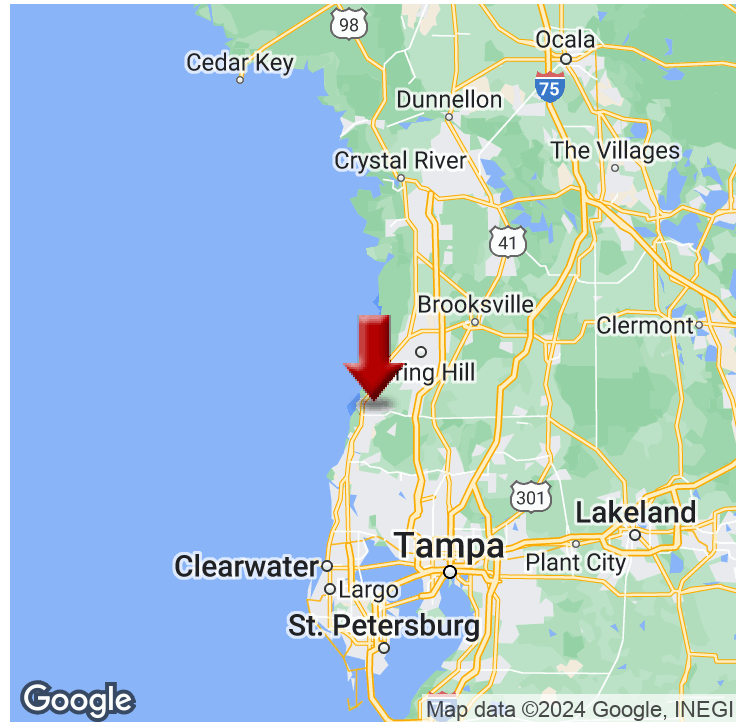


RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



OFFERING SUMMARY

NUMBER OF UNITS:	Parcel A - 6 Units
AVAILABLE SF:	1250
SPACES AVAILABLE:	One
LEASE RATE:	\$18.50 SF/yr (NNN)
LOT SIZE:	1.06 Acres
BUILDING SIZE:	7887 SF
RENOVATED:	2018
ZONING:	General Commercial C-2
MARKET:	Tampa Bay
SUBMARKET:	West Pasco
TRAFFIC COUNT:	47,500

PROPERTY OVERVIEW

1250 SF inline Retail space for Lease at \$1927 a month plus CAM!!!!. LAST SPACE AVAILABLE!!! Facing busy State Road 52. Tower Oaks Terrace, a Neighborhood Retail Center is located on the Northwest corner of SR 52 and Little Rd near the Gulf Coast of Pasco County Florida. This corner shopping strip center is anchored by Publix Grocery, pharmacy and liquors, and has been consistently occupied by a major anchor longer than similar Centers nearby. Customers have Easy road access from five entrances. Good visibility from the six lane main thoroughfare State Road 52 and six lane Little Road. There are two Sign Monuments on the Entrances and Building Roof Signage. Traffic comes in by Goodyear, Med Xpress, CVS Drugstore, and Velerio Gas and Convenient Store.(ParcelA- is two buildings comprising Six Tenants) #A18921-Papa Johns, #A2 8923 former Tan IS AVAILABLE WITH 1250 SQUARE FEET, #A3 8925 Subway, and #A4 8927 Beltone. The adjacent building has two tenants #AB5 12035 China King, and #AB6 12037 SMOKE..... (Parcel B)-Publix 12101 Anchor and Publix Liquors 12103..... (Parcel C is three tenants and a Build To Suit lot). The three businesses at the north of Publix are #C9 12119 Century Nails, #C10 12121 UPS Store, #C11 12123 Coast Dental, AND #C12 is a Vacant undeveloped AVAILABLE Ground Lease build to suit up to 10000 SF.

