

1.2 ACRE LAND FOR SALE FRONTING US HIGHWAY 19 @ MARKET PRICE

## QSR - RETAIL - INDUSTRIAL DEVELOPMENT SITE

3705 U S HIGHWAY 19, HOLIDAY, FL 34691



**FOR SALE 1.2 ACRES - US HIGHWAY 19 - TAMPA BAY**

### SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



### PRESENTED BY:

#### SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

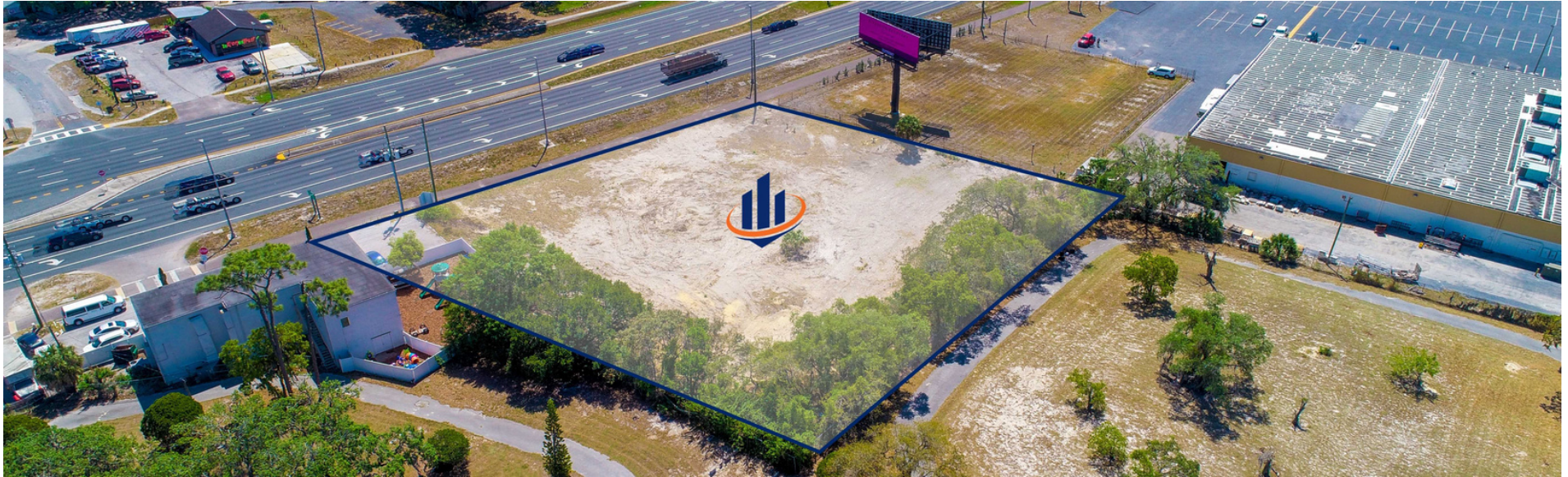
#### CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# QSR - RETAIL - INDUSTRIAL DEVELOPMENT LAND FOR SALE

3705 US HIGHWAY 19 NORTH



## Property Overview

US 19 runs 262 miles (422 km) along Florida's west coast from south of St. Petersburg, and continues to the Georgia border north of Monticello. US 19 remains independent of Interstate 75 (I-75), even as the routes converge in the Tampa Bay area.

## Location Overview

The 1.2 Acre land is located at the northwest frontage on US Highway 19 between two signalized intersection. This land parcel is adjacent to 5.4 acre site which is on the market for sale by CBRE. Nearby is the Universal Mall, a 90,500 SF retail center and the separately owned parcels with a CVS drug and a local pharmacy.

## Property Description

1.2 acre lot on heavy traffic US19 Highway in Pasco County. Explore opportunity for Retail, MF or Industrial Development. Potential assemblage of adjacent land can be investigated for qualified buyer.

Property is zoned Commercial General with a very broad category allowing a variety of mixed-use and single-use retail, general commercial, service, office, and residential uses.

### SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



### SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

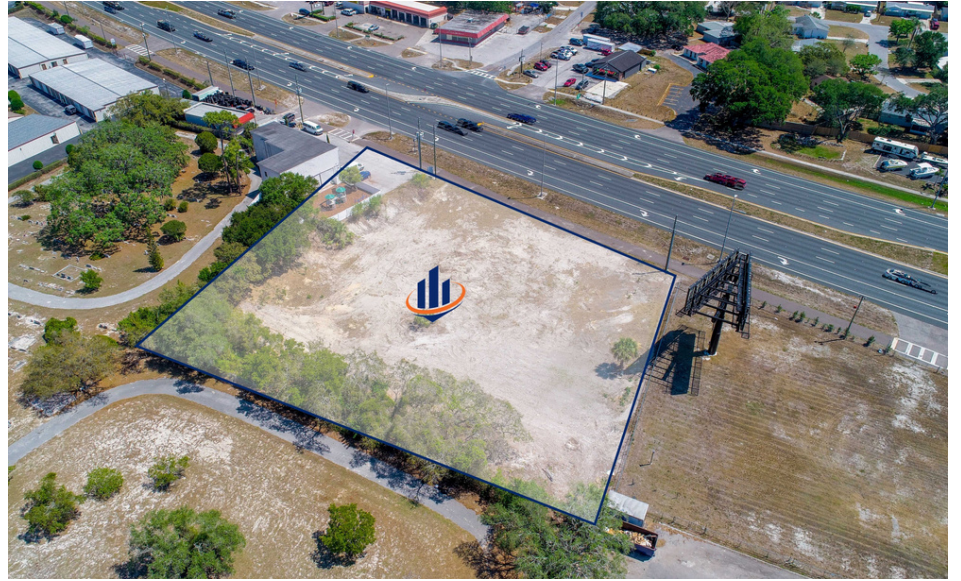
### CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# PROPERTY PHOTOS

