

For Sale



14048 US Highway 19

Hudson, Florida 34667

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Our Listings

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 **Our Listings**

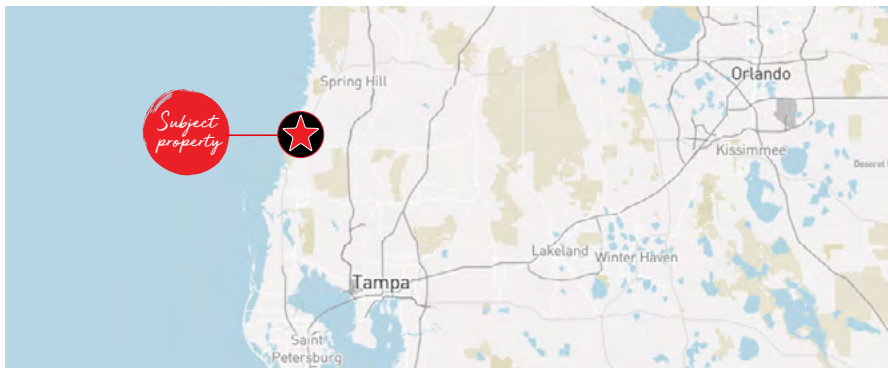
Executive Summary



Introduction

JLL is pleased to offer for sale a 4,035± s.f. vacant bank branch building and property located at 14048 US-19, Hudson, Florida. The property is being marketed as a vacant building for a potential owner-occupant or an investor with an alternative use.

- Access off the main road
- Excellent visibility
- Five (5) drive-thru lanes
- 200 feet of frontage on heavily traveled US-19
- Superbly maintained building ready for occupancy
- **Restriction against use as a financial institution for 2 years**



Property facts

Address:	14048 US-19, Hudson, FL 34667
Building size:	4,035± SF with five (5) drive-thru lanes
Land area:	1.04± AC
Year built:	2006
Parking:	26 spaces / 6.4 per 1,000 SF
Zoning:	Pasco County; C2 - General Commercial
Price:	\$950,000.00

No implied or expressed representations or warranties are made by the Seller. Buyer and its professionals must determine expenses for Association assessments, taxes, insurance as may be applicable, or any other expenses. The site is being sold "as is where is."

Area Retailers



14048 US Highway 19, Hudson - Pasco County

Population	1 Mile	3 Miles	5 Miles
2021 Population	6,532	37,122	74,418
2026 Population	6,699	38,816	78,052
2021-2026 Annual Rate	0.51%	0.90%	0.96%

Households	1 Mile	3 Miles	5 Miles
2021 Total Households	3,187	17,275	32,764
2026 Total Households	3,267	18,013	34,217
2000-2010 Annual Rate	-0.70%	-0.09%	0.22%
2010-2021 Annual Rate	0.32%	0.72%	0.78%
2021-2026 Annual Rate	0.51%	0.90%	0.96%
2021 Avg. Household Size	2.00	2.12	2.25

Household Income	1 Mile	3 Miles	5 Miles
2021 Median HH Income	\$42,657	\$40,792	\$40,562
2026 Median HH Income	\$49,377	\$45,829	\$45,729
2021 Average HH Income	\$59,688	\$53,314	\$52,647
2026 Average HH Income	\$68,946	\$60,700	\$60,159
2021 Per Capita Income	\$28,777	\$24,831	\$23,222
2026 Per Capita Income	\$33,211	\$28,188	\$26,423

Housing Units	1 Mile	3 Miles	5 Miles
2021 Total Housing Units	4,486	21,988	40,386
2021 Owner Occupied Units	2,140	12,092	22,774
2021 Renter Occupied Units	1,047	5,183	9,990
2021 Vacant Housing Units	1,299	4,713	7,622

