

2.20± ACRES COMMERCIAL SITE

BROAD ST, BROOKSVILLE, FL 34601



PARCEL MAP



PROPERTY HIGHLIGHTS

- ✓ 2.20± acres commercially positioned on U.S. 41
- ✓ Approx. 404 feet of visual frontage
- ✓ 27,000 AADT on U.S. Highway 41
- ✓ High and dry - not in a flood hazard area
- ✓ Access via 50-foot county-maintained road
- ✓ Ideal for office, retail, or service-based uses

FOR SALE
\$395,000



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Buyers should conduct their own independent due diligence.

EXECUTIVE SUMMARY

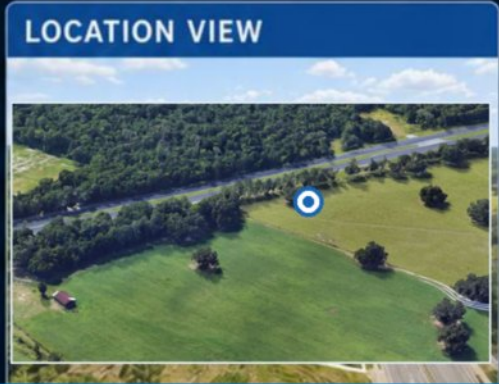
2.20± Acre Commercial Site | Broad St, Brooksville, FL 34601



This 2.20± acre commercial site offers excellent visibility along U.S. Highway 41 in Brooksville, Florida. With approximately 404 feet of visual frontage, strategic placement along a primary north-south corridor, and access via a 50-foot-wide county-maintained road, the property presents a strong opportunity for retail, office, service-based, or other compatible commercial development. The site is high and dry, not in a flood hazard area, and is positioned near established commercial activity and growing residential demand.



PROPERTY SNAPSHOT	
Property Address:	Broad St, Brooksville, FL 34601
Parcel #:	R33 222 19 3800 0040 0010
Land Size:	2.20± Acres
Commercial Positioning:	C-3 potential supported by surrounding uses
Access:	Via 50-foot-wide county-maintained road
Visibility:	High visibility on U.S. Highway 41
Location:	West side of Broad St / U.S. 41, near Hernando County Fairgrounds
Frontage:	Approx. 404 feet of visual frontage
Traffic Count:	27,000 AADT on Broad St / U.S. 41
Flood Zone:	Not in hazard area
Opportunity Zone:	No
Legal Description:	Wayside Park area; buyer to verify full legal description





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ZONING & POTENTIAL USES

Commercial Positioning / C-3 Potential



PROPERTY SNAPSHOT

LAND SIZE

2.20± ACRES

VISUAL FRONTAGE

404± FEET

This 2.20± acre site is commercially positioned along U.S. Highway 41, one of Brooksville's primary corridors. The parcel offers approximately 404 feet of visual frontage and is supported by surrounding commercial activity, traffic exposure, and growth patterns. A C-3 Neighborhood Commercial classification would align with nearby uses and the anticipated commercial character of the corridor.



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. The site offers approximately 404 feet of visual frontage and is positioned near established retailers, local services, and growing residential communities.

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 county offices



STRATEGIC REGIONAL ACCESS

- ✓ Approx. 0.5 miles to SR-50 / Cortez Boulevard
- ✓ Approx. 2 miles to U.S. Highway 98
- ✓ Approx. 5 miles to Suncoast Parkway (SR 589)
- ✓ Approx. 8 miles to I-75 via SR-50



CENTRAL FLORIDA CONNECTIVITY

- ✓ Approx. 45 miles to Tampa
- ✓ Approx. 58 miles to Clearwater
- ✓ Approx. 60 miles to St. Petersburg
- ✓ Approx. 85 miles to Orlando
- ✓ Approx. 10 minutes to BKV airport
- ✓ Approx. 55 minutes to Tampa International Airport



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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

White Collar

55.1%

Blue Collar

24.4%

Services

20.5%

TRADE AREA EXHIBIT

DEMOGRAPHIC PROFILE

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

10.2%

No High Diploma

34.5%

High School Graduate

33.2%

Some College/ Associate

22.1%

Bachelor's/ Graduate Degree

55.1%

White Collar

24.4%

Blue Collar

20.5%

Services

3.2%

Unemployment Rate

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

\$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.

