

McCrory Building – 15 A

Main St | 450 SF | For Lease



Listed By

Charles Buckner

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Location Information

Site Address	15 N Main St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Office or Retail
Parcel Key #	140715
Zoning	C2
Frontage Feet	55 FT on Broad St
Traffic Counts	3,700 AADT on Main St
Price	\$1,100

Building Information

Building Size	5,441 SF
Year Built	1954
Ceiling Height	TBD
Parking	City

Building Summary

The McCrory building was originally built in 1954 and is located in the center of downtown Brooksville, right across the street from the courthouse steps. Originally this building was owned by J.G. McCrory, who owned a chain of 5c & 10c stores. In the 70s, there was a 5c & 10c store here known as Lingle's, operated by the Lingle family. Today, the building is home to multiple businesses such as Buckner Real Estate, Inc., Edward Jones, Colorcraft auto sales' office, & Congressman Gus Bilirakis.

Traffic counts in front of this building on Main St are 3,700 vehicles daily. Within a 5-minute drive there is a population of 10,776 people and 861 businesses.

Unit 15 A

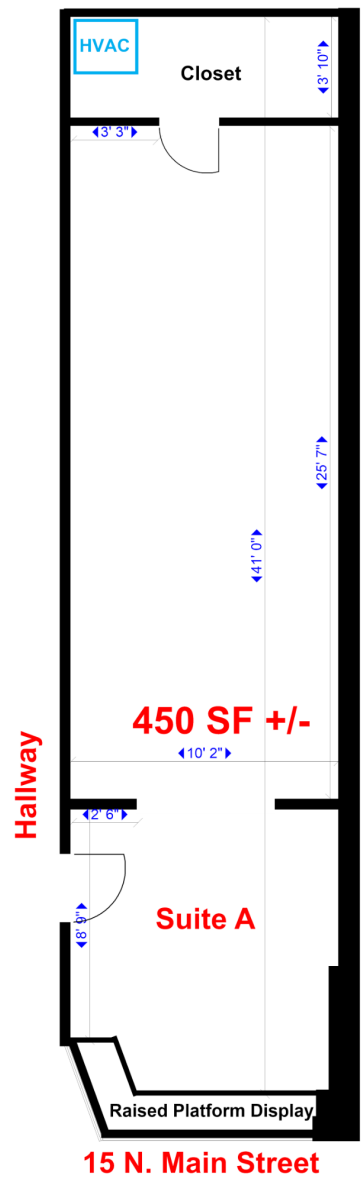
Unit 15 A is one of Brooksville's best retail or office locations because it offers high visibility in one of the most trafficked areas of downtown. The unit has direct frontage on Main Street with large visible windows with a raised platform display for your businesses' offerings. This unit is 450 SF and consists of one open room with a closet in the back. The bathrooms are shared for the building at the end of the hallway.

Highlights

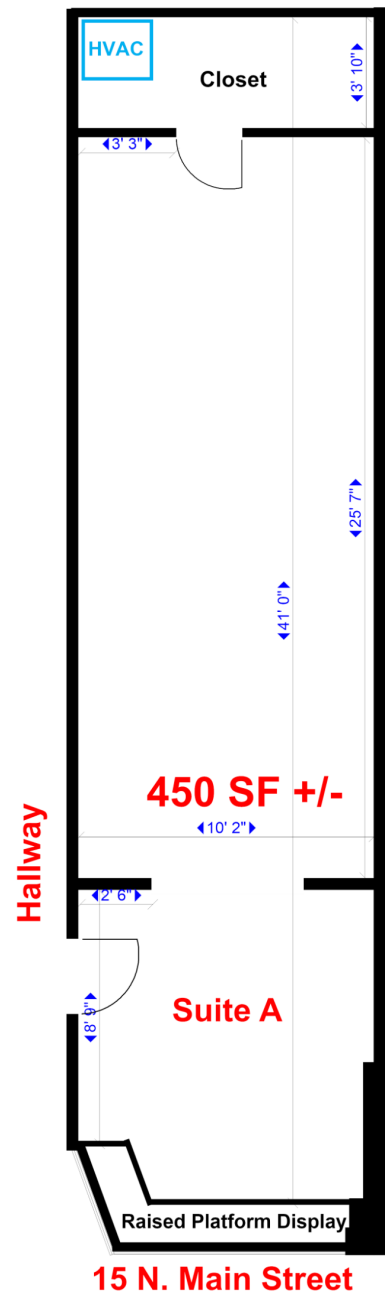
- High visibility on Main St
- Traffic counts of 3,700 vehicles per day on Main St
- Prime retail location for downtown Brooksville

