

.97± ACRE COMMERCIAL SITE

BROAD ST, BROOKSVILLE, FL 34601



BRIDGE POINT
BUSINESS & REAL ESTATE ADVISORS



PARCEL MAP



PROPERTY HIGHLIGHTS

- ✓ 292± feet of highway frontage
- ✓ 27,000 AADT on U.S. Highway 41
- ✓ Zoned C-3 Neighborhood Commercial
- ✓ High and dry - not in a flood hazard area
- ✓ Ideal for office, retail, or service-based use
- ✓ Surrounded by Walmart, Lowe's, Ford, and Publix

FOR SALE
\$269,000



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**Bridge Point Business &
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Spring Hill, FL 34606

Office: (352) 515-0226

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.
Buyers should conduct their own independent due diligence.

EXECUTIVE SUMMARY

.97± Acre Commercial Site | Broad St, Brooksville, FL 34601



This .97± acre commercial site offers excellent visibility along U.S. Highway 41 in Brooksville, Florida. With approximately 292 feet of frontage, direct access from Broad Street, C-3 Neighborhood Commercial zoning, and strong traffic exposure, the property presents an attractive opportunity for retail, office, or service-based development. The site is high and dry, not in a flood hazard area, and is strategically positioned just south of the Hernando County Fairgrounds.



PROPERTY SNAPSHOT

Property Address:	Broad St, Brooksville, FL 34601
Parcel #:	R33 222 19 3800 0060 0120
Land Size:	.97± Acres
Zoning:	C-3 Neighborhood Commercial
Access:	Direct access off Broad St / U.S. 41
Visibility:	High visibility on U.S. Highway 41
Location:	East side of Broad St / U.S. 41, just south of the Hernando County Fairgrounds
Frontage:	292± feet on Broad St / U.S. 41
Traffic Count:	27,000 AADT on Broad St / U.S. 41
Flood Zone:	Not in hazard area
Opportunity Zone:	No
Legal Description:	WAYSIDE PARK BLK 6 LOTS 12 THRU 27 ORB 493 PG5 1070-1113

PARCEL MAP



AERIAL VIEW



LOCATION VIEW



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ZONING & POTENTIAL USES

C-3 Neighborhood Commercial



PROPERTY SNAPSHOT

LAND SIZE

.97± ACRES

FRONTAGE

292± FEET

FLOOD ZONE

NOT IN HAZARD AREA

Just shy of 1 acre with approximately 292 feet of highway frontage along U.S. Highway 41 in Brooksville, Florida. This high and dry parcel is not in a flood hazard area and offers excellent visibility, making it an ideal site for future commercial development. Whether for retail, office, or service-based businesses, this location offers strong long-term growth potential.



PERMITTED OR SUPPORTED USES IN C-3 NEIGHBORHOOD COMMERCIAL DISTRICT

- | | |
|---|---|
| ✓ Convenience goods stores (maximum 2 checkout lanes, 2 fueling stations) | ✓ Package liquor sales and restaurant beverage service |
| ✓ Personal service establishments (salons, dry cleaners, etc.) | ✓ Delicatessens and restaurants with 40 or fewer seats |
| ✓ Professional, business, and nonprofit offices | ✓ One single-family dwelling unit (600+ sq. ft.) integrated into the business structure |
| ✓ Public offices and utility facilities | ✓ Day care centers and nursing care homes |

This flexible zoning is suitable for owner-occupants and investors alike.



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TRAFFIC, VISIBILITY & REGIONAL ACCESS

BROAD STREET / U.S. HIGHWAY 41 | BROOKSVILLE, FL



The property benefits from strong exposure along Broad Street / U.S. Highway 41, a major north-south commercial corridor in Brooksville. Cortez Boulevard / SR 50 forms the northern boundary/reference corridor and supports regional movement across Hernando County.