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

2010-2020 ANNUAL GROWTH RATE

0.83%

Population

0.04%

Group Quarters

0.88%

Households

HOUSEHOLD POPULATION

2000

2010

2020

24,097

27,895

29,152

GROUP QUARTERS

2000

2010

2020

1,376

1,401

1,495

TOTAL POPULATION BY RACE

White

74.4%

7.6%

Black

9.2%

7.7%

American Indian

0.4%

2.7%

Asian

0.1%

2.7%

Pacific Islander

0.1%

7.7%

Other Race

5.1%

1.8%

Two+ Races

5.6%

10%

POPULATION BY AGE AND RACE

Total

2,676

29,176

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%

32.7%

35.2%

22.3%

No High School Diploma

High School Graduate

Some College / Associate

Bachelor/Grad/Prof

Employment

White Collar

Blue Collar

Services

59.0%

22.3%

18.7%

TRADE AREA EXHIBIT

DEMOGRAPHIC PROFILE

527 Broad St, Brooksville, Florida, 34601

Ring of 10 miles

9.7%

32.7%

35.2%

22.3%

No High School Diploma

High School Graduate

Some College / Associate

Bachelor / Grad / Prof

EMPLOYMENT

59.0%

22.3%

18.7%

KEY FACTS

150,311

60,097

48.3

\$56,859

Population

Households

Median Age

Median Disposable Income

\$69,514

\$35,494

\$277,508

Median HH Income

Per Capita Income

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

\$1,768

\$197

\$3,016

Apparel & Services

Computers & Hardware

Eating Out

\$5,864

\$6,803

Groceries

Health Care

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

1.27%

1.17%

1.19%

Population

Group Quarters

Households

KEY FACTS

139,093

61,539

443.1

2.47

55,582

54.1

Total Population

Housing Units

Density

Average HH Size

Total Households

Diversity Index

HOUSEHOLD POPULATION

10.1%

21.6%

26.0%

20.1%

0-14

15-24

25-64

65+

TOTAL POPULATION BY RACE

White

Black

American Indian

Pacific Islander

Other Race

Two or More

77.4%

12.2%

0.2%

0.3%

1.9%

2.1%

-0.01%

-0.01%

-0.01%

-0.01%

-0.02%

-0.30%

POPULATION BY AGE AND AGE

Less Than 18 Years

18 Years and Older

Total

White

American Indian/Alaska

Native

Asian

Pacific Islander

Some Other Race

Two or More Races

28,251

22,501

354

2,241

702

12

1,561

1,457

112,047

102,254

6,790

6,771

1,640

45

4,346

10,102

esri

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



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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

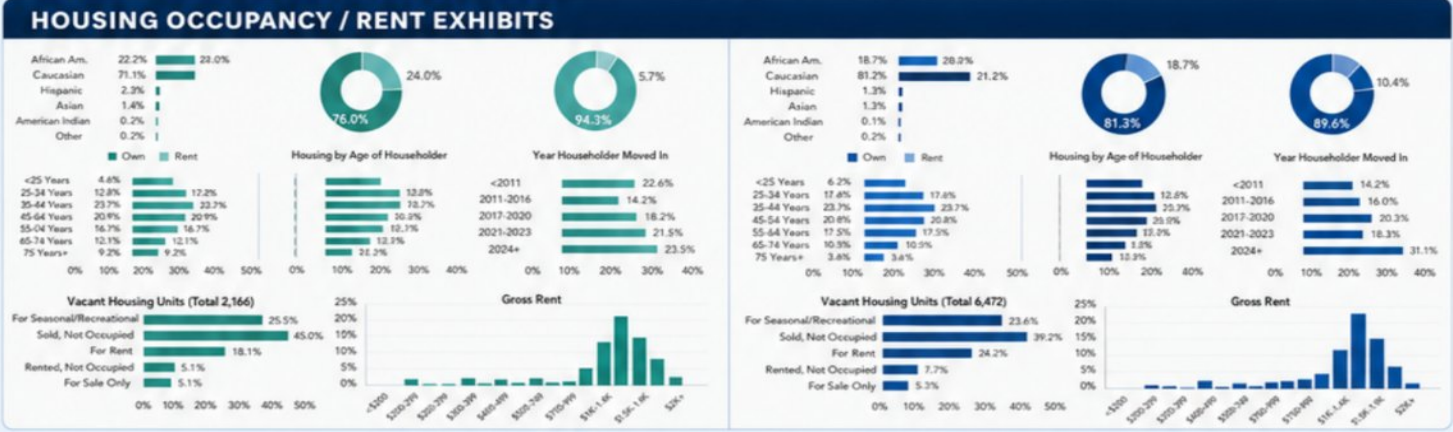
Avg HH Size

\$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.



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