High Economic Vitality - Pasco County



74,418

2021 Population



0.78%

2010-2021 Annual
Population Rate



0.96%

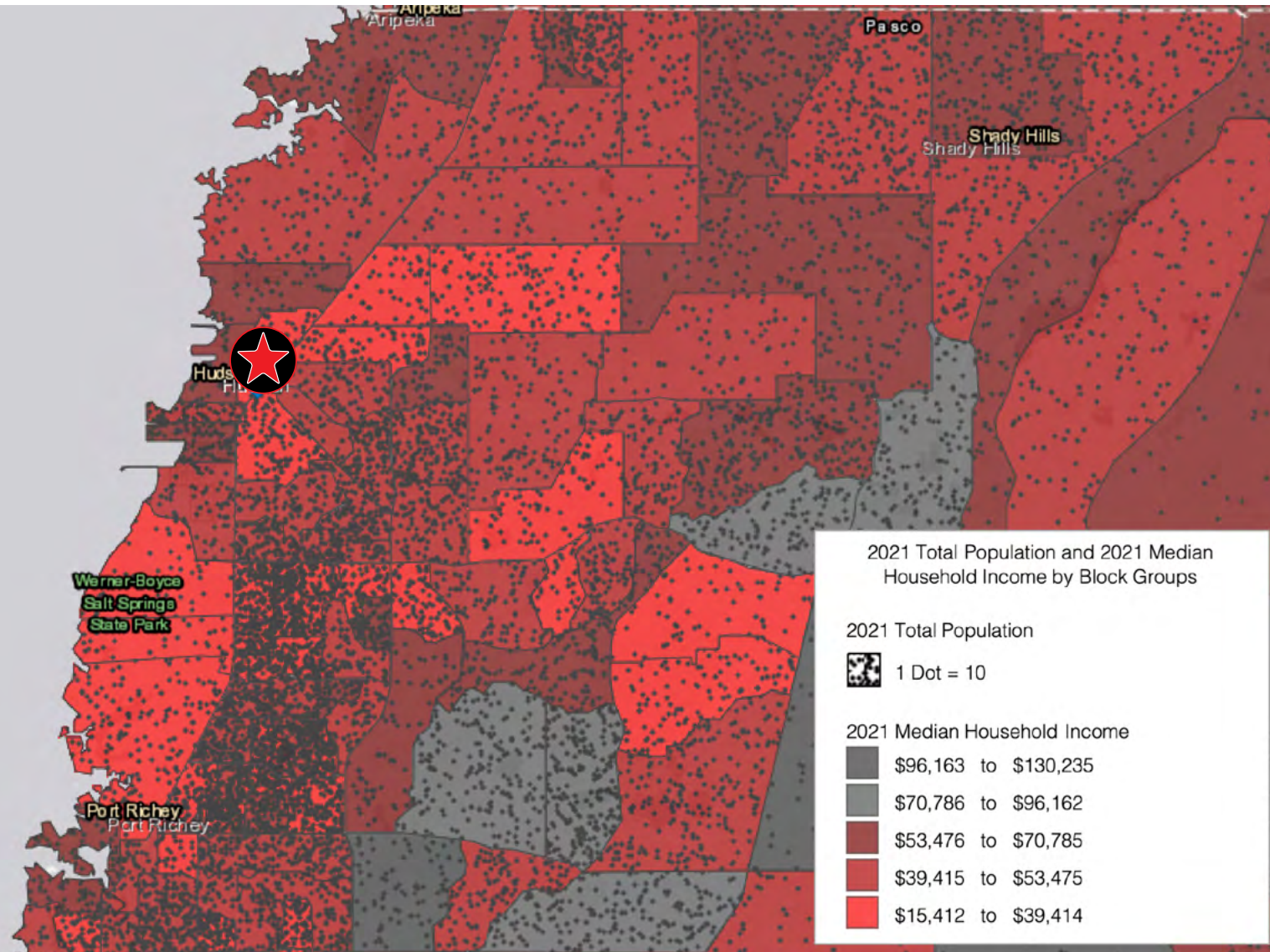
2021-2026 Annual
Projected Population Rate



