

703 W JEFFERSON FOR LEASE



703 W Jefferson St | 5,100 SF | For Lease | Retail or Office

Listed By

Charles Buckner

352-848-5545

charles@bucknerrealestate.com



11 N Main St, Brooksville, FL 34601

Location Information

Site Address	703 W Jefferson St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Property Type	Retail or Office
Parcel Key #	143847
Zoning	C2
Lot Size	0.94 Acres
Frontage Feet	400 FT combined
Traffic Counts	12,000 on W Jefferson St & 7,000 on Ponce De Leon Blvd
Base Rental Rate	\$5,000/month

Building Information

Building Size	6,000 SF
Leasable Area	5,100 SF
Year Built	1961
Ceiling Height	TBD
Parking	24+ Shared

Property Summary

This space for lease is located at the small shopping plaza on the southwest corner of W Jefferson St & Ponce De Leon Blvd. This plaza benefits from high visibility and high traffic counts of 12,000 vehicles per day on W Jefferson St and 7,000 vehicles on Ponce De Leon. The property is easily accessible from both roads with three separate curb cuts, two of which are on W Jefferson St that provide egress to the stop light. This building is in the process of receiving updates which include a brand-new roof.

Unit 703

The available space is 5,100 SF, making it one of the largest available spaces in Brooksville. This is the main space for the whole building and provides excellent signage opportunities for your business. Open the brochure for more details or contact Charles Buckner to schedule a showing.

