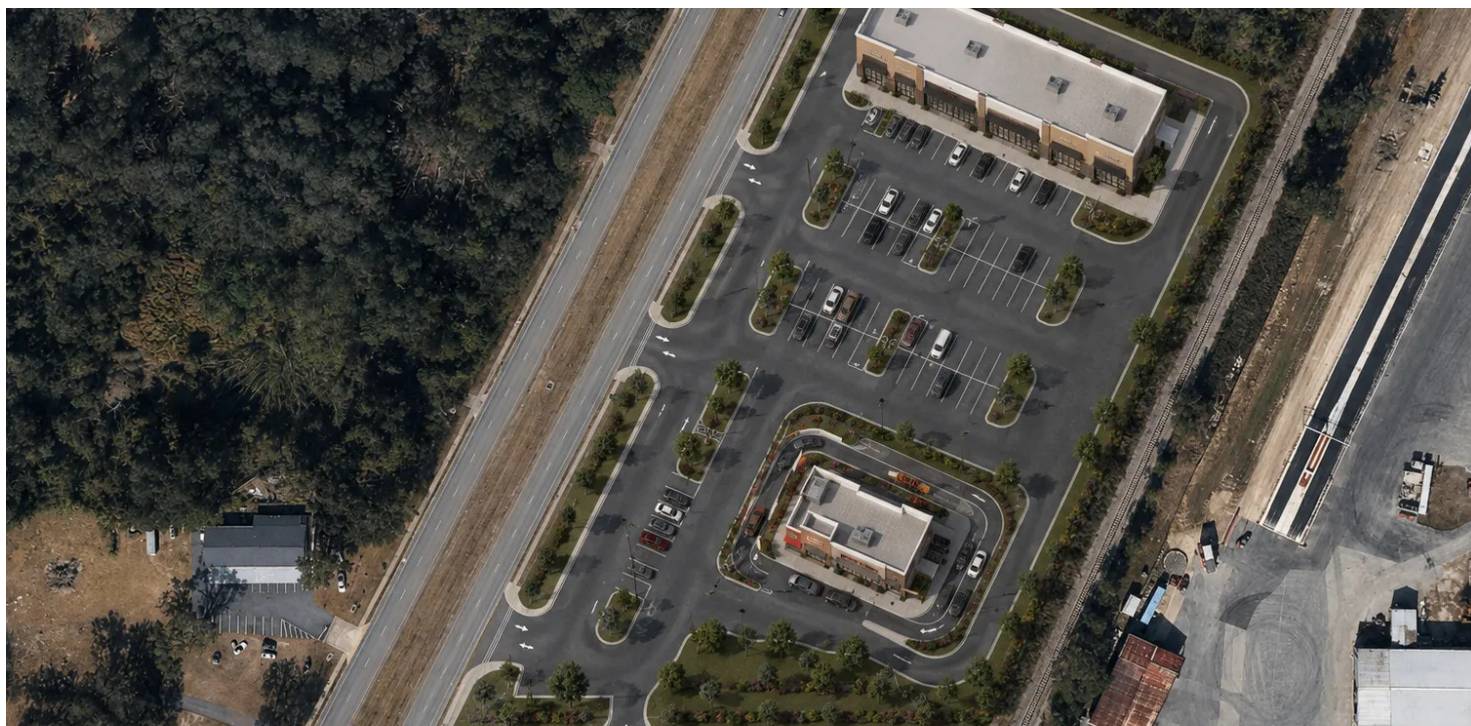
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Boutique Firm | National Reach



Executive Summary

0 BROAD ST | LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$6,375,000
Lot Size:	14.6 Acres
Price/AC	\$436,643
Zoning:	Commercial AC

PROPERTY OVERVIEW

Exceptional commercial land opportunity along one of Brooksville's busiest corridors, offering outstanding visibility, strong traffic counts, and convenient access. Surrounded by established neighborhoods, growing commercial development, and a rapidly expanding population, these parcels are ideally positioned for retail, light industrial, restaurant, medical, automotive, and other commercial users. With excellent frontage and strong market fundamentals, the property presents an outstanding opportunity for national retailers, regional operators, or build-to-suit development.