Lease Information - 15 N Main Suite A

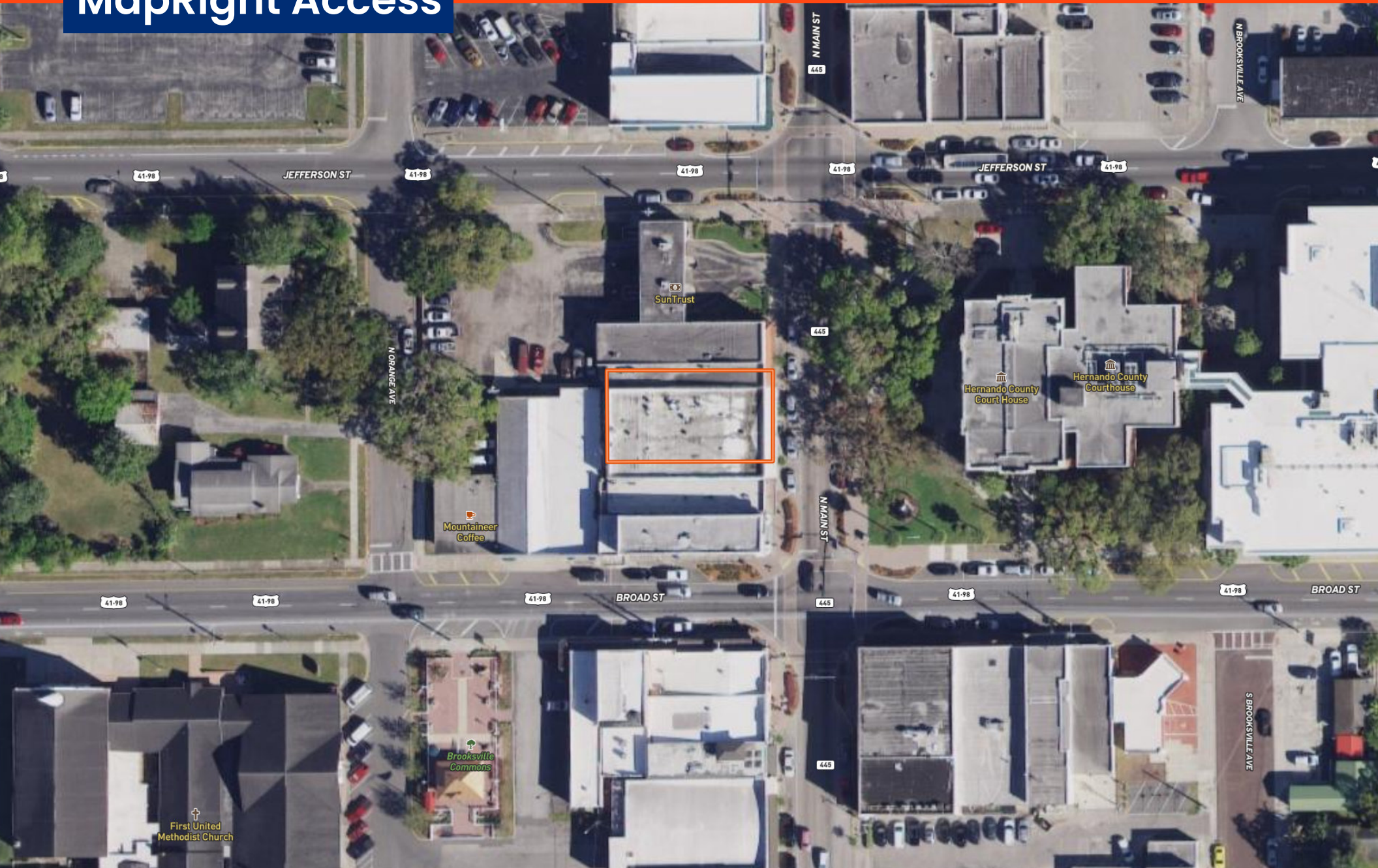
Lease Type	Modified Gross	Lease Term	1 Year Minimum
Available Space	450 SF	Lease Rate	\$1,100/m + \$50/m CAM Fee Total - \$30.67/SF/yr