NEARBY RETAILERS & COMMERCIAL SERVICES

- ✓ Lowe's Home Improvement
- ✓ Walmart Supercenter
- ✓ Nick Nicholas Ford
- ✓ Capital City Bank
- ✓ Publix, CVS, Walgreens, Advance Auto Parts, and Tractor Supply
- ✓ Local restaurants, banks, and professional offices
- ✓ Minutes to Downtown Brooksville, courthouse, and Hernando County government offices



STRATEGIC REGIONAL ACCESS

- ✓ Frontage along Broad Street / U.S. Highway 41
- ✓ Northern boundary/reference corridor: Cortez Boulevard / SR 50
- ✓ Regional movement to U.S. 98, I-75, and Suncoast Parkway (SR 589)



CENTRAL FLORIDA CONNECTIVITY

- ✓ Approx. 45 miles to Tampa (~50 minutes)
- ✓ Approx. 58 miles to Clearwater (1 hour)
- ✓ Approx. 60 miles to St. Petersburg (1 hr 10 min)
- ✓ Approx. 85 miles to Orlando (1 hr 30 min)
- ✓ Approx. 10 minutes to Brooksville-Tampa Bay Regional Airport (BKV)
- ✓ Approx. 55 minutes to Tampa



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5-MILE DEMOGRAPHIC & CENSUS PROFILE

BROOKSVILLE TRADE AREA



31,476
Population



13,210
Households



51.2
Median Age



\$59,403
Median HH Income

\$35,928
Per Capita Income

\$233,953
Median Net Worth

\$51,270
Median Disposable Income

3.2%
Unemployment Rate

DEMOGRAPHIC COMPOSITION

Education

10.2% No High School Diploma
34.5% High School Graduate
33.2% Some College / Associate
22.1% Bachelor/Grad/Prof

Employment

55.1% White Collar
24.4% Blue Collar
20.5% Services

TRADE AREA EXHIBIT

DEMOGRAPHIC PROFILE

4572 Broad St, Brooksville, Florida, 34601
Ring of 5 miles



Source: Esri U.S.A., Census Bureau, Esri Data Analyst, Bureau of Labor Statistics Consumer

10.2% No High Diploma
34.5% High School Graduate
33.2% Some College/Associate
22.1% Bachelor's/Graduate Degree

55.1% Employment
24.4% Unemployment
20.5% Unemployment Rate

KEY FACTS

31,476 Population
13,210 Households
51.2 Median Age
\$51,270 Median Disposable Income

\$59,403 Median HH Income
\$35,928 Per Capita Income
\$233,953 Median Net Worth

ANNUAL HOUSEHOLD SPENDING
\$1,699 Apparel & Services
\$191 Computers & Hardware
\$2,682 Eating Out
\$5,786 Groceries
\$6,771 Health Care

2020 CENSUS SUMMARY - 5 MILES

29,152
Total Population

14,094
Housing Units

371.2
Density

2.27
Avg HH Size

12,204
Total Households

47.5
Diversity Index

2010-2020 ANNUAL GROWTH RATE: Population 0.83% | Group Quarters 0.04% | Households 0.88%

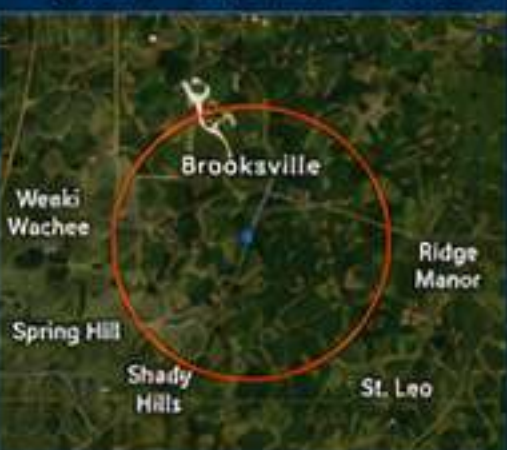
2020 Census Summary

4572 Broad St, Brooksville, Florida, 34601
Ring of 5 miles

The 2020 Census data within 5 miles reports an approximate population of 29,152 individuals, 14,094 housing units, and a population density of 371.2 people per square mile. Demographic data is reported by Census Block.