PROPERTY HIGHLIGHTS

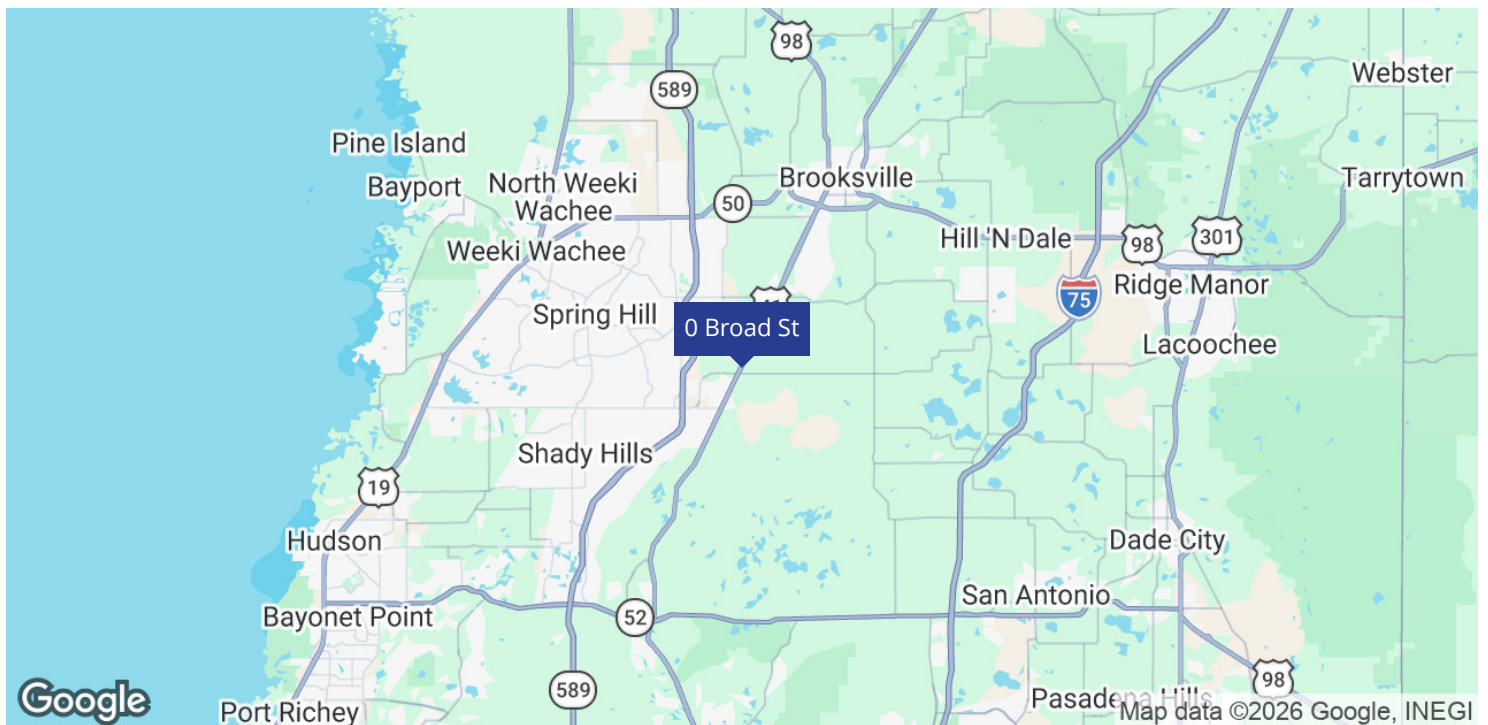
- 4 parcels totaling 14.6 acres
- Can be subdivided into 1-3 acre parcels
- Frontage right on US-41 which sees 17,900 vpd
- Parcel 1: 7.4 acres
- Parcel 2: 2.5 acres
- Parcel 3: 4.2 acres
- Parcel 4: 0.5 acres, with a 8,000 SF block building
- Shovel ready sites ideal for retail and light industrial development
- Adjacent signalized intersection