Floor Plan

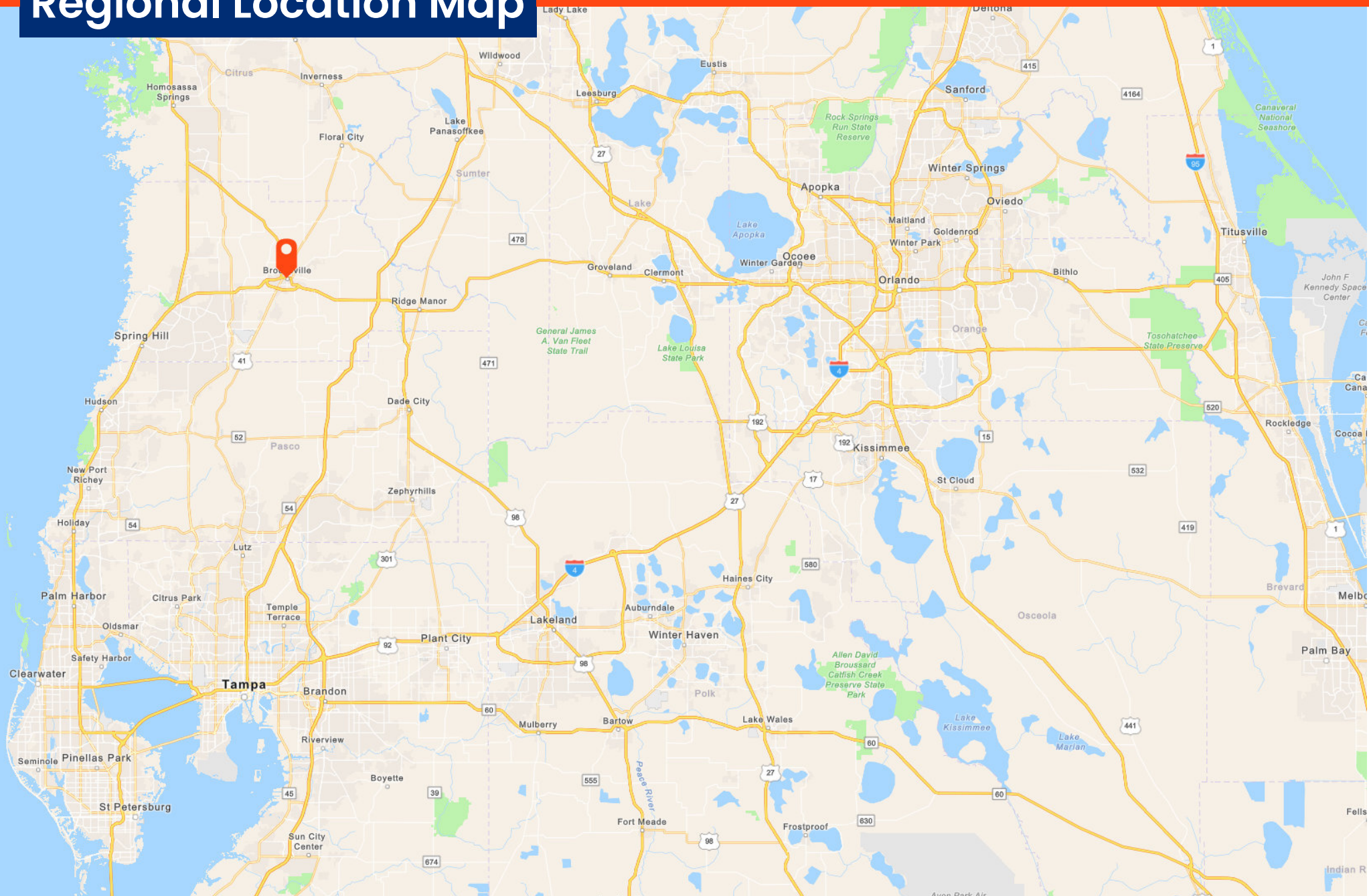


MapRight Access