PROPERTY HIGHLIGHTS

- Inline Space Facing State Road 52
- High Visibility to 47500 cars daily

KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

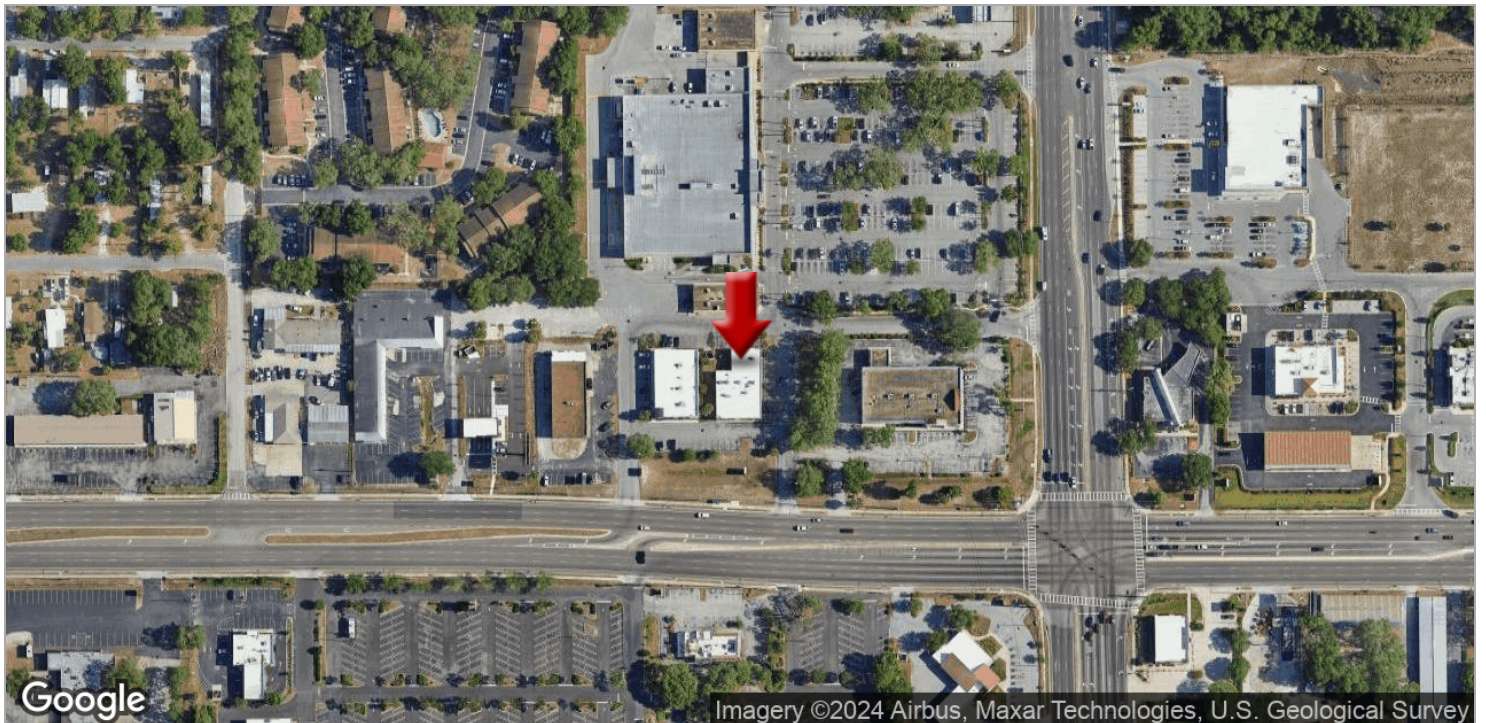
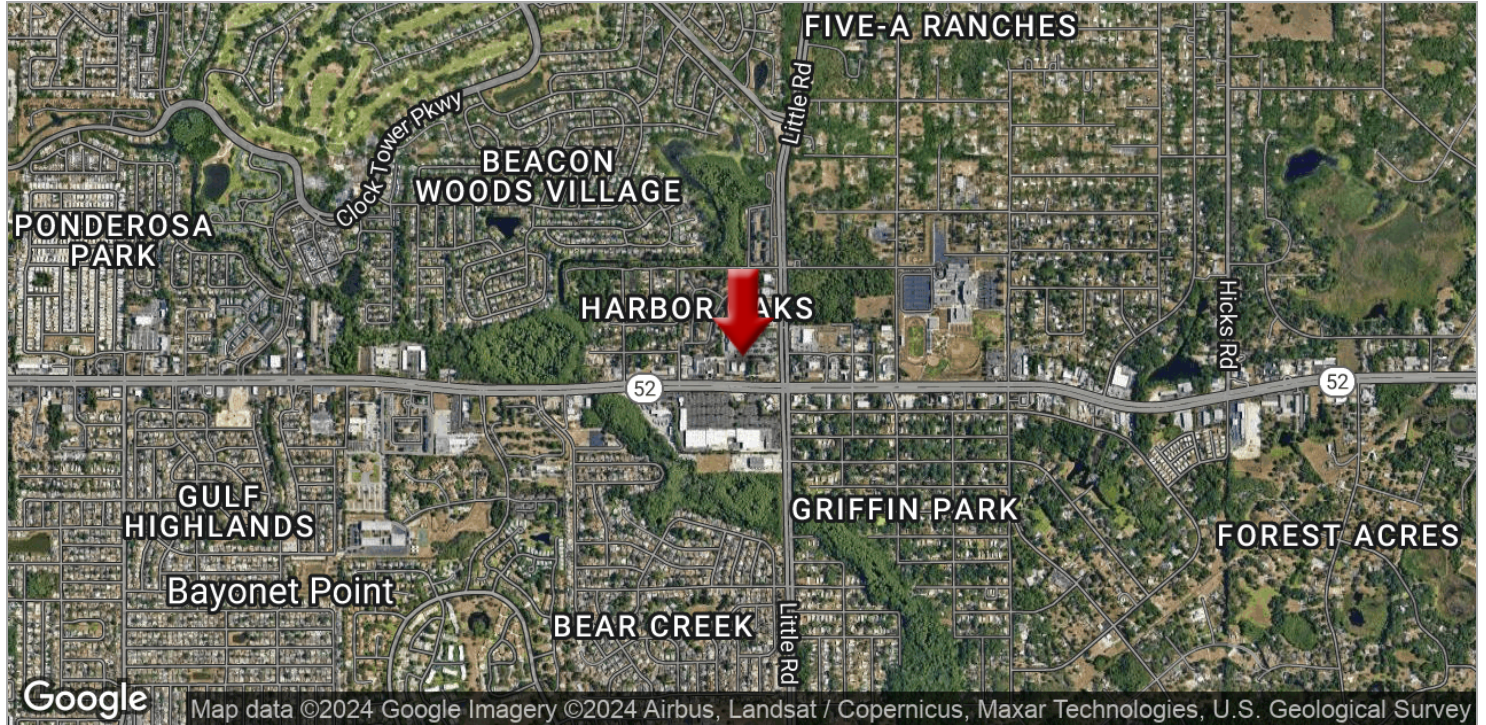
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