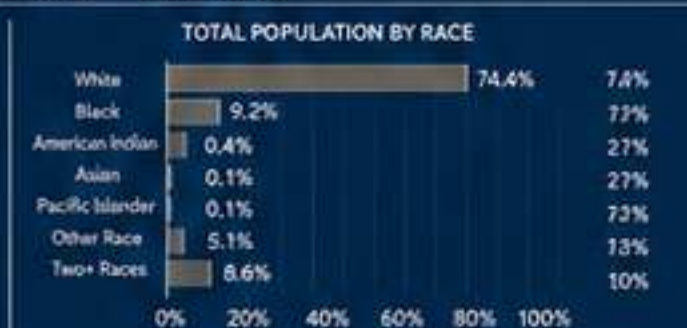
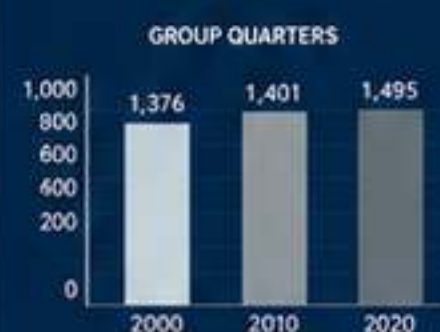
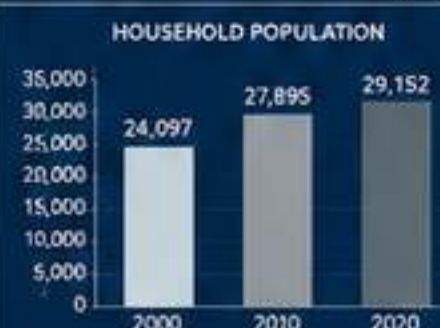


2010-2020 ANNUAL GROWTH RATE
0.83% Population
0.04% Group Quarters
0.88% Households



Source: Data Integrated, combines data provided by U.S. Census 2020 (2021) and Esri (2024).

29,152 Total Population
14,094 Housing Units
371.2 Density (people/sq. mile)
2.27 Average Household Size
12,204 Total Households
47.5 Diversity Index



POPULATION BY AGE AND RACE	Less Than 16 Yrs	16 Years and Older
Total	2,675	26,176
White	2,307	18,531
Black/African-American (not of Hispanic origin)	567	7,314
American Indian	21	104
Asian	21	264
Pacific Islander	4	41
Some Other Race	228	661
Two or More Races	154	597



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10-MILE DEMOGRAPHIC & CENSUS PROFILE

150,311

Population

60,097

Households

48.3

Median Age

\$69,514

Median HH Income

\$35,494

Per Capita Income

\$277,508

Median Net Worth

\$56,859

Median Disposable Income

4.8%

Unemployment Rate

DEMOGRAPHIC COMPOSITION

Education

9.7%

No High School Diploma

32.7%

High School Graduate

35.2%

Some College / Associate

22.3%

Bachelor/Grad/Prof

Employment

White Collar

59.0%

Blue Collar

22.3%

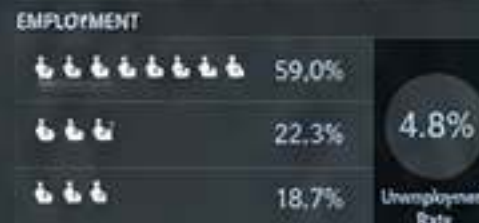
Services

18.7%

TRADE AREA EXHIBIT

DEMOGRAPHIC PROFILE

527 Broad St, Brooksville, Florida, 34601
Ring of 10 miles



Source: This infographic contains data provided by Esri, Esri Data Analyst, Esri-U.S. BLS.

2020 CENSUS SUMMARY - 10 MILES

139,093

Total Population

61,539

Housing Units

443.1

Density

2.47

Avg HH Size

55,582

Total Households

54.1

Diversity Index

2010-2020 Annual Growth Rate: Population 1.27% | Group Quarters 1.17% | Households 1.19%

2020 Census Summary

527 Broad St, Brooksville, Florida, 34601
Ring of 10 miles

The 2020 Census data provides a profile of your community and housing features at a center radius. The infographic below displays key facts and compares data that has been aggregated by 10 to 15 mile radius.

2010-2020 ANNUAL GROWTH RATE

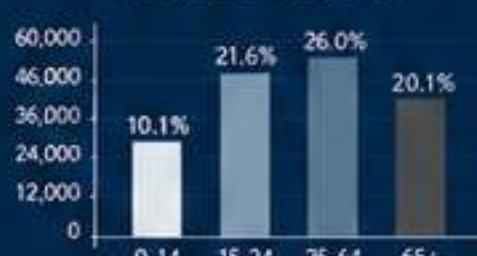


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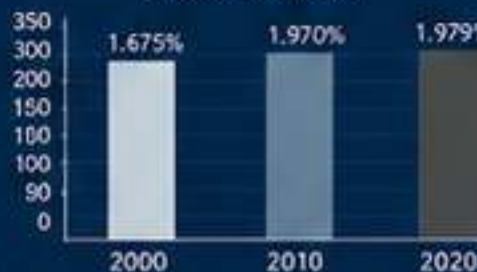
KEY FACTS