3705 US HIGHWAY 19 NORTH



## SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



## SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

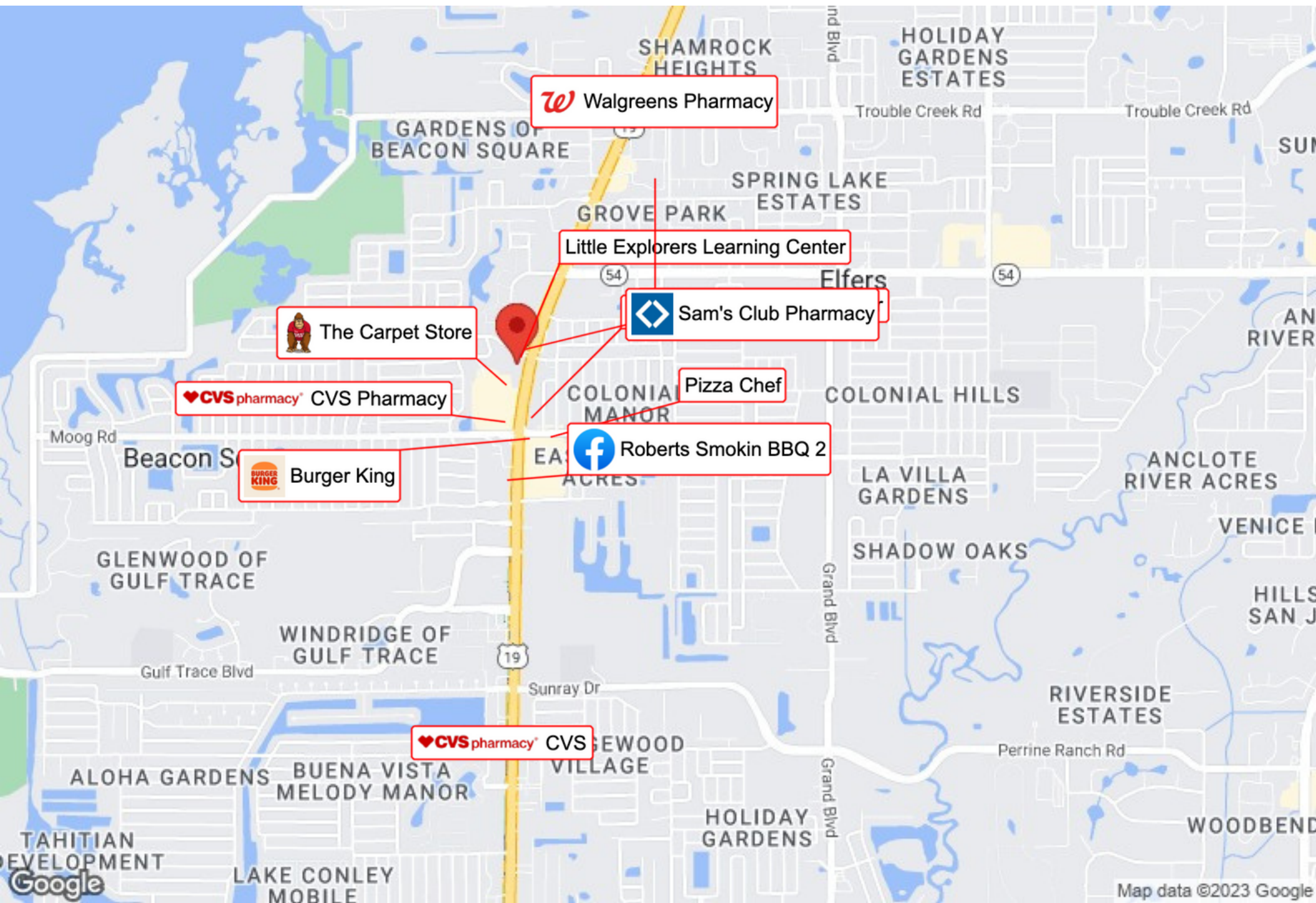
## CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



