

AVISON
YOUNG

7104 - 7112 Clark Street
Hudson, Florida 34667

Subject property

±200 sf of frontage
on US 19

Development Opportunity Built-To-Suit or Ground Lease

- The 0.63 AC retail land is available for **built-to-suit or ground lease**.
- Up to **6,000 SF for development**.
- The property is located on the SW corner of US 19, **with ±200 sf of frontage**, and Clark Street in Hudson.
- The property has a daily traffic count of **58,000 cars per day**.



Located in Pasco County



Zoned C-2



Highly visible outlet



Close proximity to many local and national retailers

Get more
information

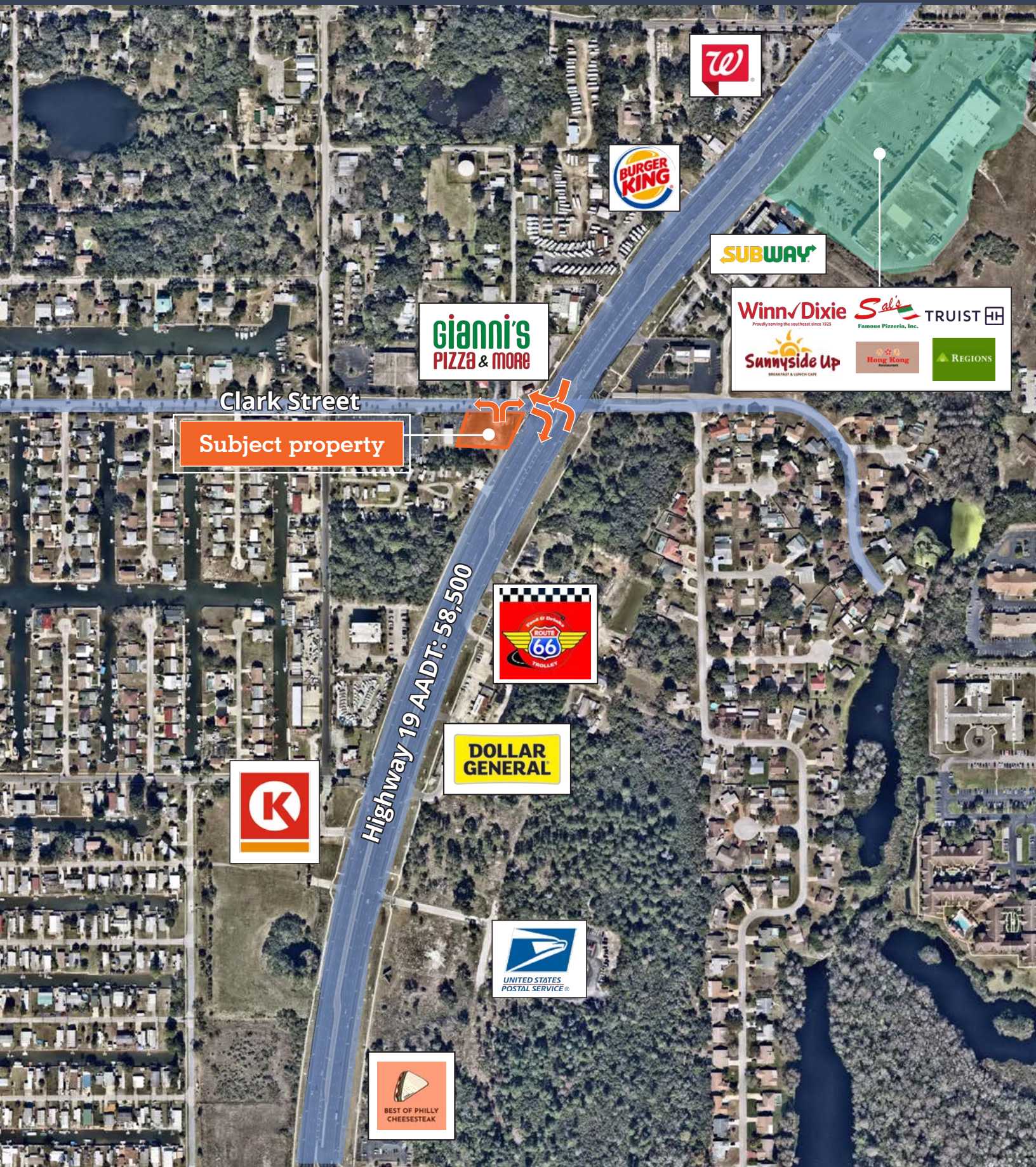
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Aerial map