139,093 Total Population **61,539** Housing Units **443.1** Density **2.47** Average HH Size **55,582** Total Households **54.1** Diversity Index

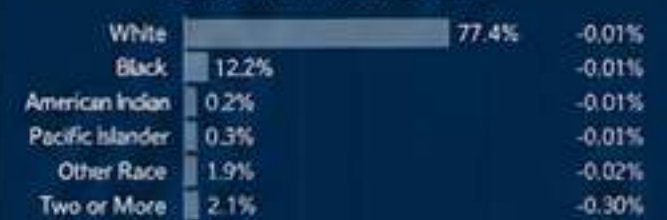
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND AGE	Less Than 18 Years	18 Years and Older
Total	28,251	112,047
White	22,501	102,254
American Indian/Alaska	354	6,790
Native	2,241	6,771
Asian	702	1,640
Pacific Islander	12	45
Some Other Race	1,561	4,346
Two or More Races	1,457	10,102



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HOUSING MARKET CHARACTERISTICS

5-Mile vs. 10-Mile Market Comparison

5-MILE RADIUS

\$261,300

Median Home Value

91

Housing Affordability

27.5%

% Income for Mortgage

31,476

Total Population

1.82%

Growth

2.27

Avg HH Size

\$233,953

Median Net Worth

10-MILE RADIUS

\$302,045

Median Home Value

92

Housing Affordability

27.2%

% Income for Mortgage

150,311

Total Population

1.84%

Growth

2.47

Avg HH Size

\$277,508

Median Net Worth



KEY TAKEAWAY

The subject property benefits from a stable and growing residential base within both the 5-mile and 10-mile trade areas. Strong home values, steady population growth, and broad income levels support continued demand for neighborhood-serving commercial uses.

5-MILE HOUSING MARKET EXHIBIT

Housing Market Characteristics

607 Broad St, Brooksville, Florida, 34601
Ring of 5 miles

\$261,300 ↓
Median Home Value

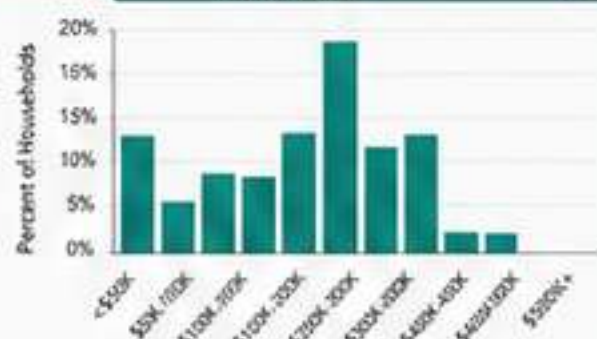
91
Housing Affordability Index

27.5%
Percent of Income for Mortgage

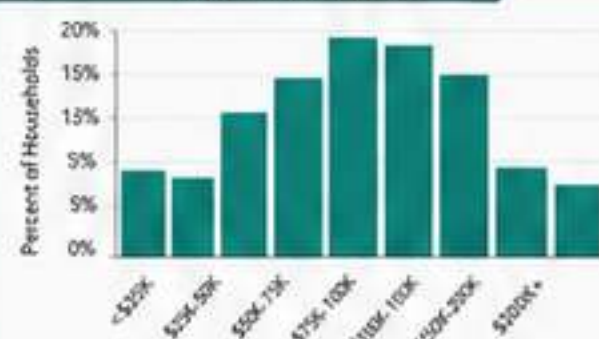
98
Percent of Income for Mortgage or Choice

Age < 18: 5,210 | Age 18-64: 16,542 | Age 65+: 9,724 | Total Pop.: 31,476 | Pop Growth: 1.82% | Average HH Size: 2.27 | Median Net Worth: \$233,953

