

US 19 WAREHOUSE

18736 & 18740 US 19, Hudson, FL 34667



OFFERING SUMMARY

SALE PRICE:	\$400,000
TRAFFIC:	41,500 AADT
FRONTAGE:	109' on US HWY 19
ZONING:	C2
BUILDING SIZE:	2,204 SF
YEAR BUILT	2007

PROPERTY OVERVIEW

KW Commercial is pleased to present for sale this 2204 Sq. Ft. building in a rapidly expanding area of Hudson, FL.

This is the perfect opportunity for a user or investor to acquire a C-2 zoned, block and stucco building in the heart of the busy Hudson Commercial Corridor before major redevelopment of the area increases values.

Just a few hundred yards from the nearest traffic light at the intersection of County Line Road and US HWY 19, the property offers ample traffic count and location opportunity with 109 feet of frontage and 41,500 AADT on US HWY 19. This parcel offers the buyer this location in the heart of the Hudson US 19 commercial corridor with 15 parking spaces to take advantage of the high traffic count.

The parcel is located near several established housing communities as well as shopping, dining, entertainment, and over 1,000 residential homes to be built with other commercial development expected. The county's EDC is also successful in attracting new businesses to the area, offering huge upside to the future of the commercial landscape in Hudson. The building is well maintained with only one (1) owner since construction in 2007.

DO NOT DISTURB TENANT Please contact broker for information and showings.

1. Doug O'Donnell: (772) 530-9959 - Doug@CoachCookTeam.com
2. Coach Cook: (727) 432-8068 - Coach@CoachCookTeam.com

PROPERTY HIGHLIGHTS

- Major re-development area opportunity - 1,000+ SFR units to be built in surrounding areas
- Increasing demand
- Well maintained concrete block building
- 2 grade level roll up doors