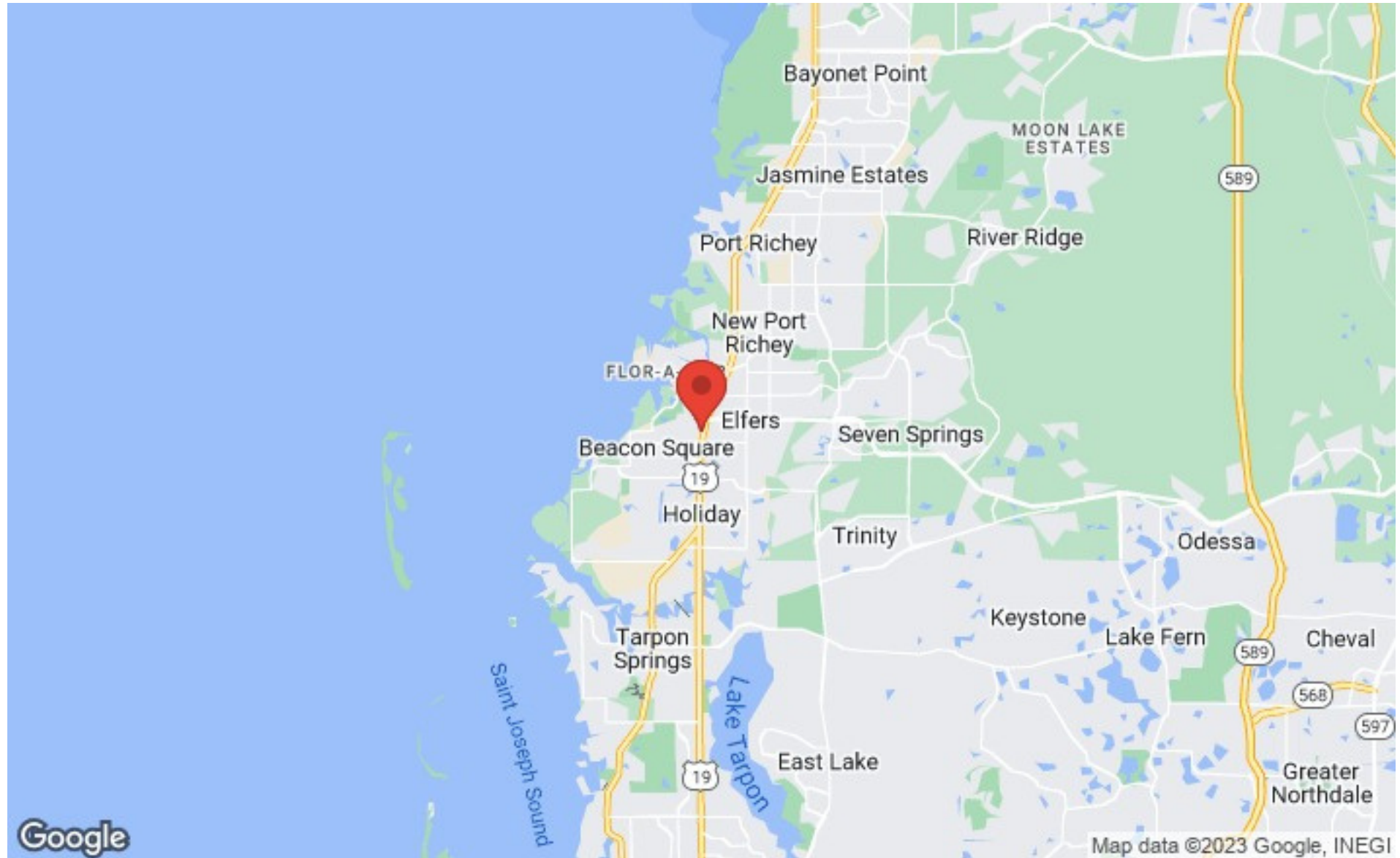
# BUSINESS MAP

3705 US HIGHWAY 19 NORTH



# REGIONAL MAP

3705 US HIGHWAY 19 NORTH



**SVN COMMERCIAL ADVISORY GROUP**

10150 Highland Manor  
Drive Tampa, FL 33610



**SID BHATT, CCIM, SIOR**

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

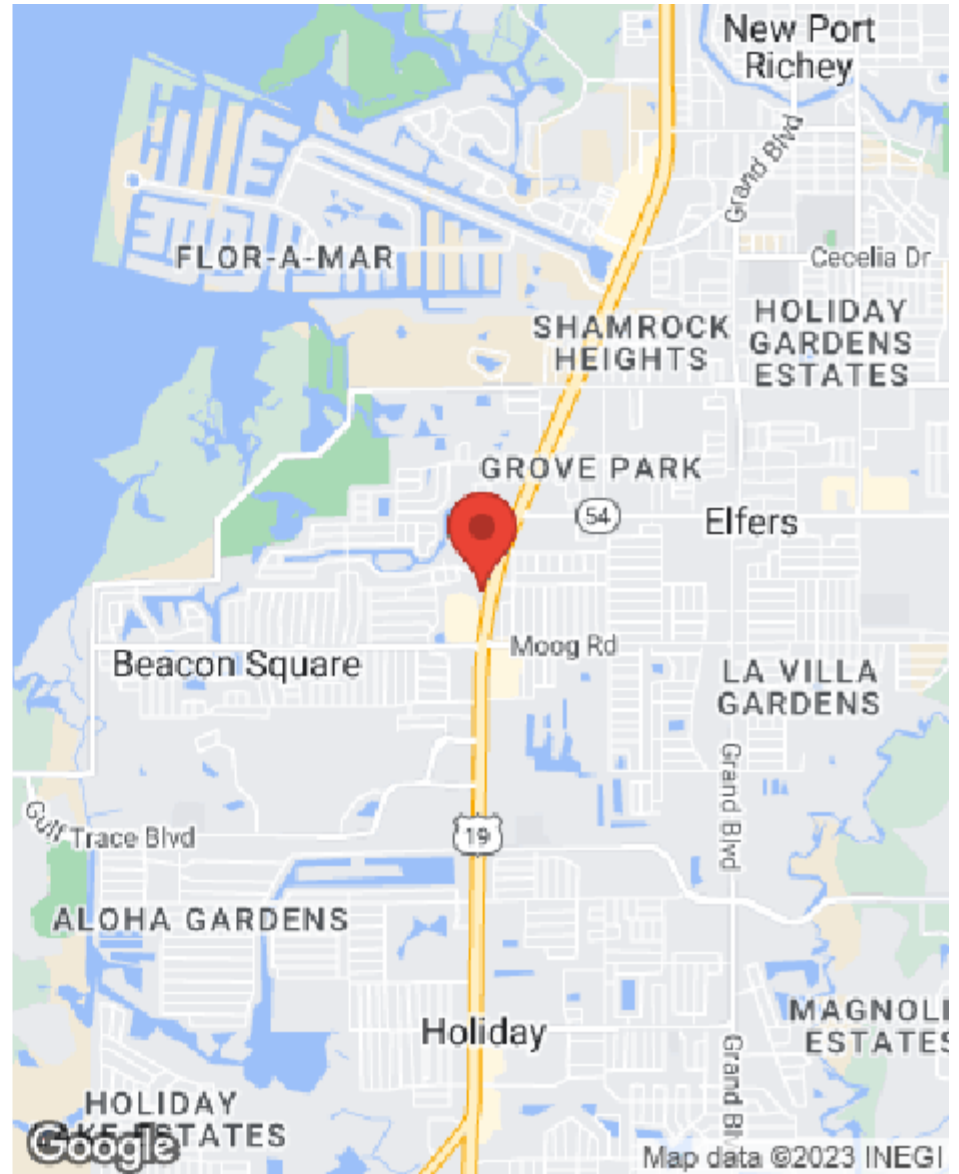
**CHRISTOPHER GLYNN**

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# LOCATION MAPS

3705 US HIGHWAY 19 NORTH



**SVN COMMERCIAL ADVISORY GROUP**

10150 Highland Manor  
Drive Tampa, FL 33610



**SID BHATT, CCIM, SIOR**

O: (813) 809-9142

C: (704) 930-8179

sid.bhatt@svn.com

BK3473551, FL

**CHRISTOPHER GLYNN**

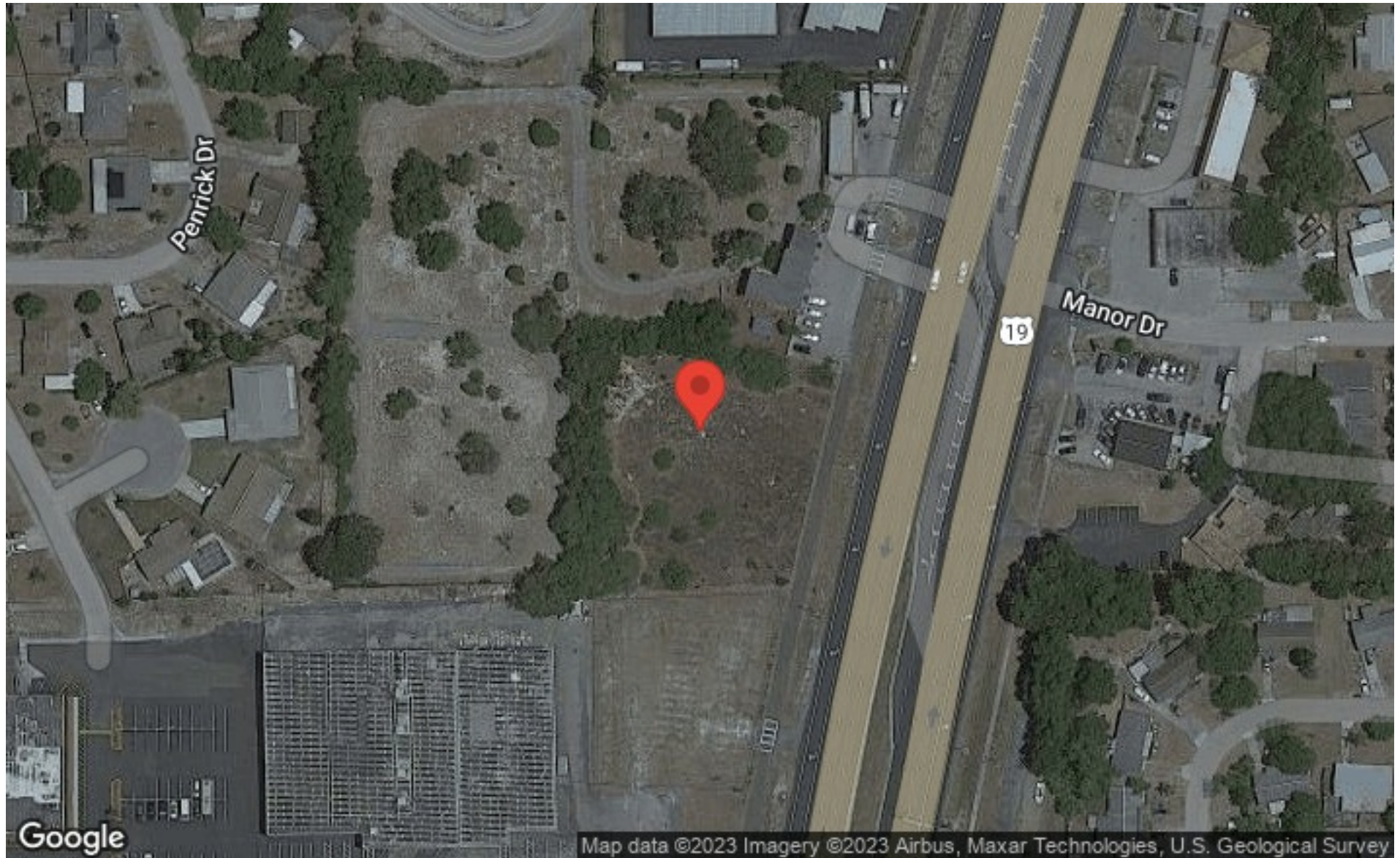
O: (941) 387-1200

