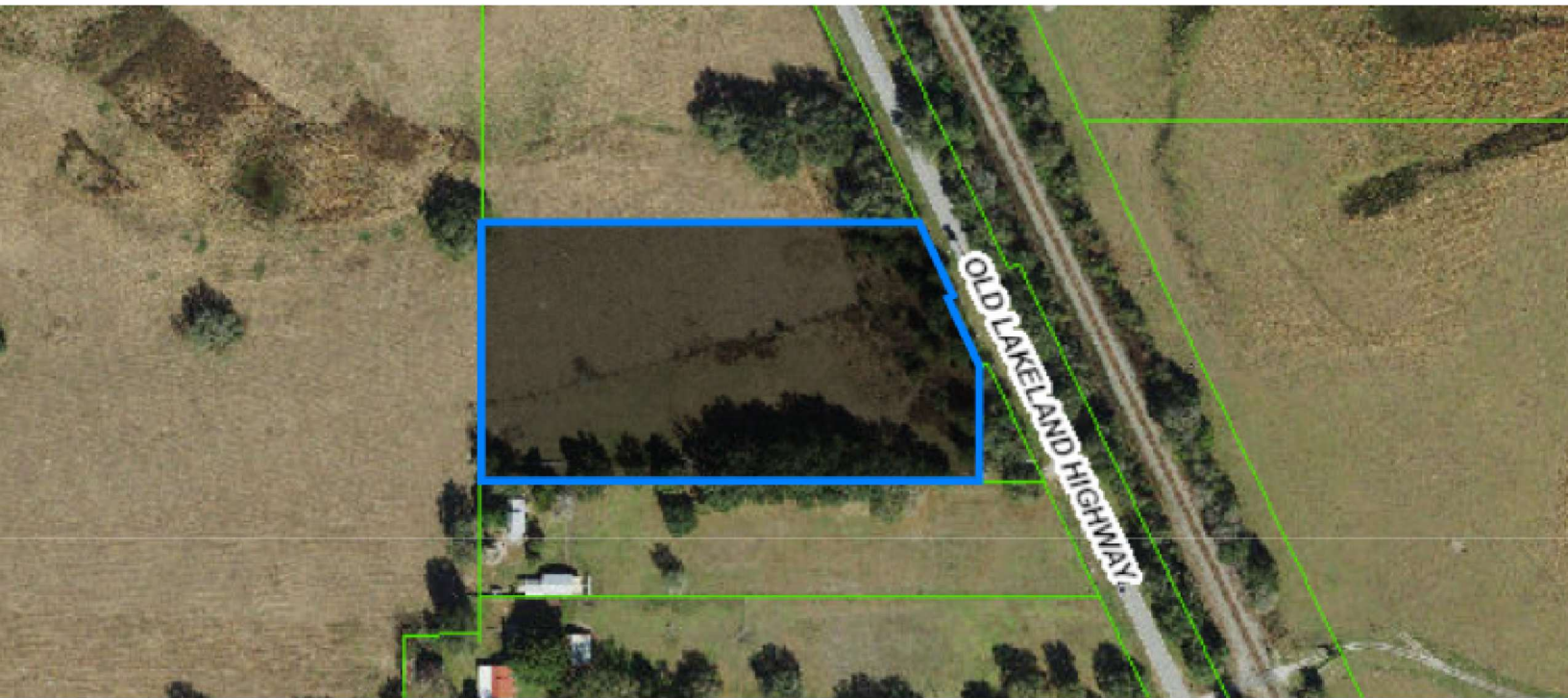


For Sale | Old Lakeland Hwy Dade City

12501 OLD LAKELAND HIGHWAY, DADE CITY, FL 33525



PROPERTY DESCRIPTION

4.96 acres on Old Lakeland Hwy adjacent to Dade City limits.
Available for sale or long-term lease.

Adjacent to 1,136 home residential development.

205 ft of frontage on Old Lakeland Hwy.

Potential for adjacent 2.8 acres.