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Location Map

0 BROAD ST | LAND FOR SALE



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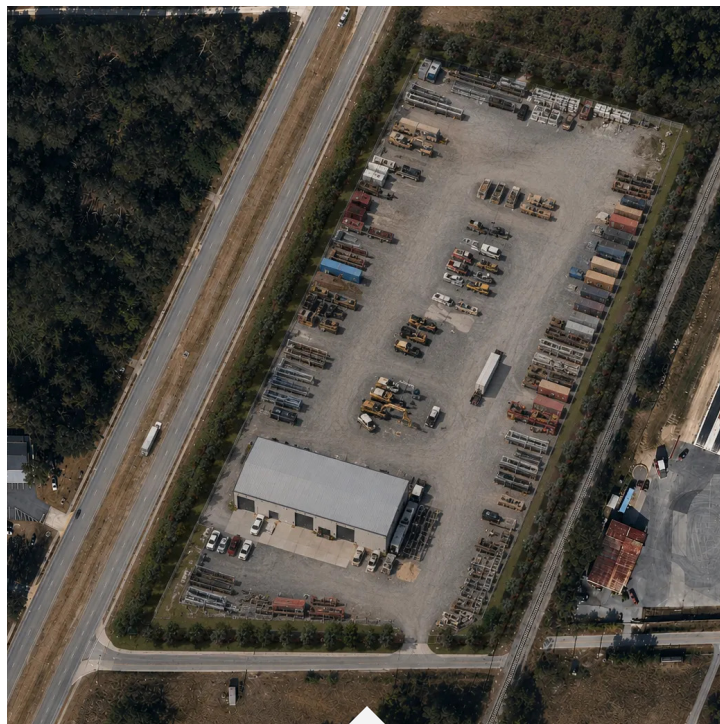


Property Details & Highlights

0 BROAD ST | LAND FOR SALE

Property Type	Land
Property Subtype	Retail-Pad
APN (7.4 acres)	R30 223 19 1795 0000 0290
APN (2.5 acres)	R30 223 19 1795 0000 0280
APN (4.2 acres)	R30 223 19 1795 0000 0270
APN (0.5 acres)	R30 223 19 1795 0000 0275
Approx. Proposed Building Size	+120,000 SF
Lot Size	14.6 Acres
Utilities	In-place

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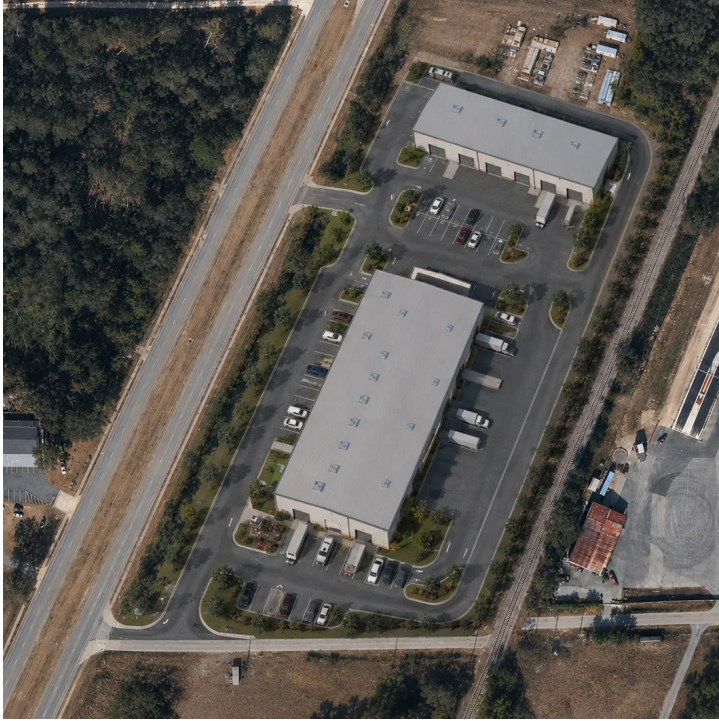