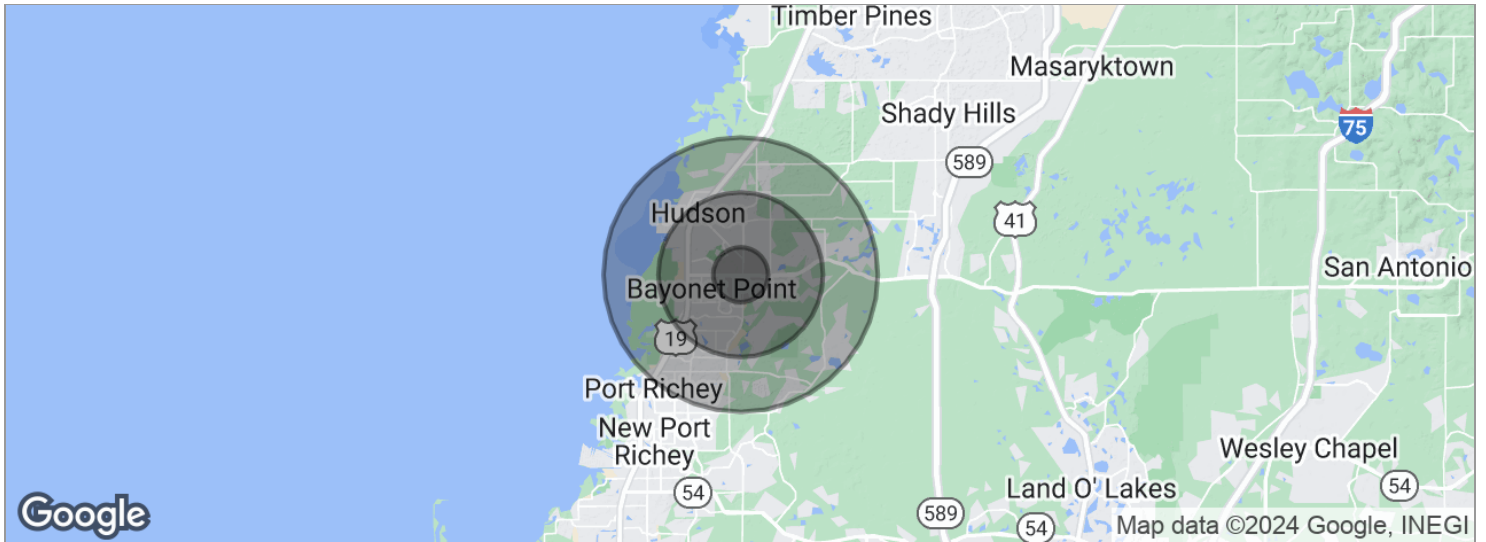
DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,758	58,785	104,424
Median age	52.0	48.8	46.8
Median age (male)	51.5	48.7	46.3
Median age (Female)	57.0	49.9	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,945	25,175	44,522
# of persons per HH	2.2	2.3	2.3
Average HH income	\$46,733	\$46,487	\$47,254
Average house value	\$153,339	\$136,203	\$151,851