PROPERTY HIGHLIGHTS

- Zoning is C-3 Commercial/Light Manufacturing. Range of uses include; businesses that manufacture small products, warehouses/distribution, office, research labs, schools, restaurants, retail, financial institutions, etc.
- Future Land Use is IL (INDUSTRIAL - LIGHT). Range of potential uses include; office, light industry, research/corporate parks, warehouses, retail/commercial support such as restaurants, banks, day care, dry cleaners, hotel/motels and service stations.
- Seller is in the process of applying to annex the property into the Dade City limits.
- Seller open to leasing a portion of the property.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	4.96 Acres



John Lochner

360.901.9329
jlochner@roireal.estate



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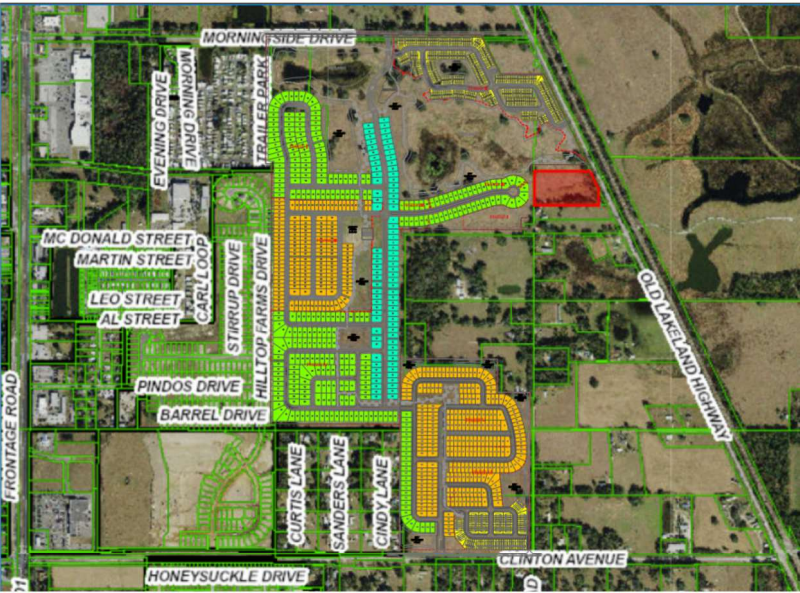
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City Limits