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Additional Photos

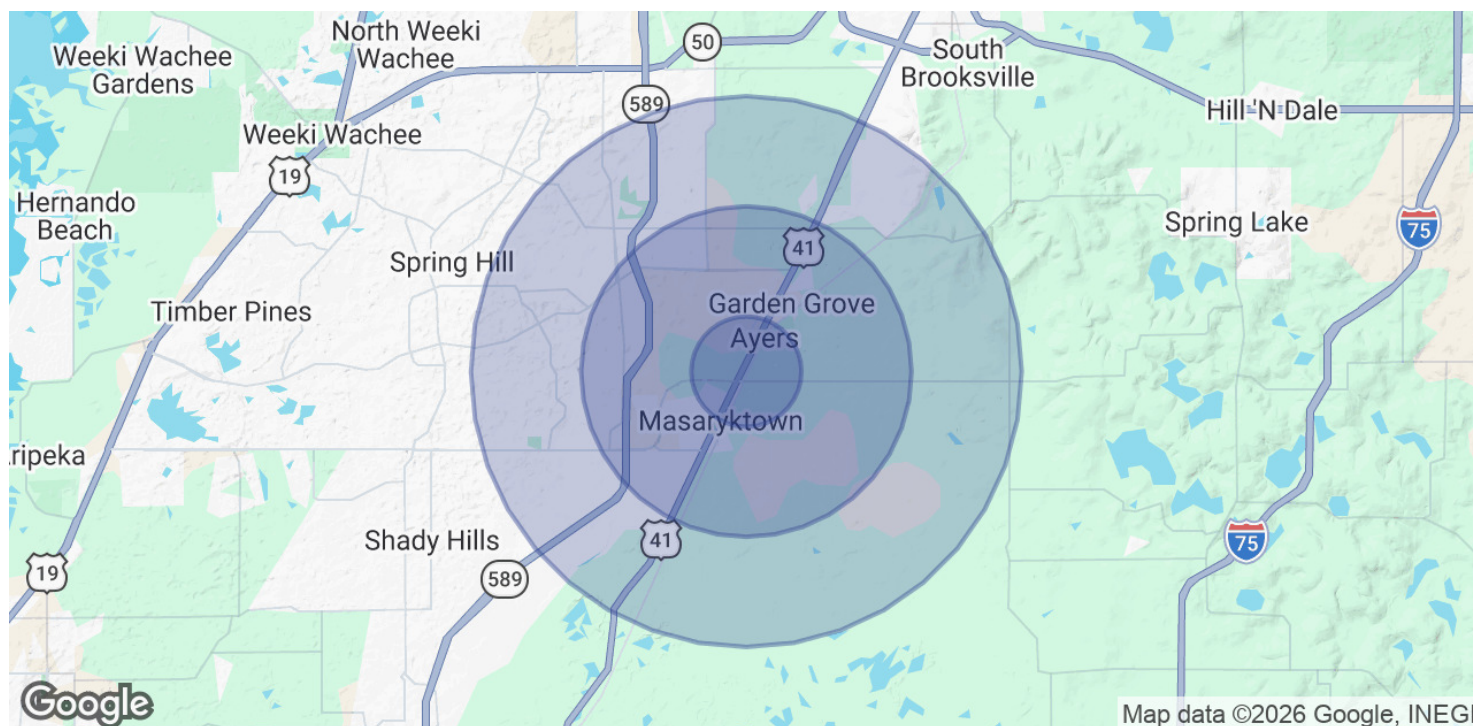
0 BROAD ST | LAND FOR SALE - PROPOSED AI RENDERINGS (LIGHT INDUSTRIAL, IOS & RETAIL)





Demographics Map & Report

0 BROAD ST | LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,323	14,826	45,435
Average Age	42.8	41.9	45.2
Average Age (Male)	41.9	41.2	44.6
Average Age (Female)	43.8	44.2	47.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	484	4,814	16,164
# of Persons per HH	2.7	3.1	2.8
Average HH Income	\$103,386	\$103,599	\$97,180
Average House Value	\$280,741	\$298,350	\$305,059

2023 American Community Survey (ACS)