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

KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kw.commercial@gmail.com
FL #SL3217193

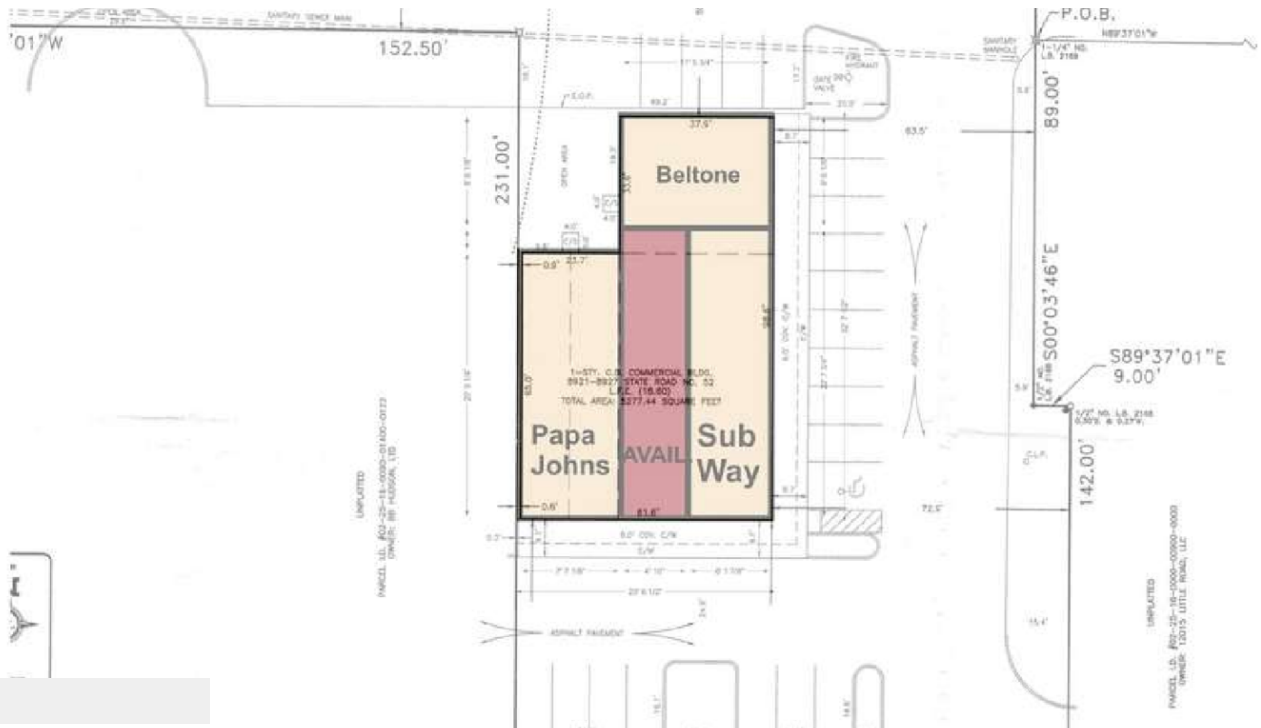
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