Zoning



Future Land Use

Adjacent Development



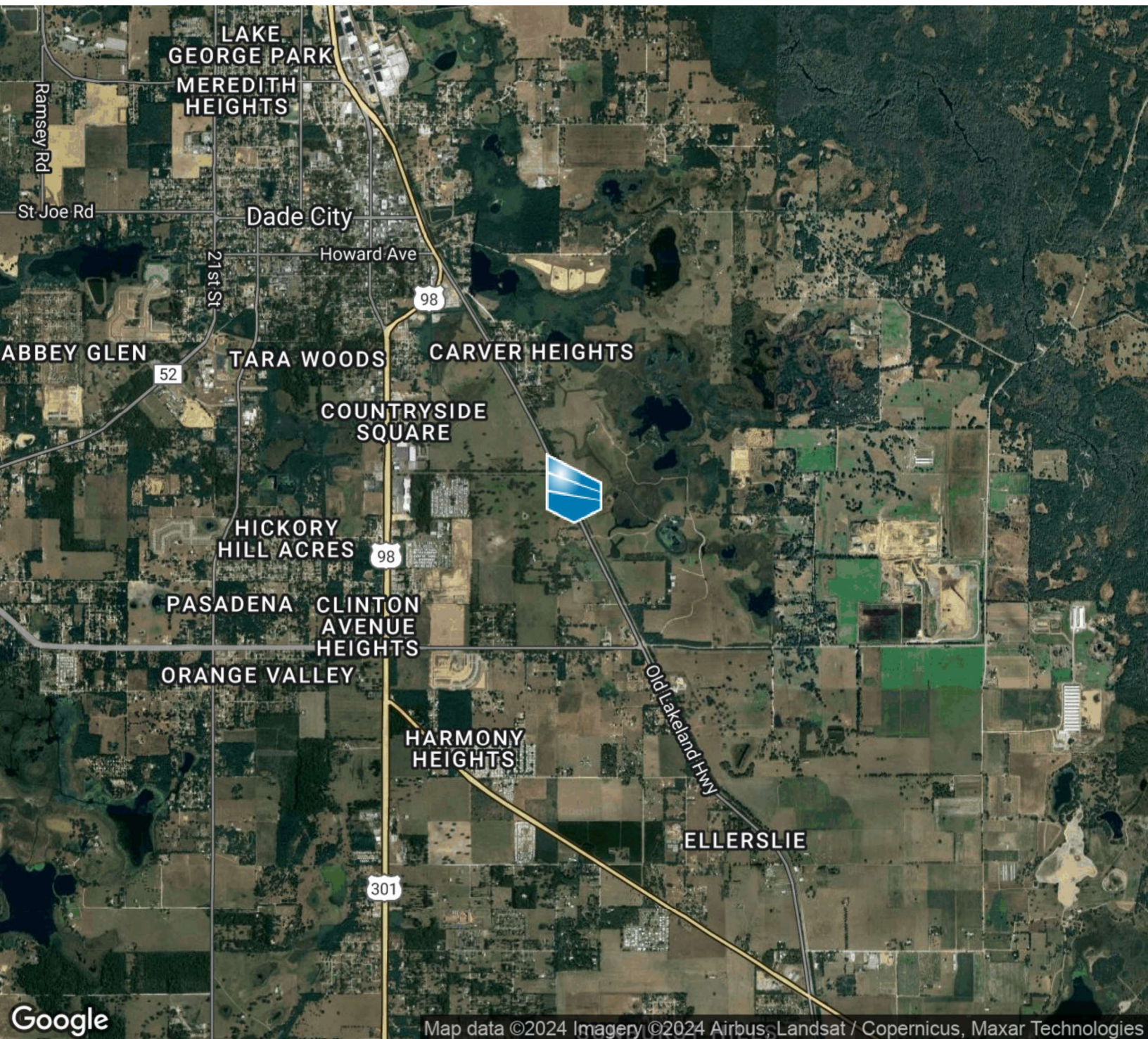
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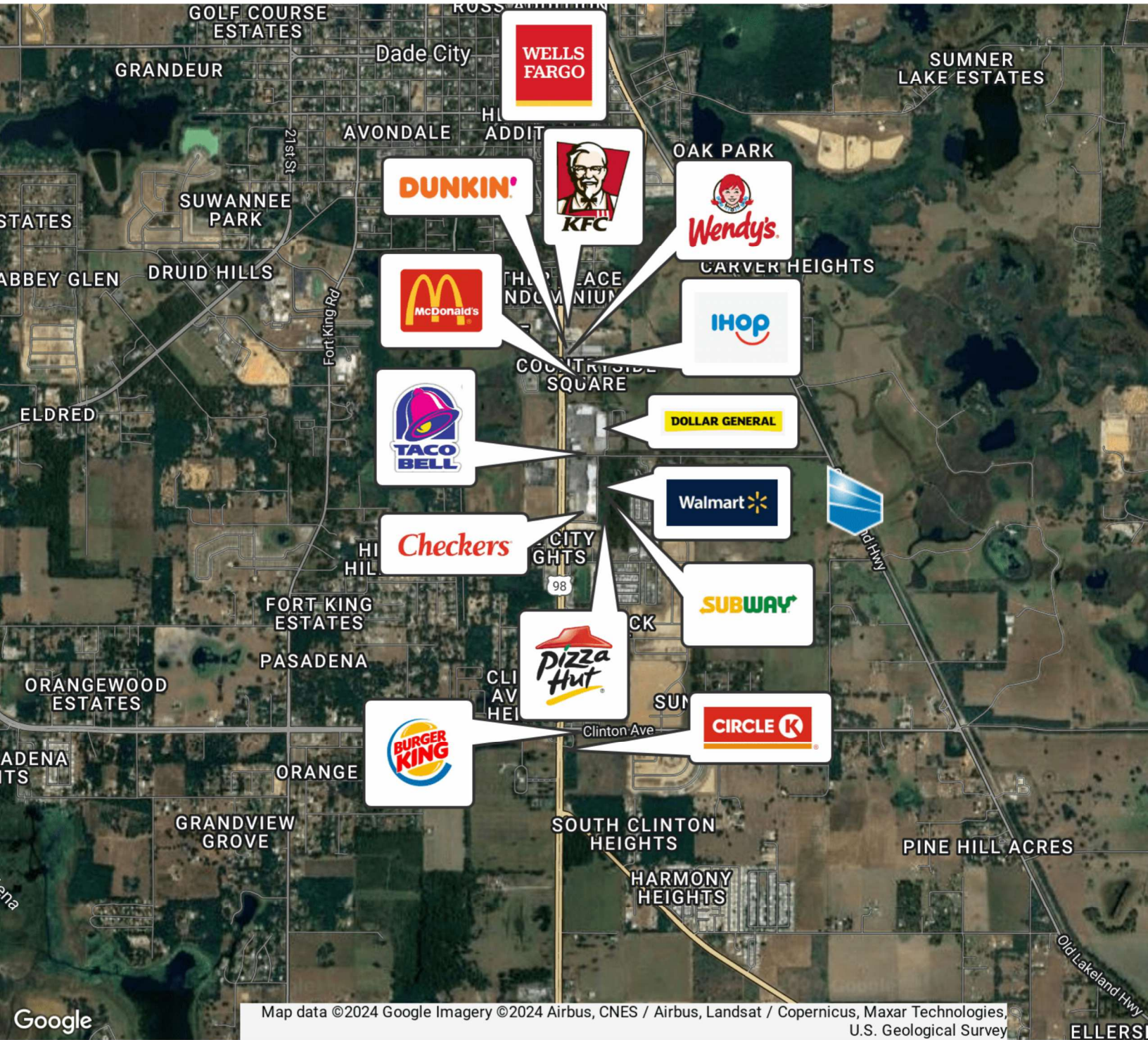
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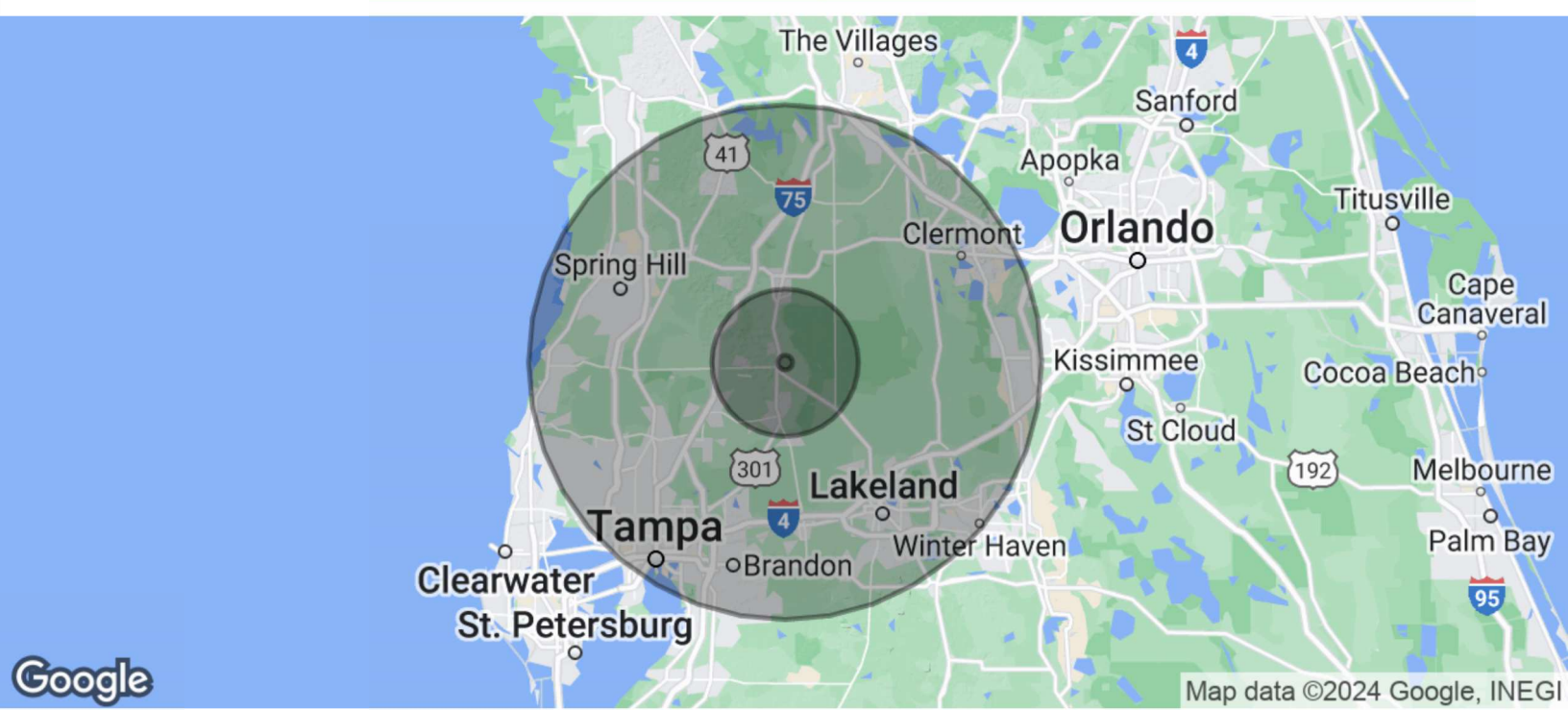
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POPULATION	1 MILE	10 MILES	35 MILES
Total Population	908	112,575	2,973,018
Average Age	49	46	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	35 MILES
Total Households	378	45,939	1,154,034
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$70,040	\$85,665	\$97,148
Average House Value	\$245,640	\$285,016	\$357,096

Demographics data derived from AlphaMap



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