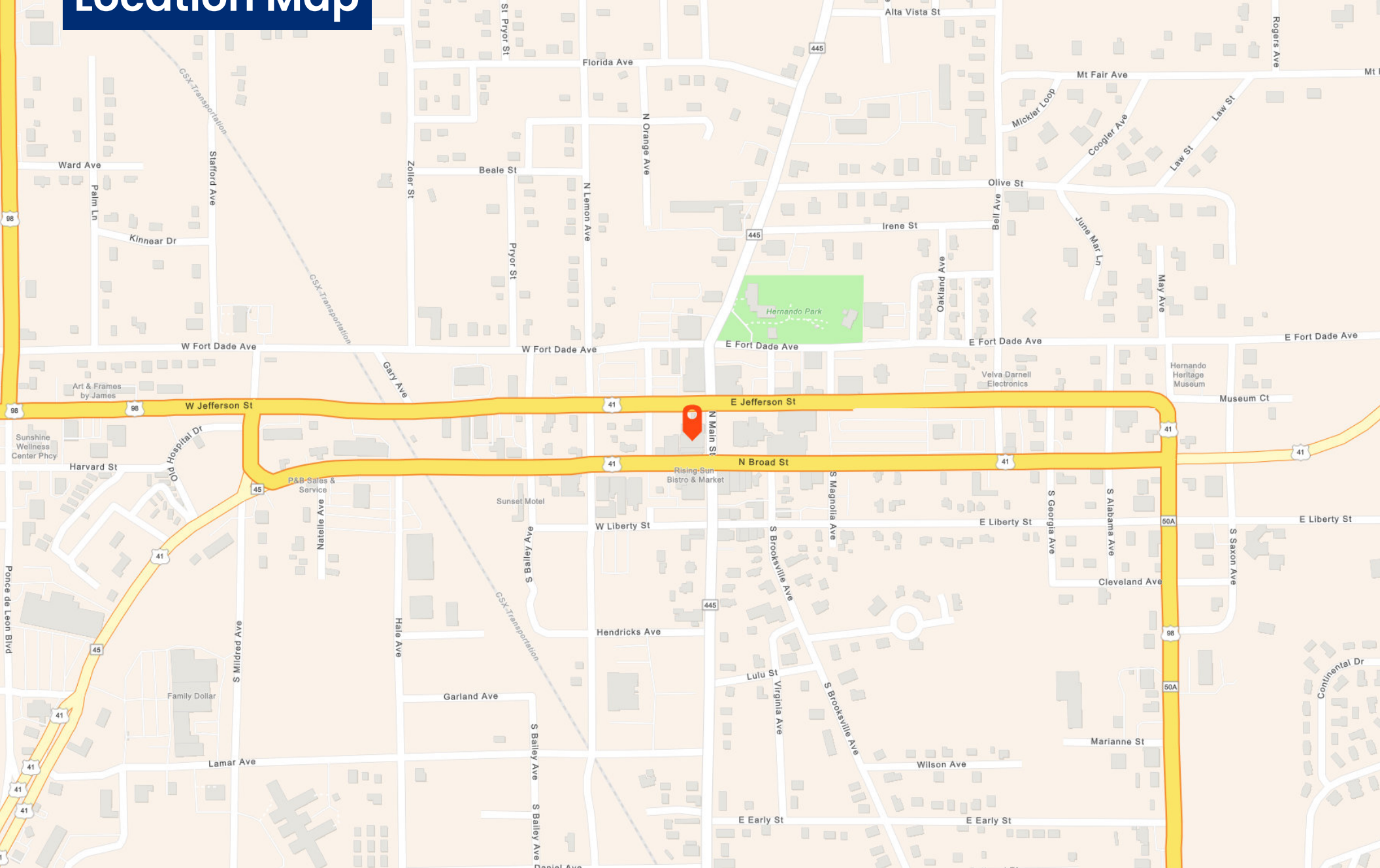


View the map [here](#)