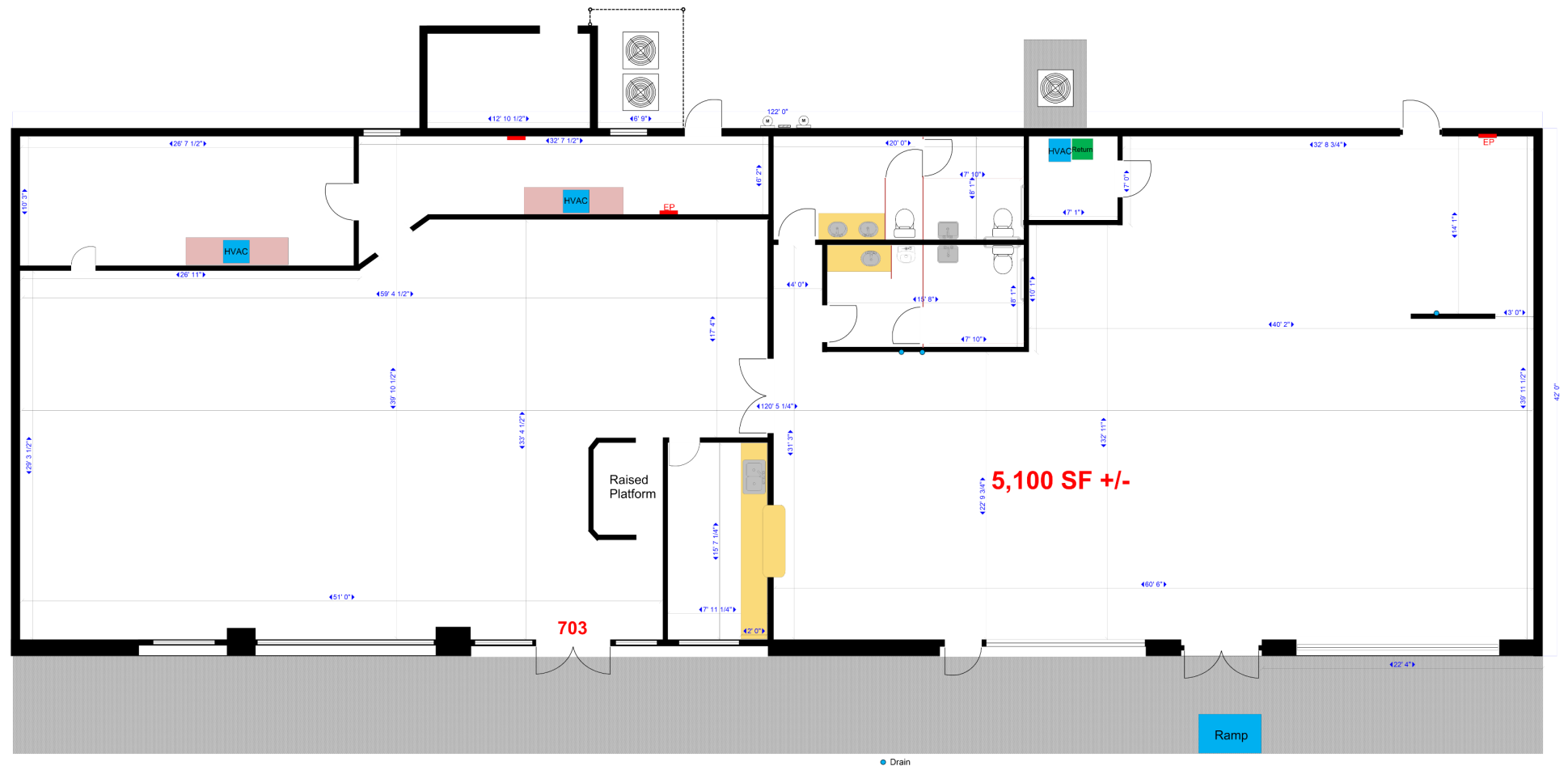
Highlights

- High visibility Shopping Plaza
- Large retail or office space available with ample parking
- Combined traffic counts of 19,000 vehicles per day