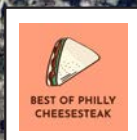
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Hudson, Florida



Clark Street

Subject property

Highway 19 AADT: 58,500



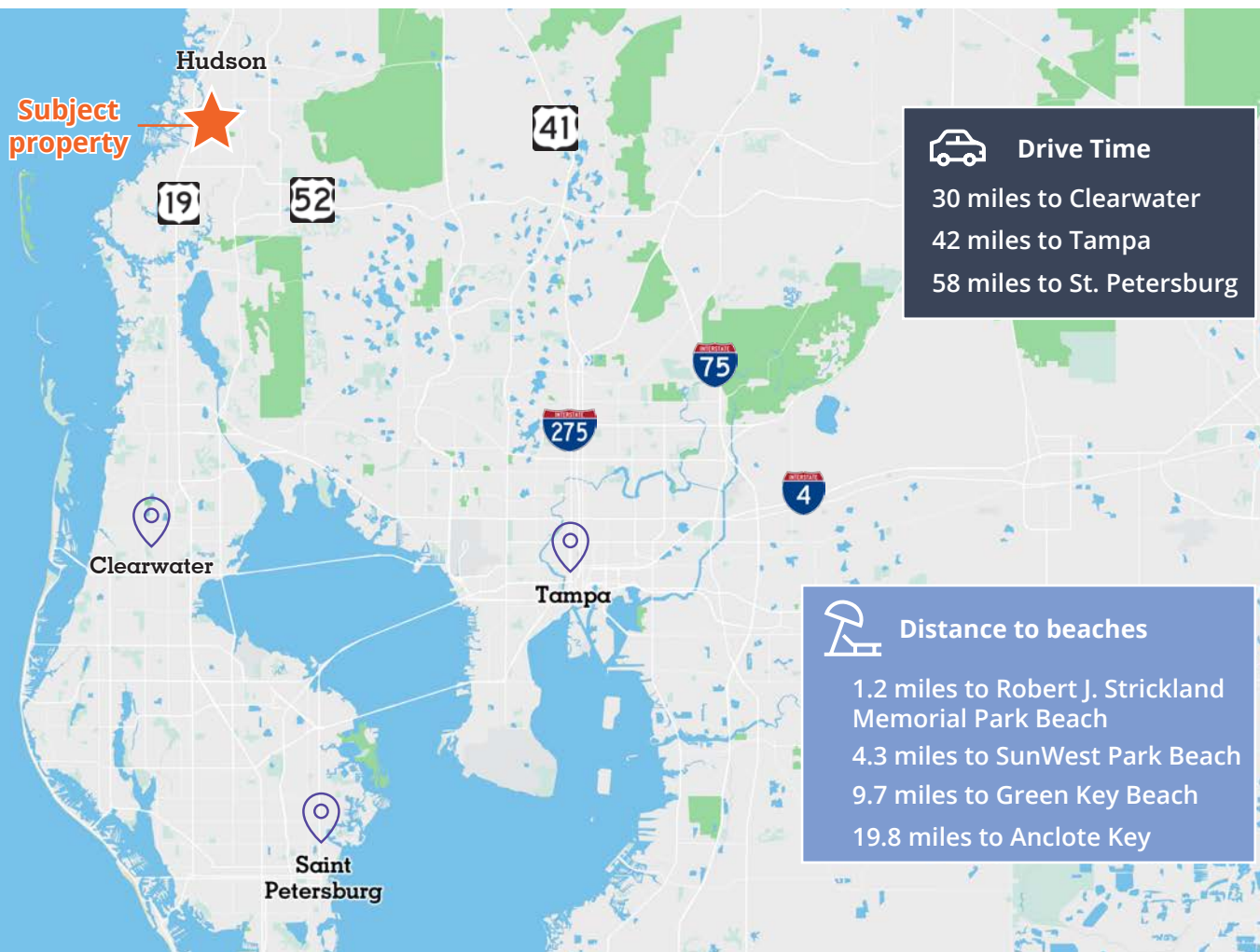
Area overview

7104 - 7112 Clark Street
Hudson, Florida

About Hudson, FL

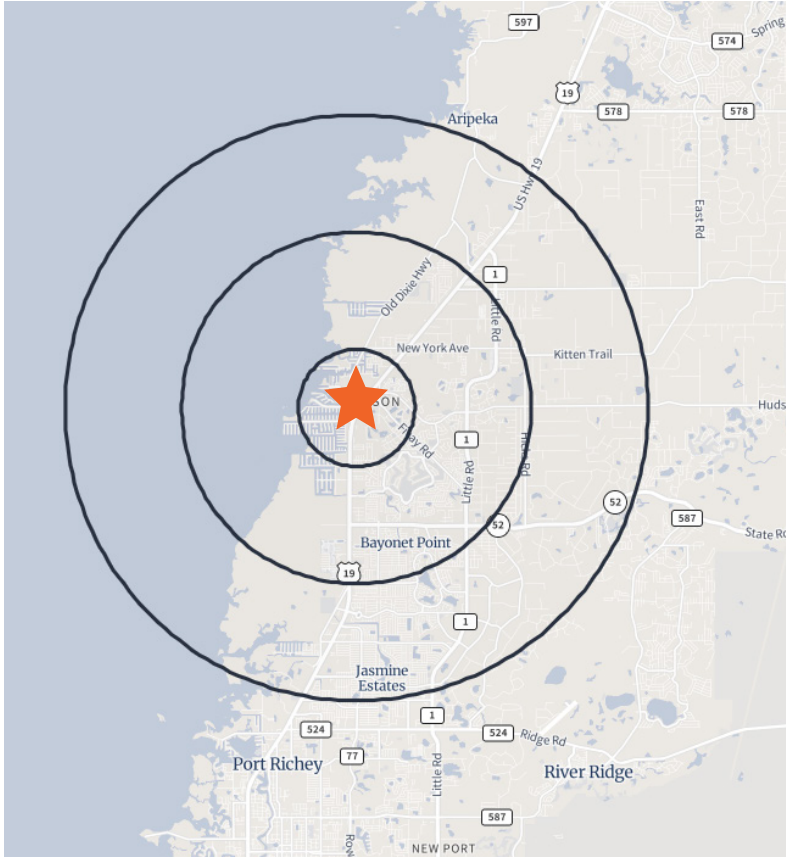
Hudson, with a population of around 11,773 and steadily growing, is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which is one of the largest metropolitan areas in Florida. The area has seen major development in terms of infrastructure, including residential communities, shopping centers, and amenities to cater to the needs of its residents.

Hudson, Florida has a diverse and vibrant community, with residents from different backgrounds and walks of life. It has a mix of permanent residents and seasonal visitors, particularly during the winter months when many "snowbirds" from colder regions flock to Florida.



Demographics

7104 - 7112 Clark Street
Hudson, Florida



Population: Over 75,000 people within a five mile radius.



Density: Over 33,000 households within a five mile radius.



Income: Average household income of \$68,636 within a five mile radius.



Home Value: Median home value of \$241,165 within a five mile radius.



Employment: Employment population of over 18,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	5,914	36,585	75,099
Median age	60.8	59.1	53.3
Median age (Male)	60.1	57.2	51.5
Median age (Female)	61.5	60.6	55.1
Households & Income	1 Miles	3 Miles	5 Miles
Total households	2,921	17,104	33,159
# of persons per HH	1.97	2.10	2.24
Average HH income	\$79,732	\$70,275	\$68,636
Average house value	\$309,024	\$262,436	\$241,165
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	330	1,261	2,233
Total employees	3,566	10,239	18,025

**If you would like to discuss this further,
please get in touch.**

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