C: (857) 413-7669

christopher.glynn@svn.com

# AERIAL MAP

3705 US HIGHWAY 19 NORTH



**SVN COMMERCIAL ADVISORY GROUP**

10150 Highland Manor  
Drive Tampa, FL 33610



**SID BHATT, CCIM, SIOR**

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

**CHRISTOPHER GLYNN**

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com

## IN THE VICINITY

3705 US HIGHWAY 19 NORTH

### Within 3 Mile Radius



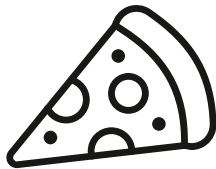
9

Bars and Pubs



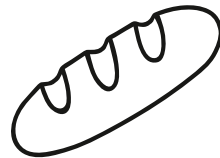
4

Coffee Shops



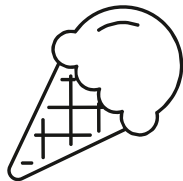
14

Pizza Restaurants



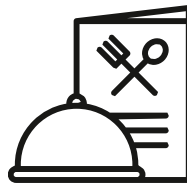
5

Bakeries



5

Ice Cream Parlors



105

Other Restaurants

## Recent Acquisitions & Improvements

- 2020 Acquisition of **Universal Mall** (next door to property)
- 2020 Acquisition of Holiday Center (**Publix**)
- 2020 Acquisition of Holiday Mall (**Winn Dixie**) + \$4M of Renovations
- 2021 Sale New America Townhomes (**62 Units**)
- 2021 Sale Main Street Landings (**80 Units**)
- New **426 Homesite** master-planned by LENNAR
- \$3 Million of **Landscaping Improvements** to US Hwy 19

Winn✓Dixie®

♥CVS pharmacy®



Publix®



#### SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



#### SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

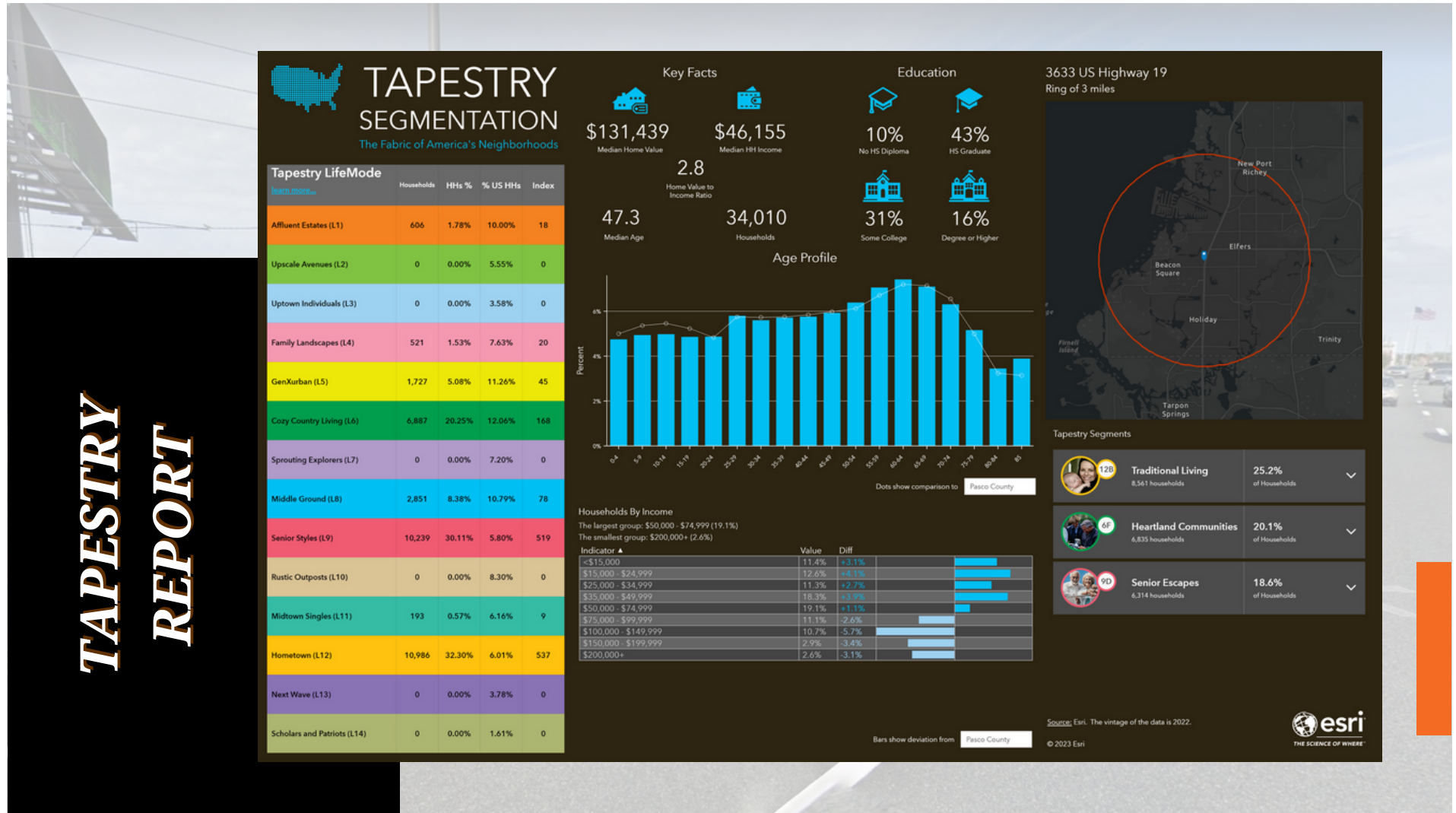
#### CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# TAPESTRY & DEMOGRAPHIC PROFILE