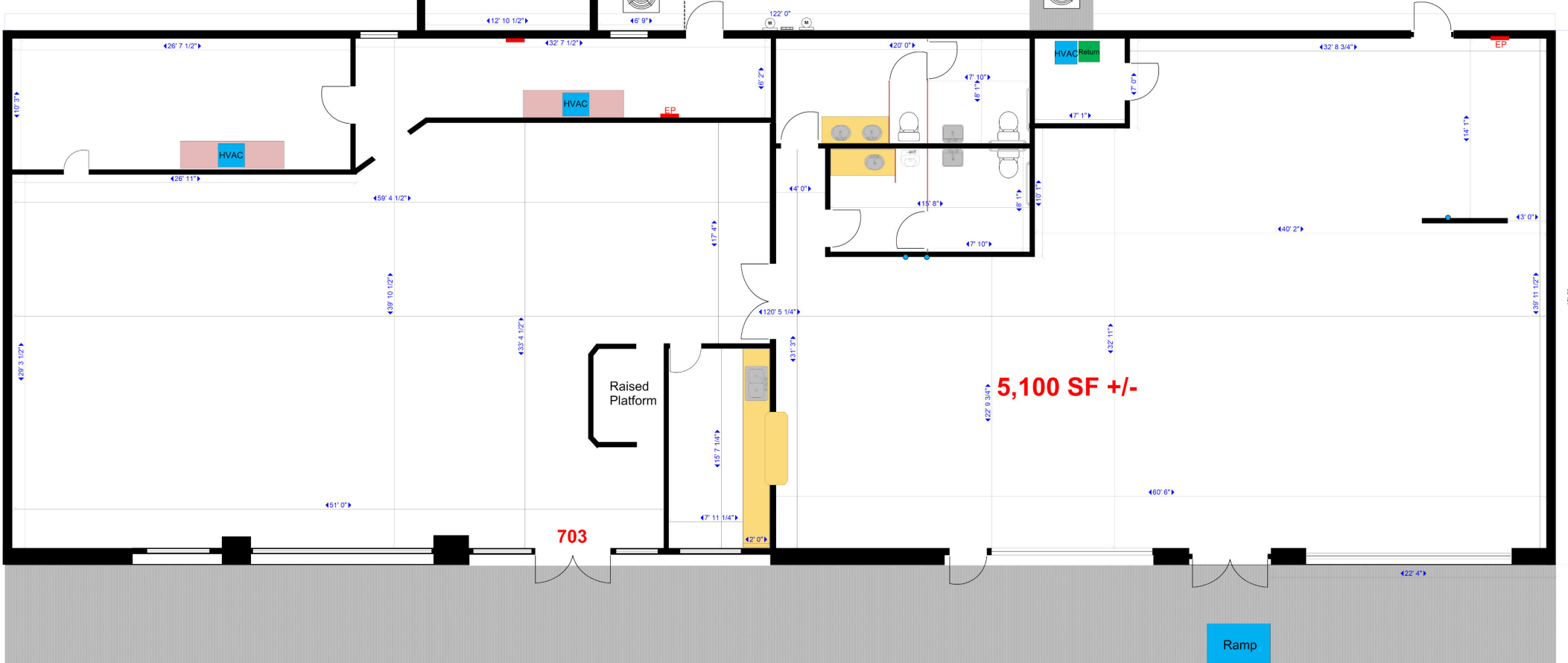


Lease Information

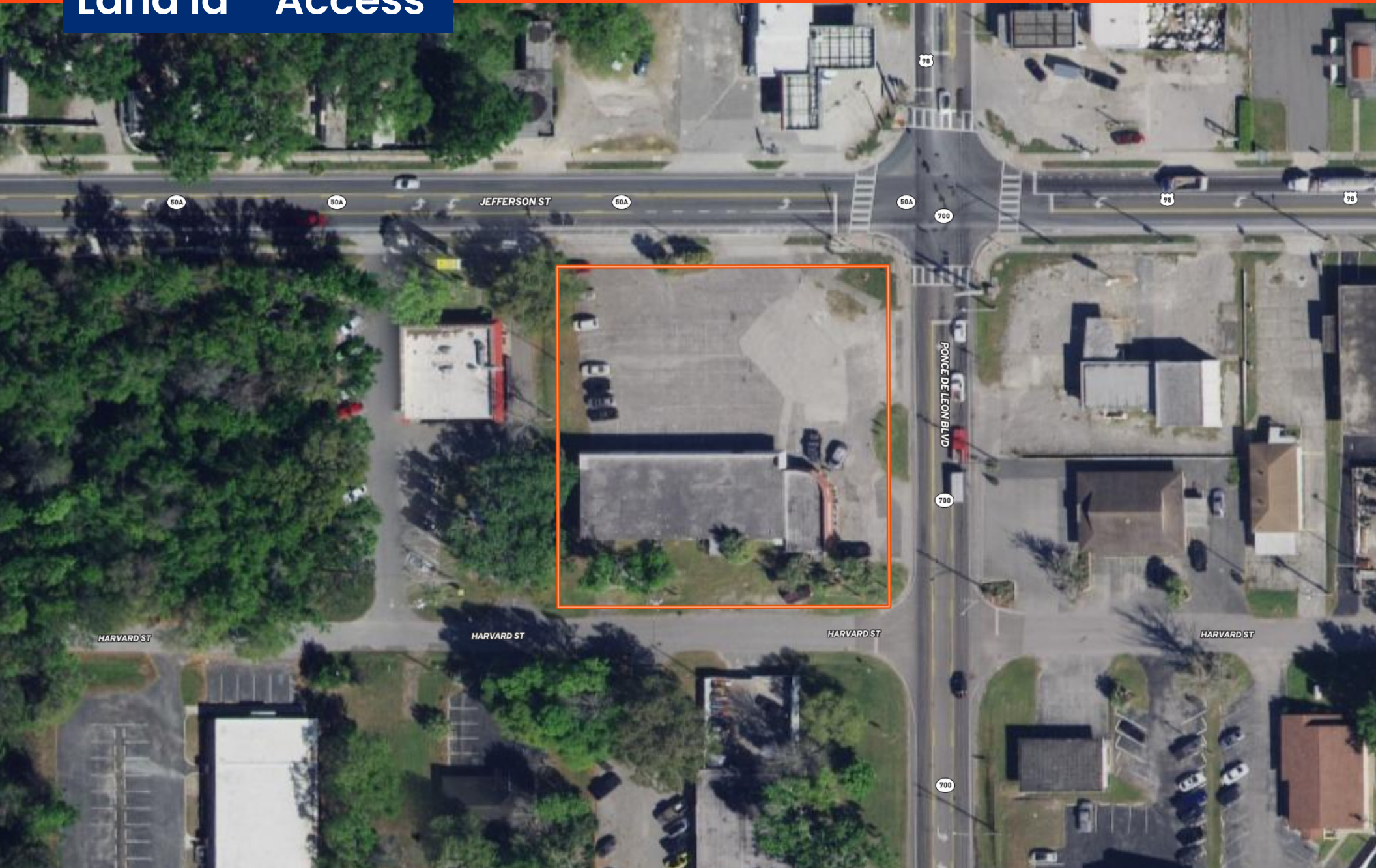
Lease Type	Modified Gross	Lease Term	1 Year Minimum
Available Space	5,100 SF	Lease Rate	\$5,000/m or \$11.76/SF/yr Plus 6% Sales Tax