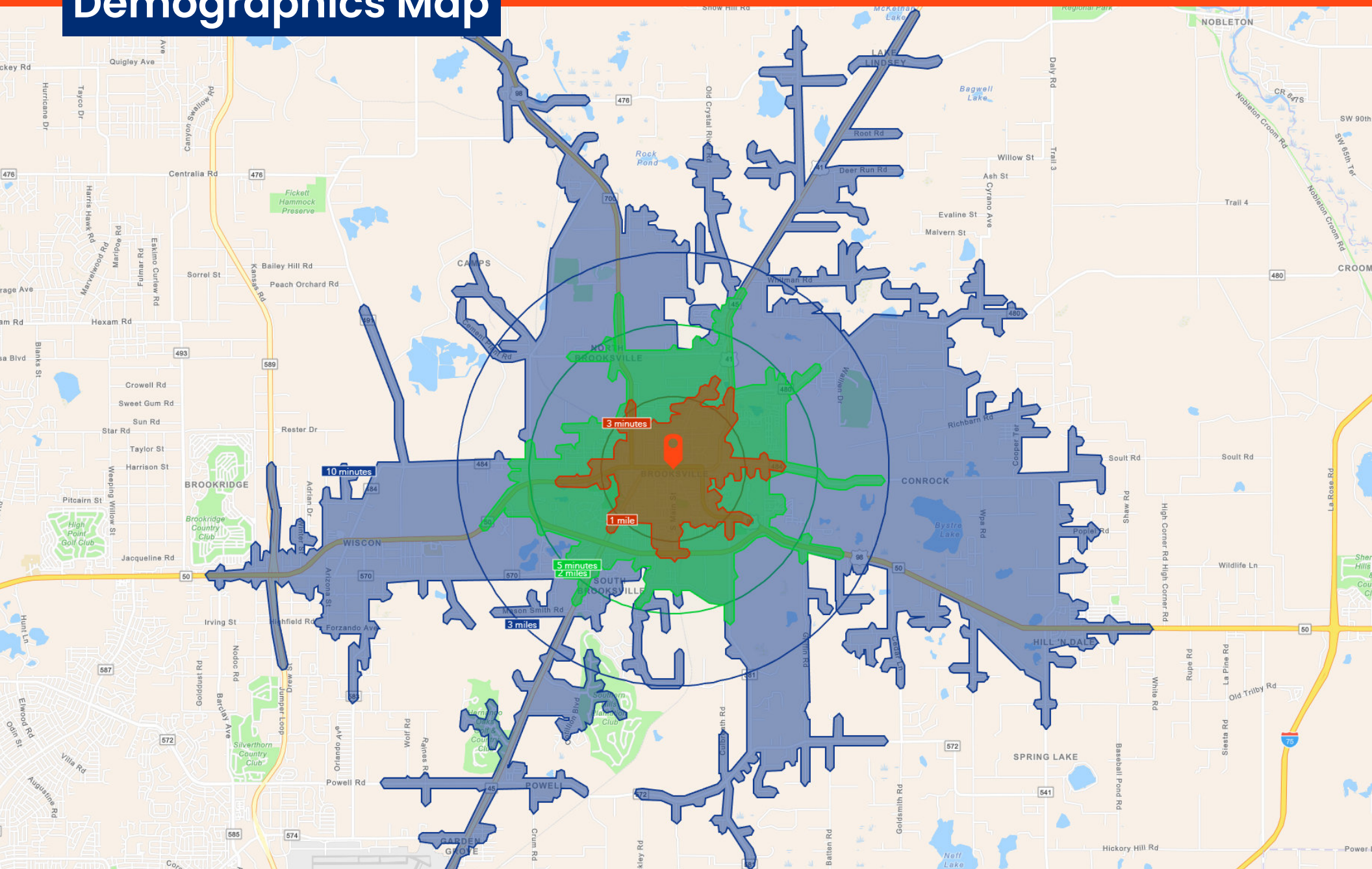
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	3,891	10,776	19,101	5,279	11,744	15,371	202,880	22,381,338
Households	1,497	4,752	8,208	2,049	5,290	6,789	83,439	8,909,543
Average Household Size	2.51	2.2	2.29	2.48	2.16	2.21	2.41	2.46
Owner Occupied Housing	810	2,847	5,563	1,136	3,138	4,333	67,213	5,917,802
Renter Occupied Housing	687	1,905	2,645	913	2,152	2,456	16,226	2,991,741
Median Age	42.5	50.7	51.5	43	51.2	52	51	42.9
Income Data								
Median Household Income	\$37,342	\$37,419	\$45,147	\$38,118	\$37,653	\$41,337	\$58,359	\$65,081
Average Household Income	\$54,534	\$54,230	\$65,492	\$55,843	\$54,430	\$61,337	\$80,935	\$97,191
Per Capita Income	\$21,495	\$24,064	\$28,625	\$22,209	\$24,317	\$27,531	\$33,331	\$38,778
Business Data								
Total Businesses	524	861	1,197	557	917	1,050	6,201	1,049,923
Total Employees	5,793	9,345	12,562	6,156	9,855	11,093	54,314	9,507,215