3705 US HIGHWAY 19 NORTH



## SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



## SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

## CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# TAPESTRY & DEMOGRAPHIC PROFILE

3705 US HIGHWAY 19 NORTH

## BENCHMARK DEMOGRAPHICS

	3 Miles	Pasco	FL	US
Population	78,390	584,008	22,114,754	335,707,897
Households	34,010	233,539	8,760,977	128,657,669
Families	19,575	154,566	5,648,790	83,407,414
Average Household Size	2.28	2.47	2.47	2.55
Owner Occupied Housing Units	22,267	176,611	5,794,353	83,145,410
Renter Occupied Housing Units	11,743	56,928	2,966,624	45,512,259
Median Age	47.3	45.9	42.8	38.9
<b>Income</b>				
Median Household Income	\$46,155	\$61,695	\$65,438	\$72,414
Average Household Income	\$65,689	\$87,208	\$96,086	\$105,029
Per Capita Income	\$28,332	\$34,895	\$38,149	\$40,363
<b>Trends: 2021 - 2026 Annual Growth Rate</b>				
Population	0.73%	1.15%	0.61%	0.25%
Households	0.71%	1.07%	0.62%	0.31%
Families	0.59%	1.03%	0.59%	0.28%
Owner HHs	1.01%	1.25%	0.83%	0.53%

	3 Miles	Pasco	FL	US
<b>Households by Income</b>				
<\$15,000	11.40%	8.30%	8.30%	8.50%
\$15,000 - \$24,999	12.60%	8.50%	7.60%	7.20%
\$25,000 - \$34,999	11.30%	8.60%	8.40%	7.50%
\$35,000 - \$49,999	18.30%	14.40%	12.60%	11.10%
\$50,000 - \$74,999	19.10%	18.00%	18.70%	16.90%
\$75,000 - \$99,999	11.10%	13.70%	13.80%	13.20%
\$100,000 - \$149,999	10.70%	16.40%	15.90%	17.20%
\$150,000 - \$199,999	2.90%	6.30%	6.70%	8.40%
\$200,000+	2.60%	5.70%	7.90%	9.90%
<b>Population by Age</b>				
0 - 4	4.70%	5.00%	5.10%	5.80%
5 - 9	4.90%	5.40%	5.30%	6.10%
10 - 14	5.00%	5.50%	5.50%	6.20%
15 - 19	4.90%	5.20%	5.50%	6.30%
20 - 24	4.90%	4.80%	5.90%	6.50%
25 - 34	11.40%	11.50%	13.30%	14.00%
35 - 44	11.50%	11.60%	11.90%	12.80%
45 - 54	12.30%	12.10%	11.90%	12.00%
55 - 64	14.50%	13.90%	13.40%	12.80%
65 - 74	13.40%	13.70%	12.20%	10.20%
75 - 84	8.60%	8.20%	7.10%	5.20%
85+	3.90%	3.10%	2.80%	2.10%
<b>Race and Ethnicity</b>				
White Alone	76.90%	73.40%	56.70%	61.00%
Black Alone	4.90%	5.90%	14.90%	12.40%
American Indian Alone	0.50%	0.40%	0.40%	1.10%
Asian Alone	2.10%	3.10%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.80%	4.90%	7.50%	8.60%
Two or More Races	10.70%	12.40%	17.40%	10.60%
Hispanic Origin (Any Race)	15.00%	17.20%	27.10%	19.00%

### SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



### SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

### CHRISTOPHER GLYNN

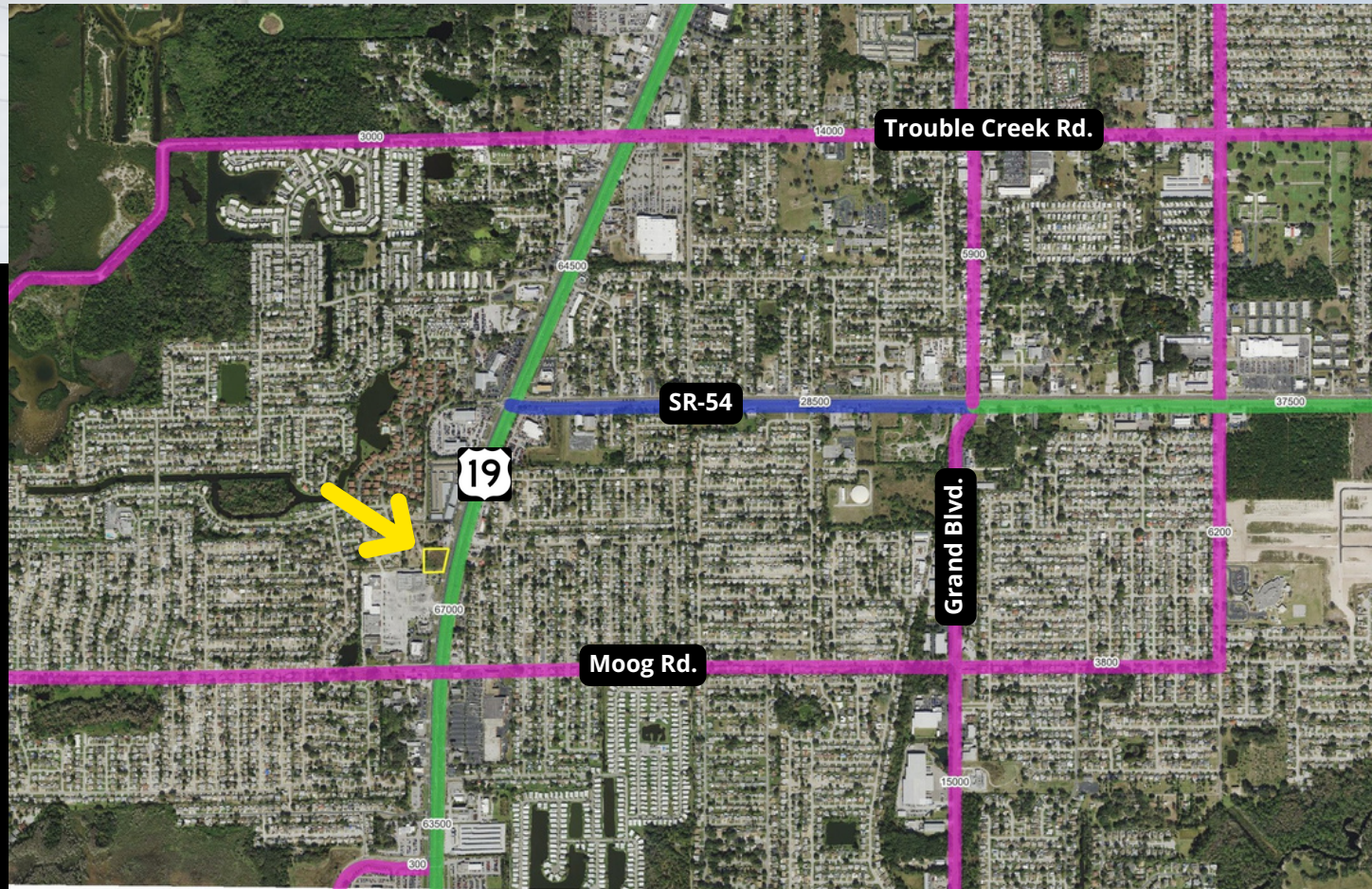
O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