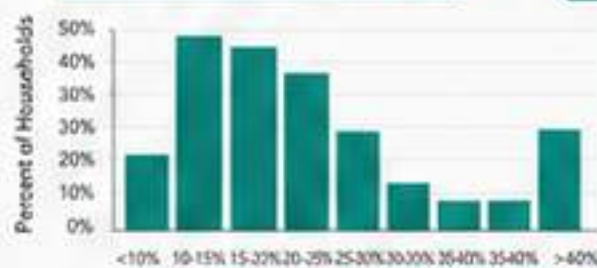
Home Value



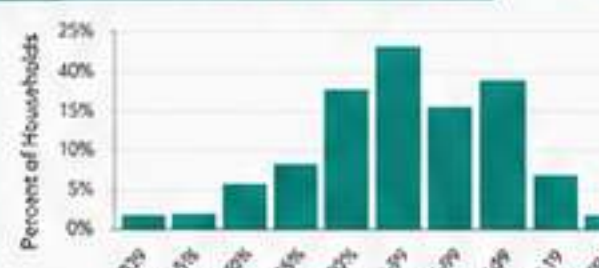
Household Income



Mortgage as % Salary



Year Property Built



esri

Source: The infographic contained herein was provided by Esri (2024), ACS (2019-2023), U.S. Census (2020). © 2025 Esri

10-MILE HOUSING MARKET EXHIBIT

Housing Market Characteristics

607 Broad St, Brooksville, Florida, 34601
Ring of 10 miles

\$302,045 ↓
Median Home Value

92
Housing Affordability Index

27.2%
Percent of Income for Mortgage

98
Percent of Income for Mortgage or Choice

Age < 18: 22,671 | Age 18-64: 80,764 | Age 65+: 41,654 | Total Pop.: 150,311 | Pop Growth: 1.84% | Average HH Size: 2.47 | Median Net Worth: \$277,508

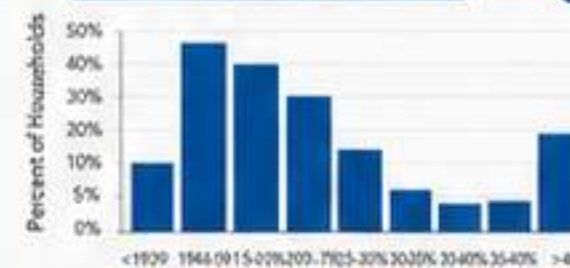
Home Value



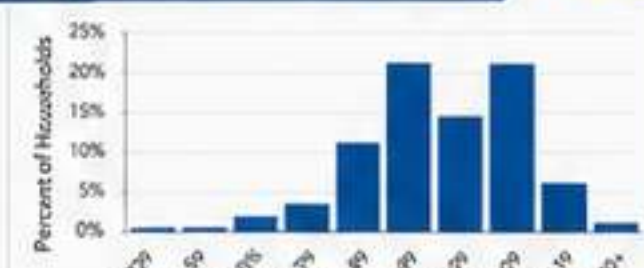
Household Income



Mortgage as % Salary



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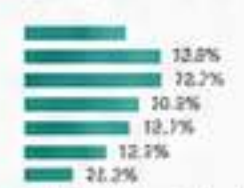
HOUSING OCCUPANCY / RENT EXHIBITS

African Am.	22.2%	23.0%
Caucasian	71.1%	
Hispanic	2.3%	
Asian	1.4%	
American Indian	0.2%	
Other	0.2%	



	Own	Rent
<25 Years	4.6%	
25-34 Years	12.8%	17.2%
35-44 Years	23.7%	23.7%
45-54 Years	20.9%	20.9%
55-64 Years	16.7%	16.7%
65-74 Years	12.1%	12.1%
75 Years+	9.2%	9.2%

Housing by Age of Householder



Year Householder Moved In



Vacant Housing Units (Total 2,166)

For Seasonal/Recreational	25.5%
Sold, Not Occupied	45.0%
For Rent	18.1%
Rented, Not Occupied	5.1%
For Sale Only	5.1%

Gross Rent



African Am.	18.7%	20.2%
Caucasian	81.2%	21.2%
Hispanic	1.3%	
Asian	1.3%	
American Indian	0.1%	
Other	0.2%	



	Own	Rent
<25 Years	6.2%	
25-34 Years	17.6%	17.6%
35-44 Years	23.7%	23.7%
45-54 Years	20.6%	20.6%
55-64 Years	17.5%	17.5%
65-74 Years	10.3%	10.3%
75 Years+	3.6%	3.6%

Housing by Age of Householder



Year Householder Moved In



Vacant Housing Units (Total 6,472)