KW COMMERCIAL
 5020 W Linebaugh Ave, Ste. 100
 Tampa, FL 33624

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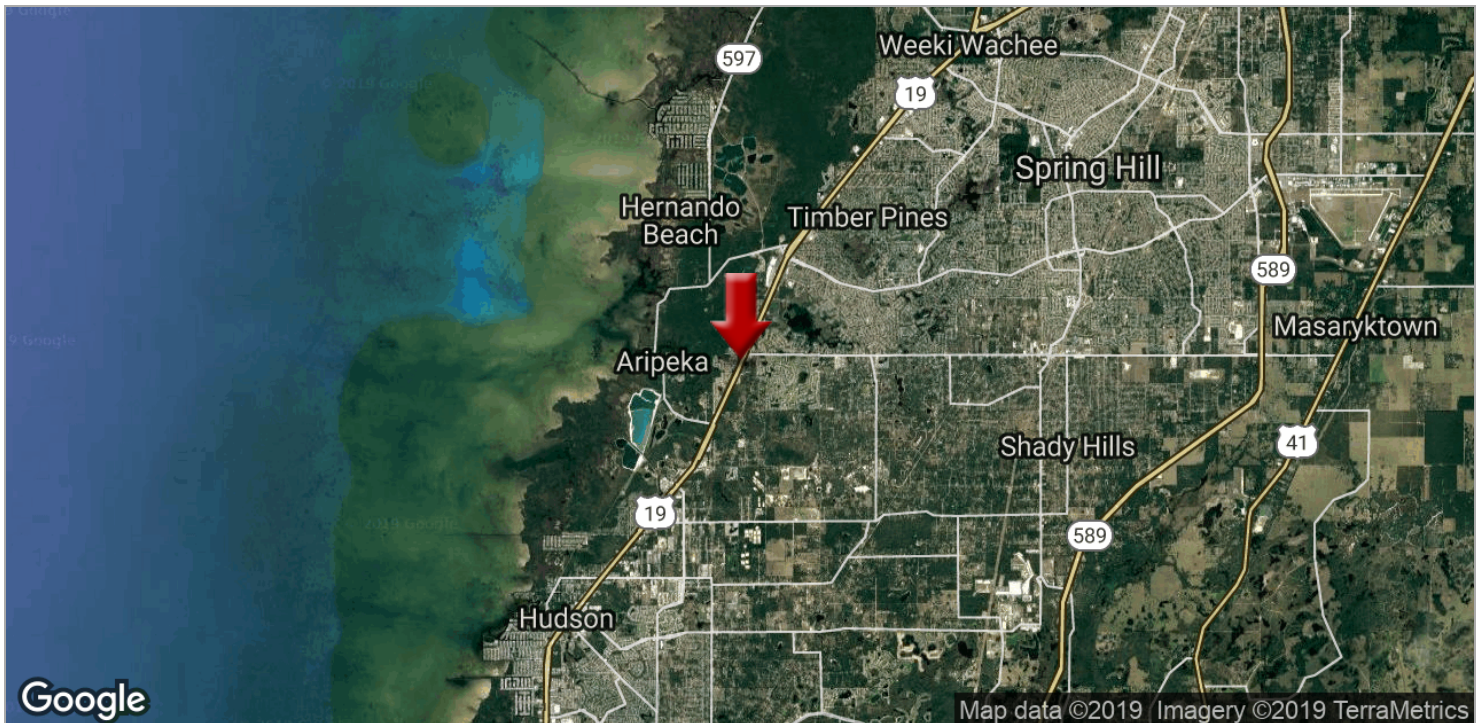
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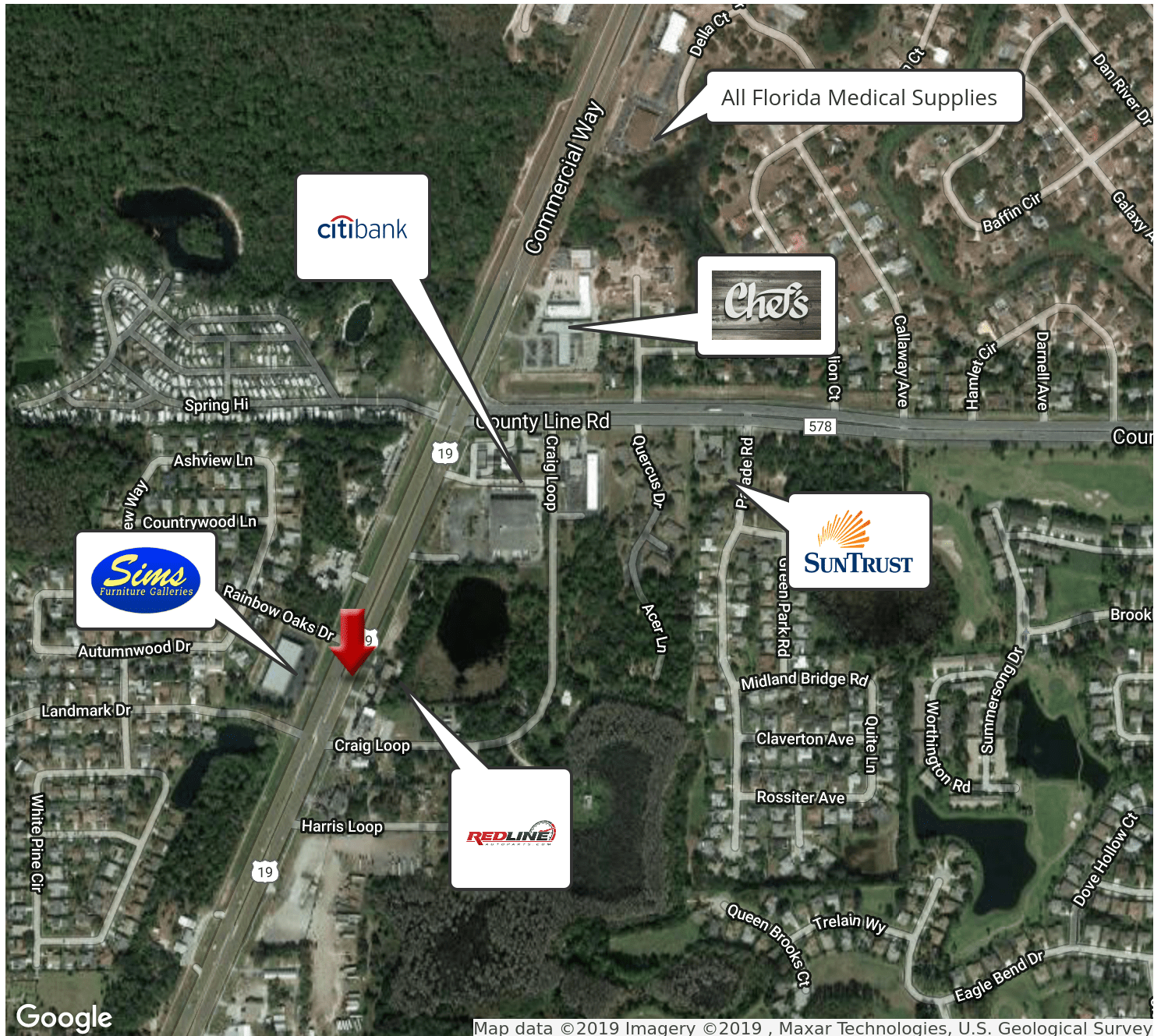
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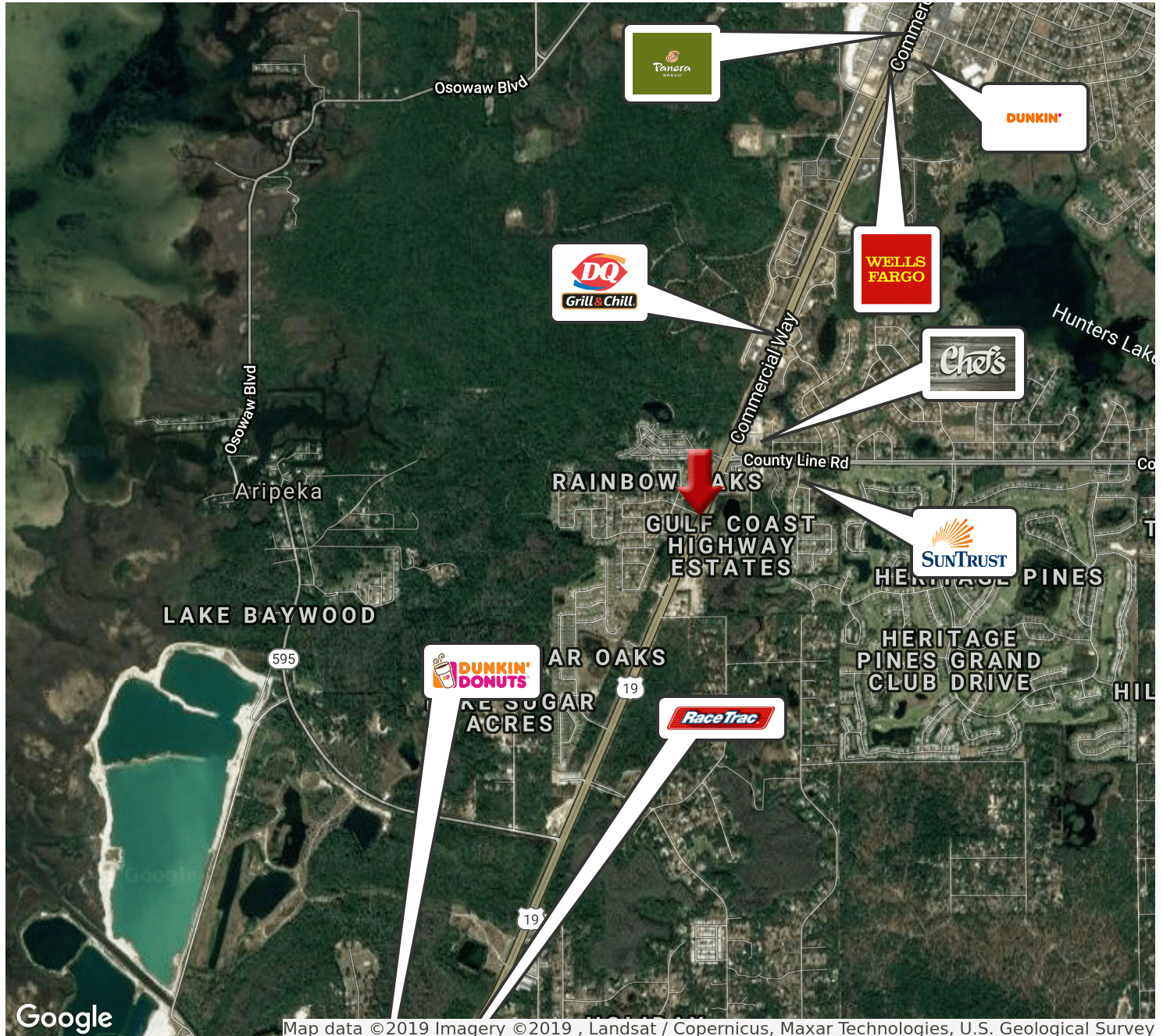