# TAPESTRY & DEMOGRAPHIC PROFILE

3705 US HIGHWAY 19 NORTH

## TRAFFIC COUNT REPORT



### SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



### SID BHATT, CCIM, SIOR

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

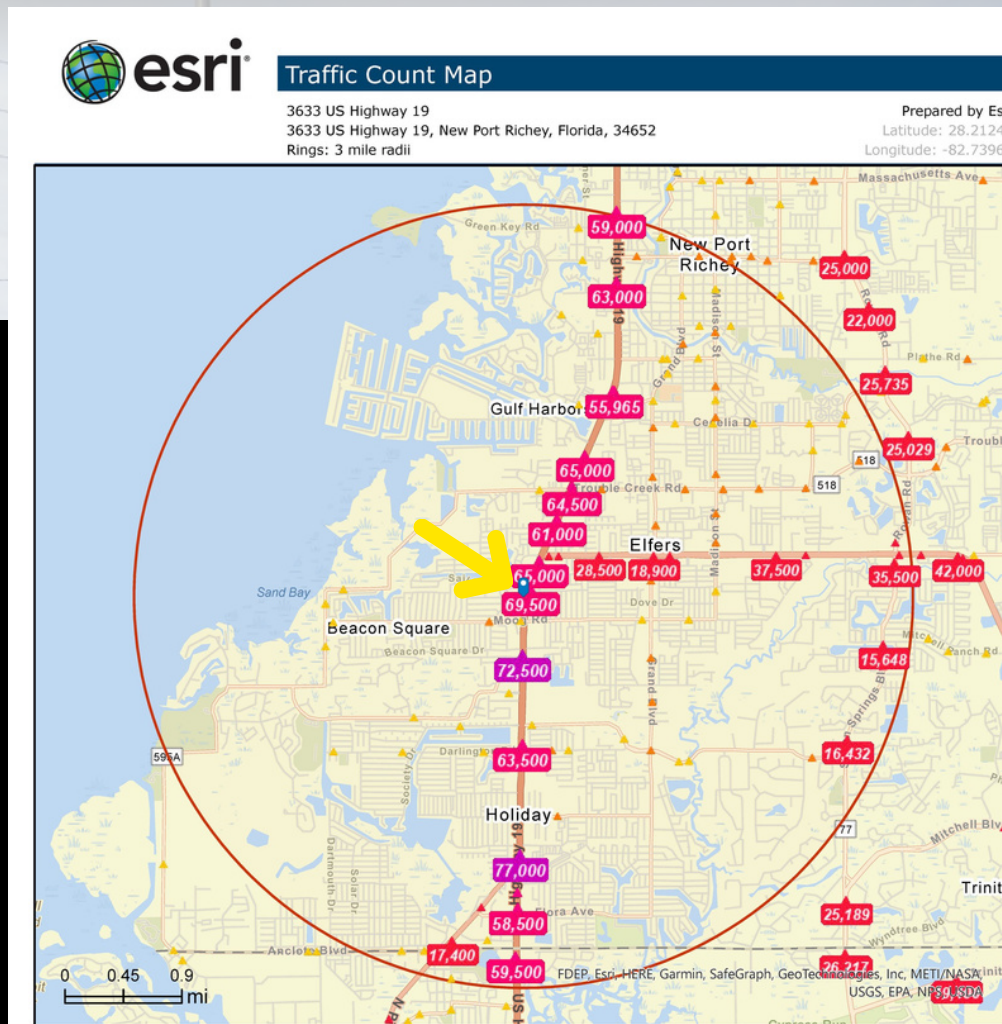
### CHRISTOPHER GLYNN

O: (941) 387-1200  
C: (857) 413-7669  
christopher.glynn@svn.com



3705 US HIGHWAY 19 NORTH

# TRAFFIC COUNT REPORT





# PROFESSIONAL BIO

3705 US HIGHWAY 19 NORTH



## SID BHATT, CCIM, SIOR



---

### SVN Commercial Advisory Group

10150 Highland Manor Drive  
Tampa, FL 33610

O: (813) 809-9142  
C: (704) 930-8179  
sid.bhatt@svn.com  
BK3473551, FL

Mr. Bhatt is Senior Advisor with SVN International Inc | Commercial Advisory Group, managing investment sales, leasing, and property management in multiple counties in the Tampa Bay area.

Mr. Bhatt specializes in critical Industrial assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With 14 years of commercial real estate experience, Mr. Bhatt has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & Biscayne Atlantic, Dacasso and CleanAF Operations, Inc.

Mr. Bhatt is an effective deal manager who will strategize and penetrate key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

In 2008, Mr. Bhatt began his commercial brokerage career in the Carolinas with Coldwell Banker and subsequently with NNNet Advisors and Marcus Millichap in Net Lease Sales. Prior to becoming a commercial broker, Mr. Bhatt worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada.

Mr. Bhatt holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania - The Wharton School. Mr. Bhatt was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022.

He is involved in following charities: DNS Relief Fund, Samaritan's Purse and Gideons International.



# PROFESSIONAL BIO

3705 US HIGHWAY 19 NORTH



## CHRISTOPHER GLYNN



---

### SVN Commercial Advisory Group

10150 Highland Manor Drive  
Tampa, FL 33610

O: (941) 387-1200  
C: (857) 413-7669  
[christopher.glynn@svn.com](mailto:christopher.glynn@svn.com)

Chris joined SVN Commercial Advisory in June 2023 as an Associate Advisor after five years working at BrightSpire Capital (formerly Colony Capital).

At BrightSpire, focusing on real estate debt, Chris worked as part of the Portfolio Management team, working closely with senior asset managers primarily in Texas and the East Coast.

Working on various asset classes, daily responsibilities included managing borrower business plans and relationships, and running various financial performance analyses. Chris has experience with several quarterly reporting duties including board presentations and earnings call materials.

Prior to BrightSpire, Chris worked as a Compliance Analyst at WS Development, and a Tenant Coordinator at CBRE New England, and as a Board Operator and Producer at Entercom Boston.



# DISCLAIMER

3705 US HIGHWAY 19 NORTH



All materials and information received or derived from SVN Commercial Advisory Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither SVN Commercial Advisory Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SVN Commercial Advisory Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVN Commercial Advisory Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVN Commercial Advisory Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVN Commercial Advisory Group in compliance with all applicable fair housing and equal opportunity laws.

## SVN COMMERCIAL ADVISORY GROUP

10150 Highland Manor  
Drive Tampa, FL 33610



## SID BHATT, CCIM, SIOR

O: (813) 809-9142

C: (704) 930-8179

sid.bhatt@svn.com

BK3473551, FL

## CHRISTOPHER GLYNN

O: (941) 387-1200

C: (857) 413-7669

christopher.glynn@svn.com