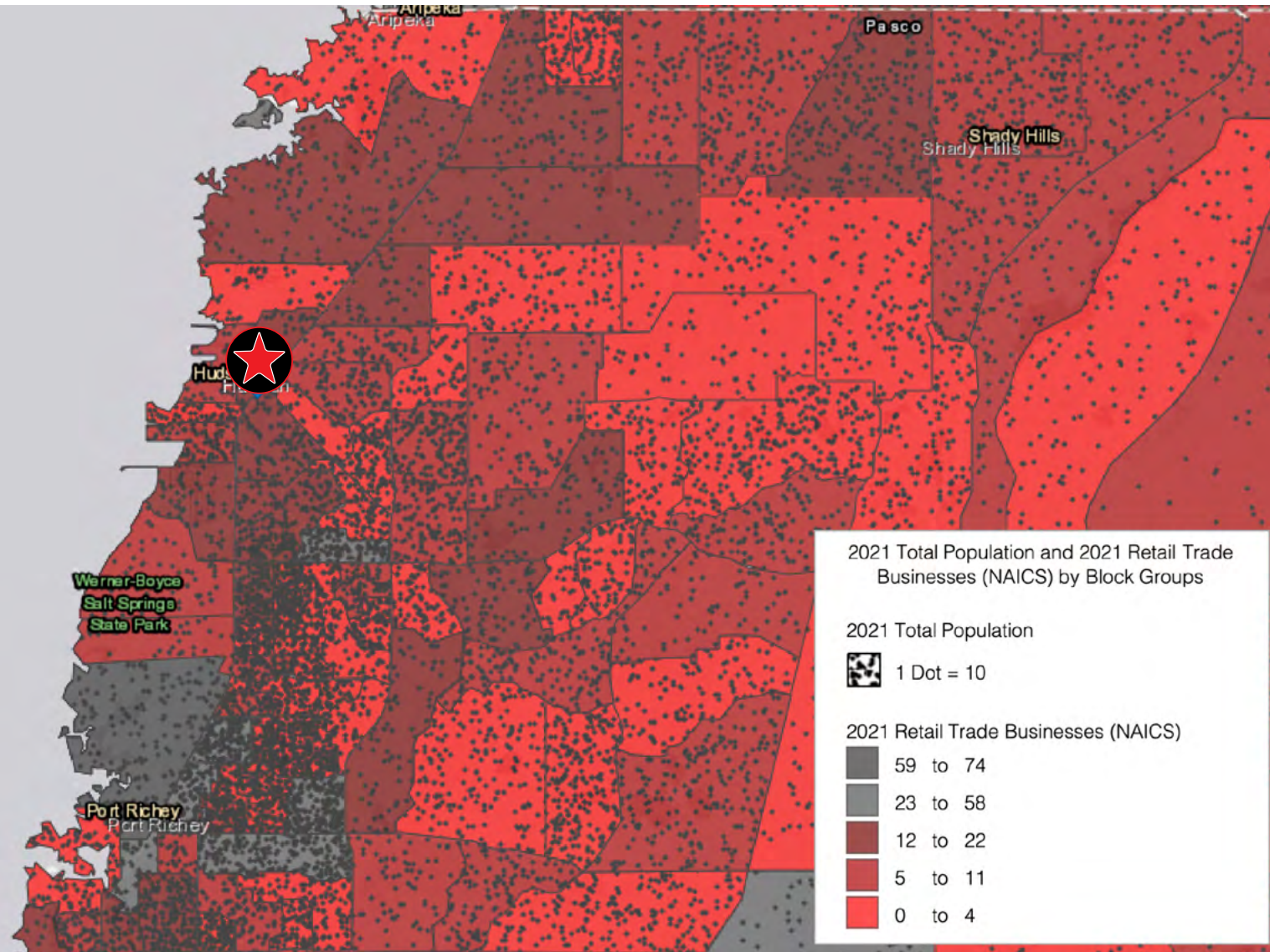
4.8%

Unemployment Rate

Median Household Income & Density



Retail Business Density



Strengths & Opportunities



Strengths

- 200 feet of frontage on main US-19 thoroughfare
- Easy point of access
- Existing building with drive-thru rights
- Proximate to Gulf of Mexico



Opportunities

- Can easily be re-purposed for office or other professional use
- Large parcel with possibility of redevelopment of drive-thru



Memorandum disclaimer

This Offering Memorandum (“OM”) is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject Property.

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided by owner and its representatives.

Neither Owner, Jones Lang LaSalle, nor any of their respective partners, directors, officers, employees and agents (“Agents”), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this OM or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

Without limiting the foregoing, in the event this OM contains information relating to asbestos or any other hazardous, toxic or dangerous chemical, item, waste or substance (“Hazardous Materials”) in relation to the Property, such information shall in no way be construed as creating any warranties, or representations, express or implied, by operation of law or otherwise, by Agents or the owner, as to the existence or non-existence or nature of Hazardous Materials in, under, on or around the Property.

This OM is provided subject to errors, omissions, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents or Owner, or used for any purpose other than initial evaluation as indicated above.


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