LEGEND

KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

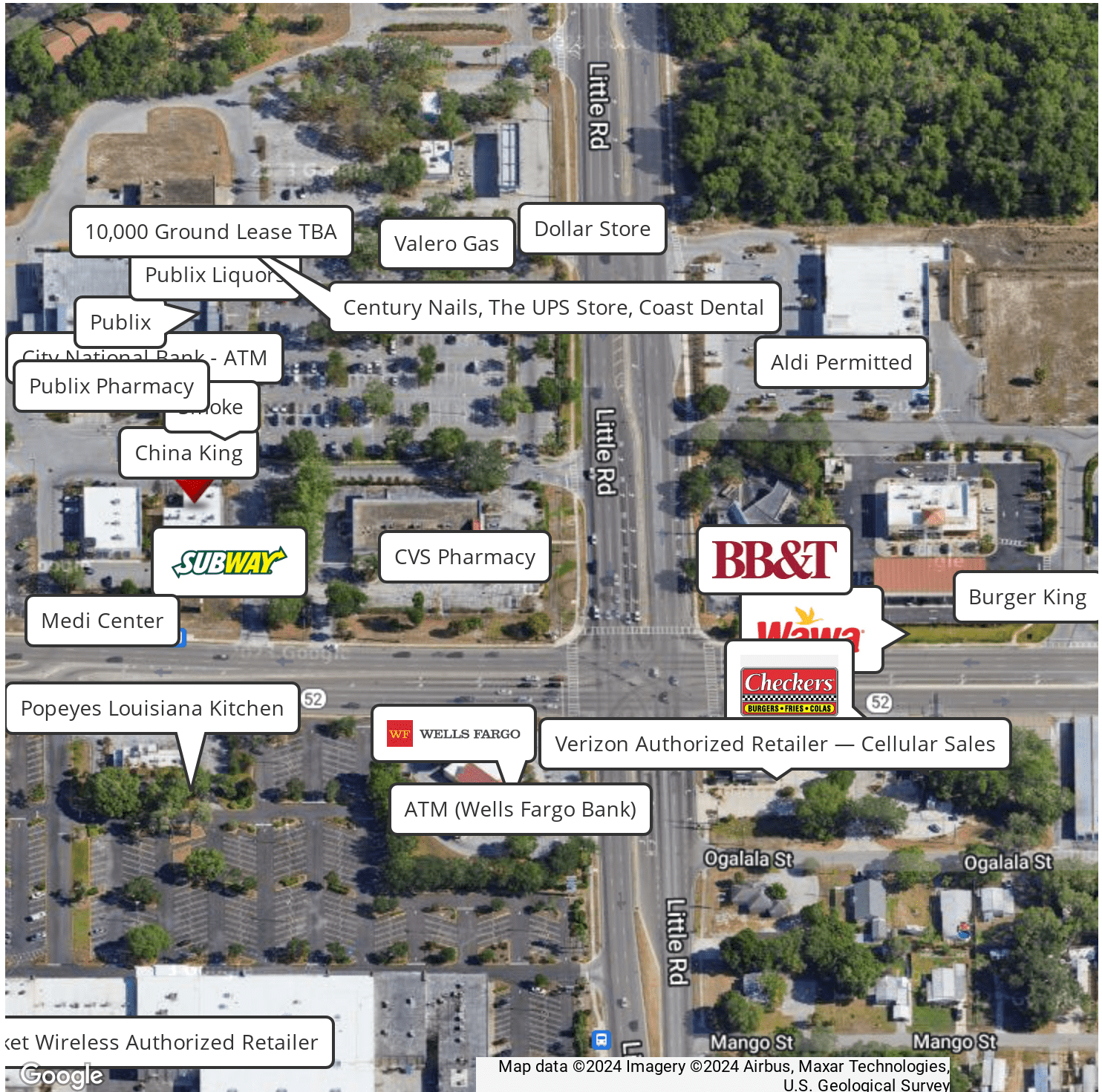
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kwcommercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