Key Highlights:

- Within a 3-minute drive there are 5,793 business employees, this is a good number to look at for potential shoppers
- Median age within a 3-minute drive is 42.5 which is lower than Hernando County's average

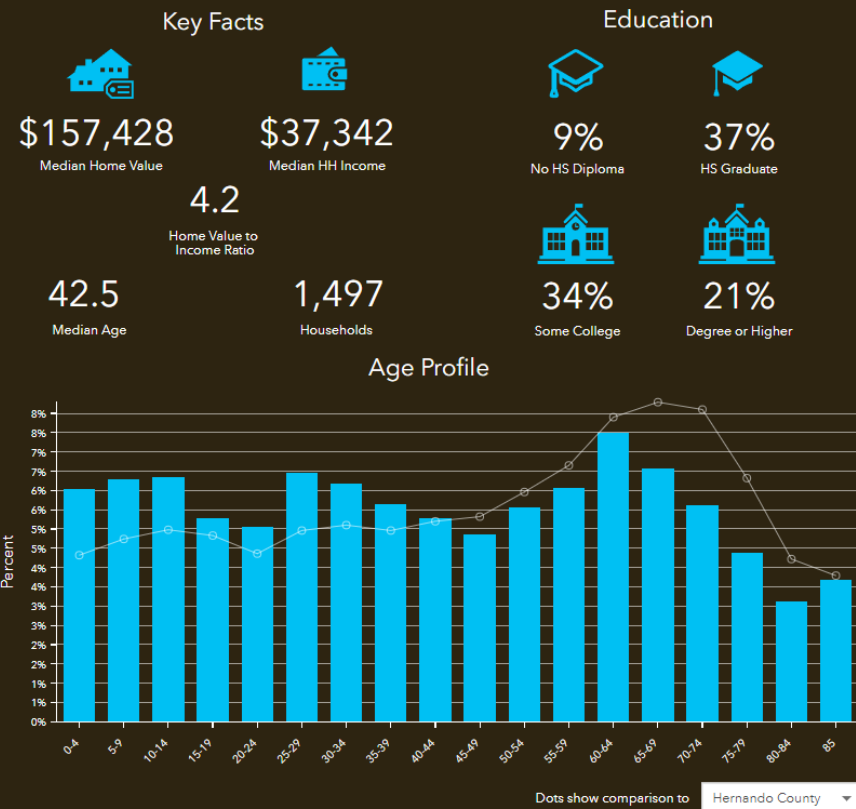
Interactive Demographics & Tapestry Profiles