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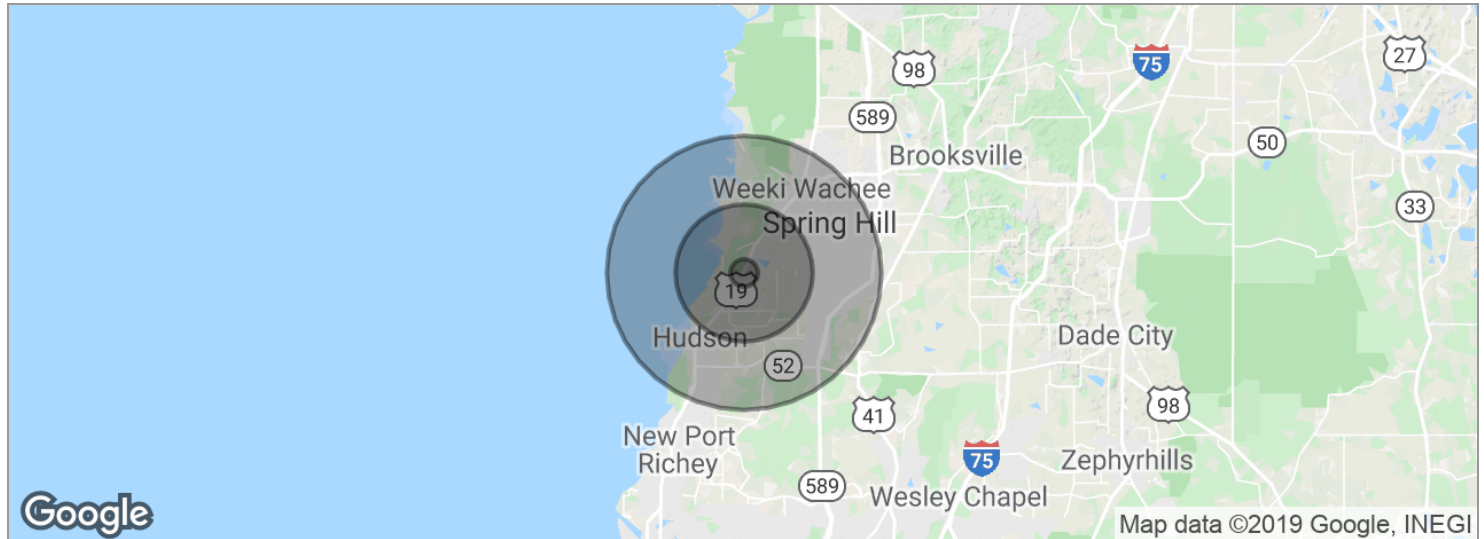
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,936	70,658	201,787
Median age	53.3	48.6	47.6
Median age (male)	53.1	48.3	46.8
Median age (Female)	53.8	49.8	48.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,174	30,686	87,618
# of persons per HH	2.3	2.3	2.3
Average HH income	\$53,195	\$45,968	\$48,798
Average house value	\$156,030	\$127,578	\$169,763

** Demographic data derived from 2010 US Census*

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HUDSON, FL

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PRESENTED BY:

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