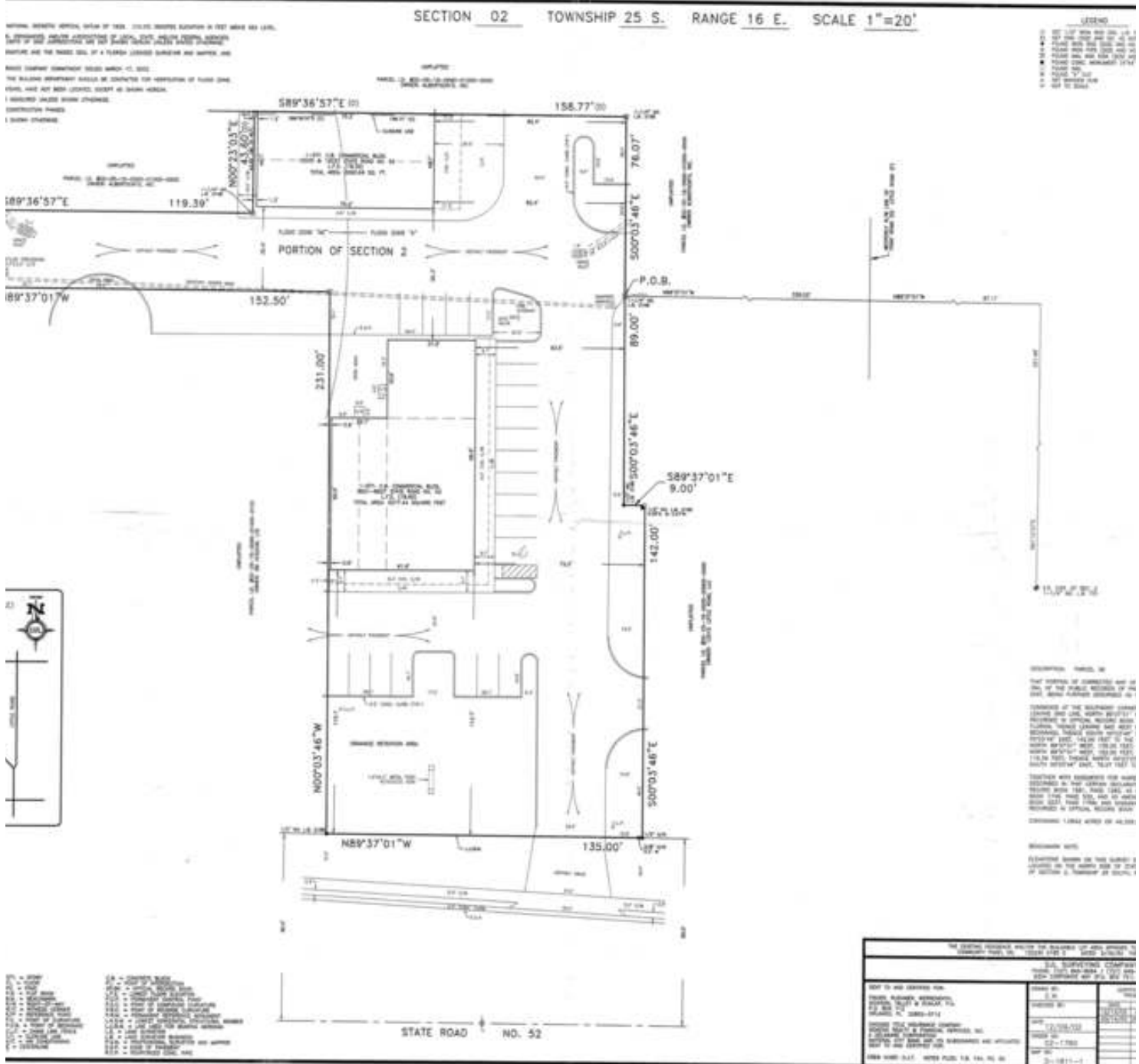
DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kw.commercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

TOWER OAKS INLINE RETAIL

8923 S.R. 52, Hudson, FL 34667



KW COMMERCIAL
30522 US Hwy 19 N, Suite 107
Palm Harbor, FL 34684

DON MOORE
Commercial Director-Keller Williams Realty
O: 727.408.6828
C: 727.271.1529
tbcg.kw.commercial@gmail.com
FL #SL3217193

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com