For Seasonal/Recreational	23.6%
Sold, Not Occupied	39.2%
For Rent	24.2%
Rented, Not Occupied	7.7%
For Sale Only	5.3%

Gross Rent



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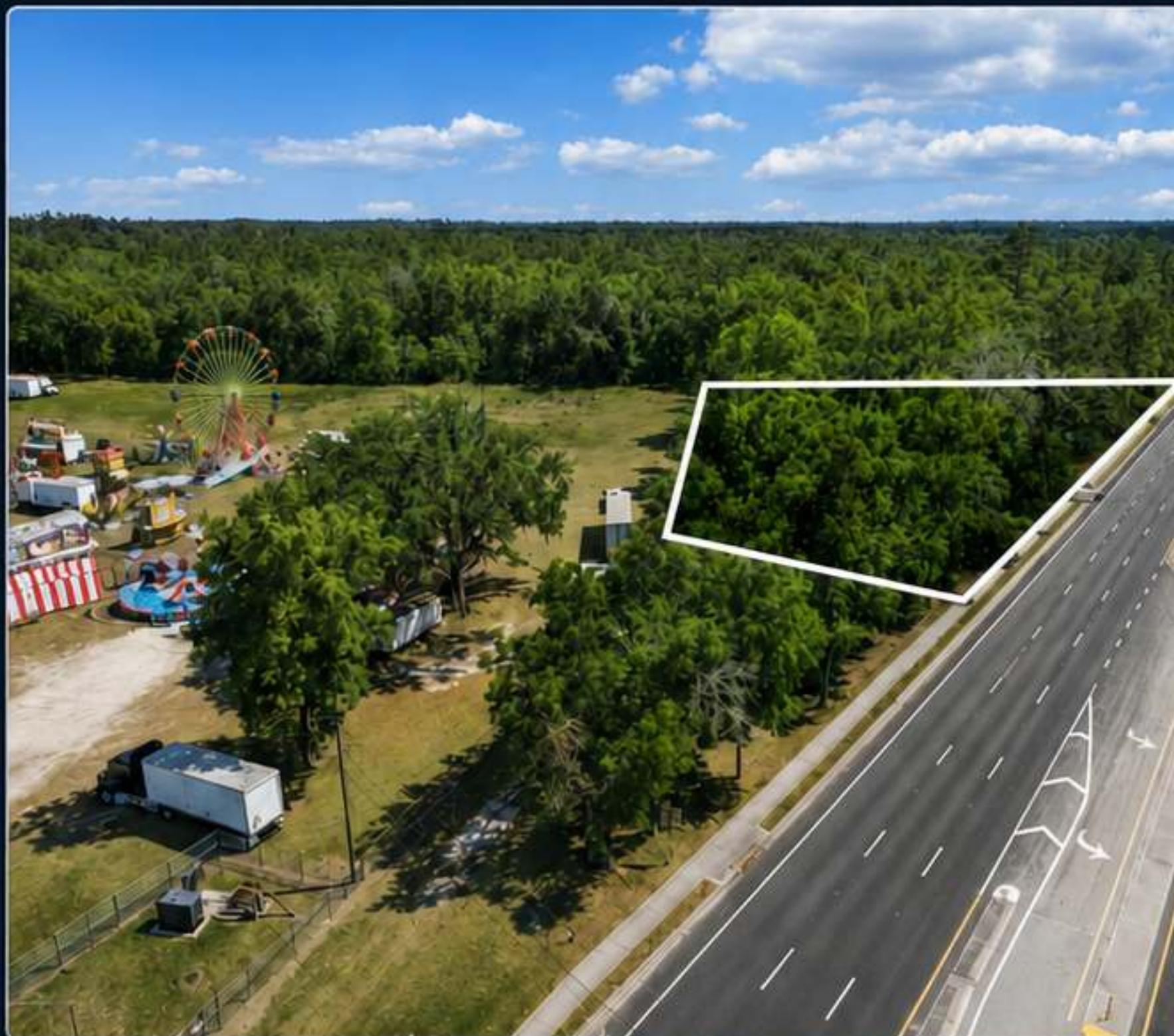
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- ✓ Just south of the Hernando County Fairgrounds
- ✓ 292± feet of frontage
- ✓ 27,000 AADT exposure
- ✓ Zoned C-3 Neighborhood Commercial
- ✓ Not in a flood hazard area



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