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

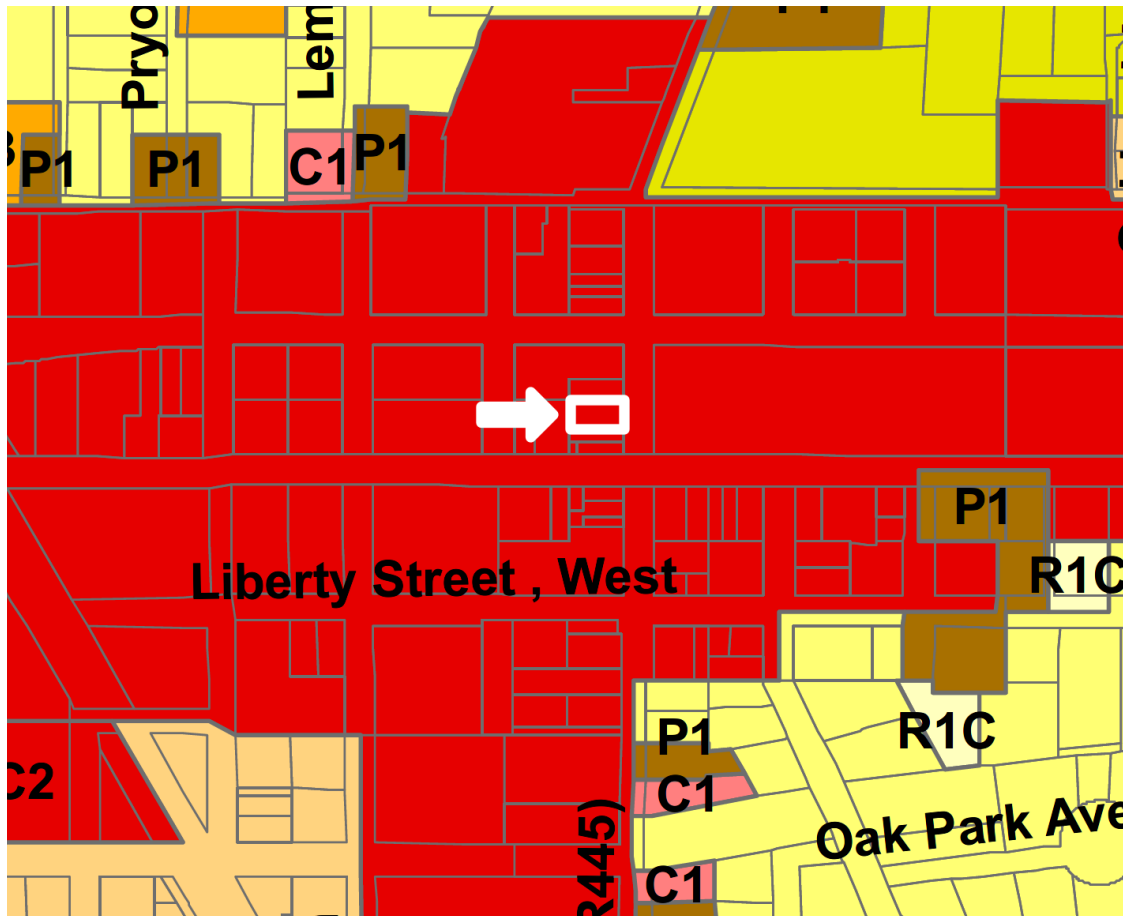
Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	351	23.45%	12.06%	194
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	22	1.47%	5.80%	25
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	88	5.88%	6.16%	95
Hometown (L12)	1,036	69.21%	6.01%	1,151
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0



Neighborhood Trade



Zoning Classification



Zoning Key

- Commercial (C2)
- Residential



Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

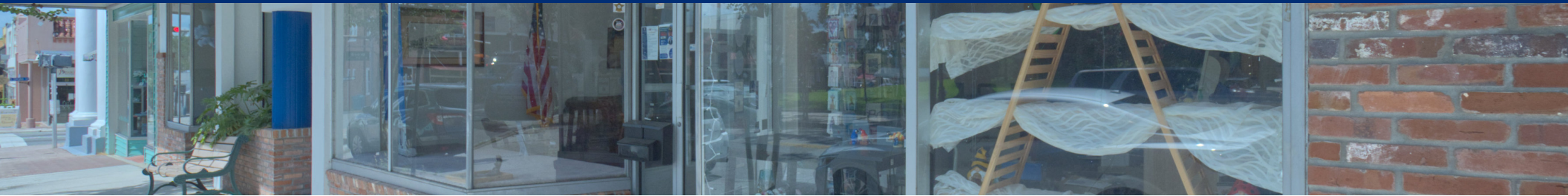
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

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