Floor Plan

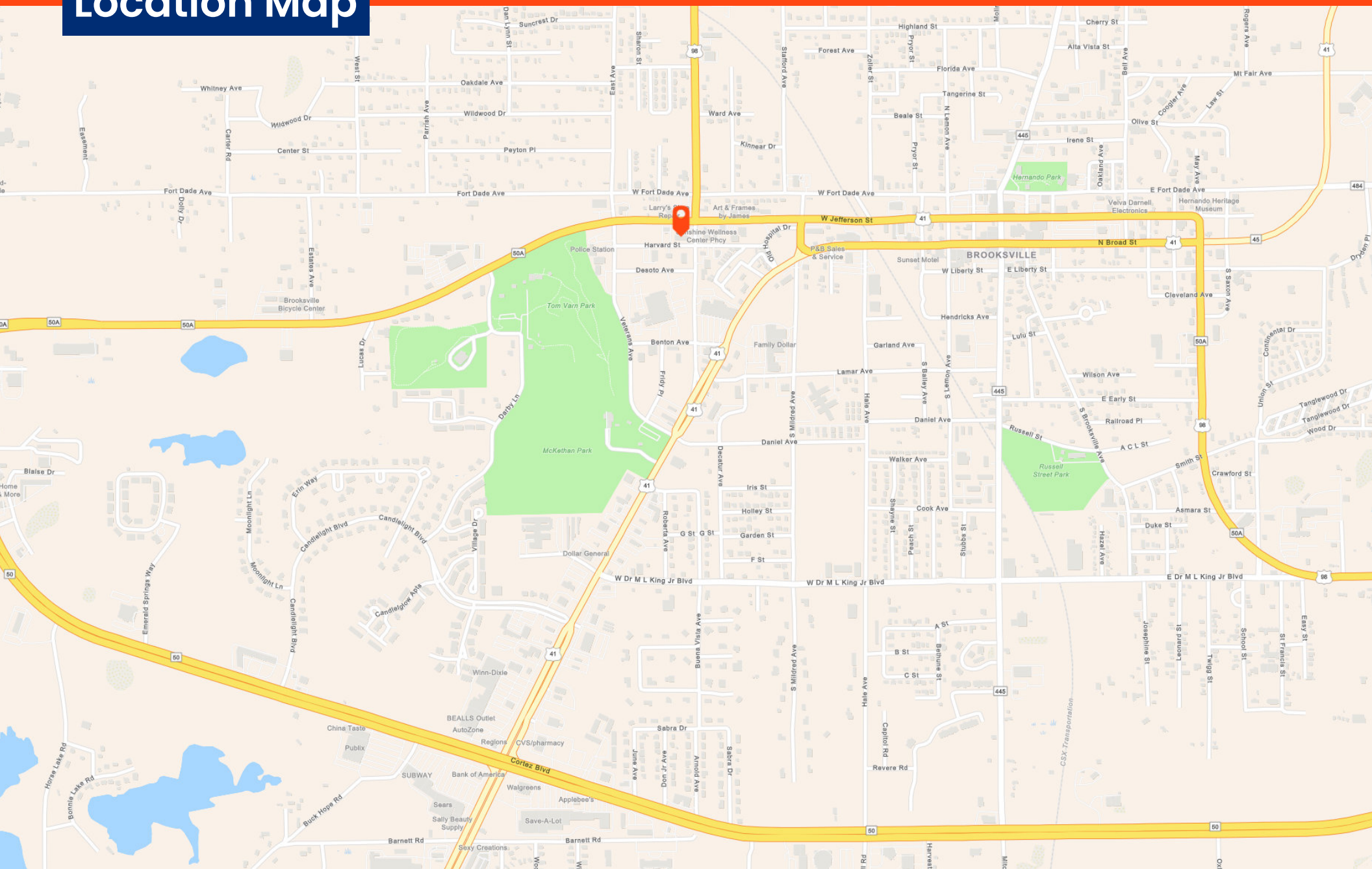


Land id™ Access

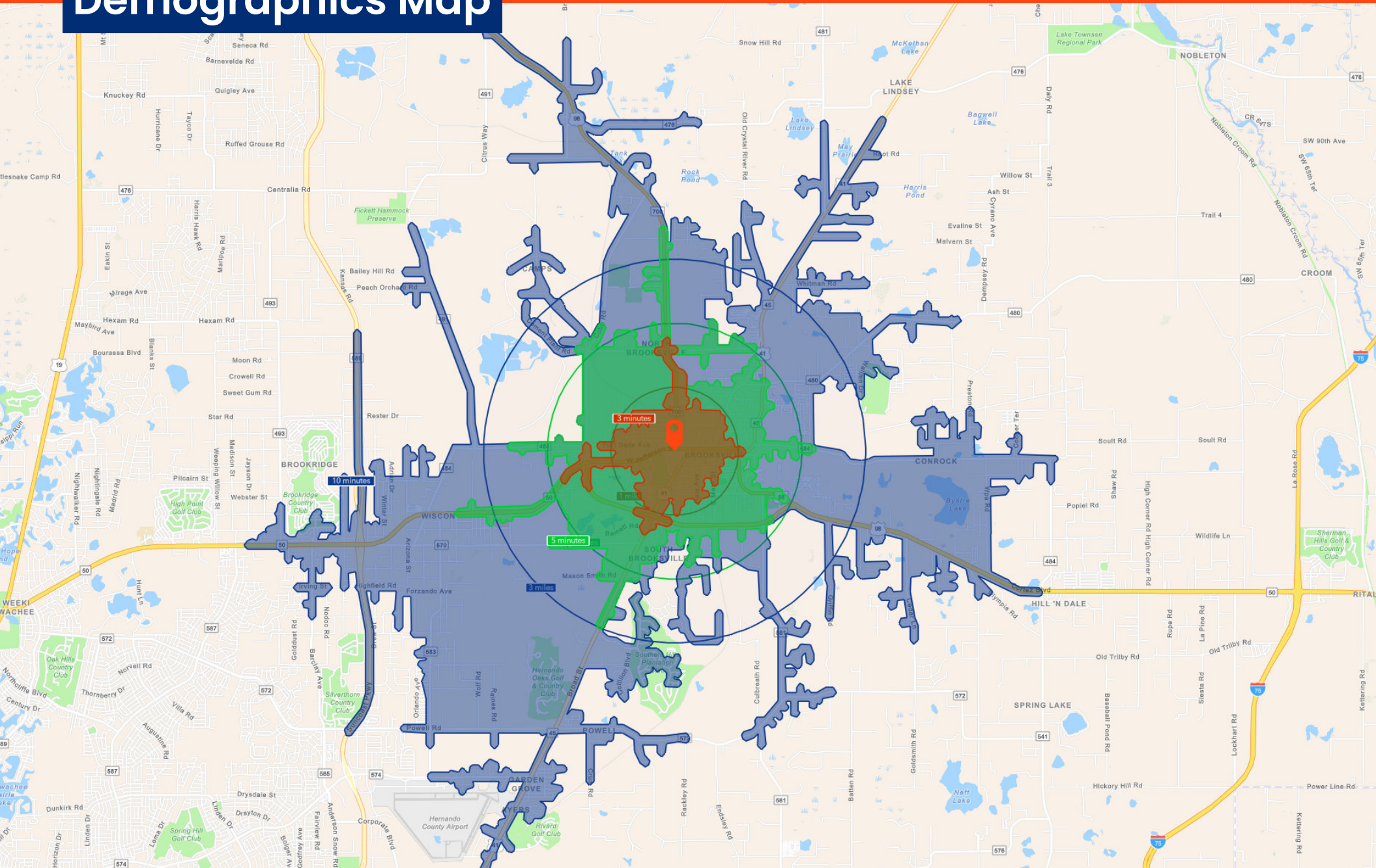


View the map [here](#)

Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	3,658	9,333	19,455	5,244	11,060	14,759	202,880	22,381,338
Households	1,467	3,973	8,410	2,279	4,830	6,560	83,439	8,909,543
Average Household Size	2.41	2.27	2.27	2.22	2.22	2.2	2.41	2.46
Owner Occupied Housing	767	2,106	5,777	1,170	2,732	4,130	67,213	5,917,802
Renter Occupied Housing	700	1,867	2,633	1,109	2,098	2,430	16,226	2,991,741
Median Age	43.8	45.6	52	44.5	48.1	51.9	51	42.9
Income Data								
Median Household Income	\$38,596	\$38,054	\$46,159	\$38,030	\$37,225	\$40,727	\$58,359	\$65,081
Average Household Income	\$57,096	\$55,884	\$67,382	\$55,823	\$54,266	\$61,241	\$80,935	\$97,191
Per Capita Income	\$23,599	\$23,995	\$29,404	\$23,411	\$23,872	\$27,320	\$33,331	\$38,778
Business Data								
Total Businesses	538	902	1,349	580	949	1,038	6,201	1,049,923
Total Employees	5,685	9,838	14,763	6,196	10,309	11,062	54,314	9,507,215

Key Highlights:

- 19,455 people within a 10-minute drive
- 48% renter population within a 3-minute drive

Neighborhood Trade



Property Aerial









Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

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.

11 N Main Street
Brooksville, FL 34601



Buckner Real Estate, Inc.

11 N Main Street

Brooksville, FL 34601

BucknerRealEstate.com

Confidentiality & Disclaimer

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.