

RETAIL / OFFICE BUILDING FOR SALE

OAKHURST PLAZA - HUDSON, FL 34667



\$840,000

**15225 US HIGHWAY 19 N
HUDSON, FL 34667**

- 21775 sf total / leasable space 20952 sf
- 4 suites available
- from 1,100 sf to 3,500 sf
- Central heat/air, painted walls
- Lease suggested \$7 sf/annual/modified gross
- 254 ft frontage on US 19 N.
- 80 parking spaces in front, extras in back
- 2 entrances / exits on US 19 N.
- Perfect for call-in center, showroom/retail, medical office, tech services, e.g.

MLS #U7761517 FGCR #29923264
Xceligent, Loopnet, Total Commercial and more

ONLINE TOUR: www.electrotours.com/15223



Sunshine
Professional Realty Corp.
"Committed to your Satisfaction"

GRO MILLER Cell: 727-207-9239 Office: 727-210-6300

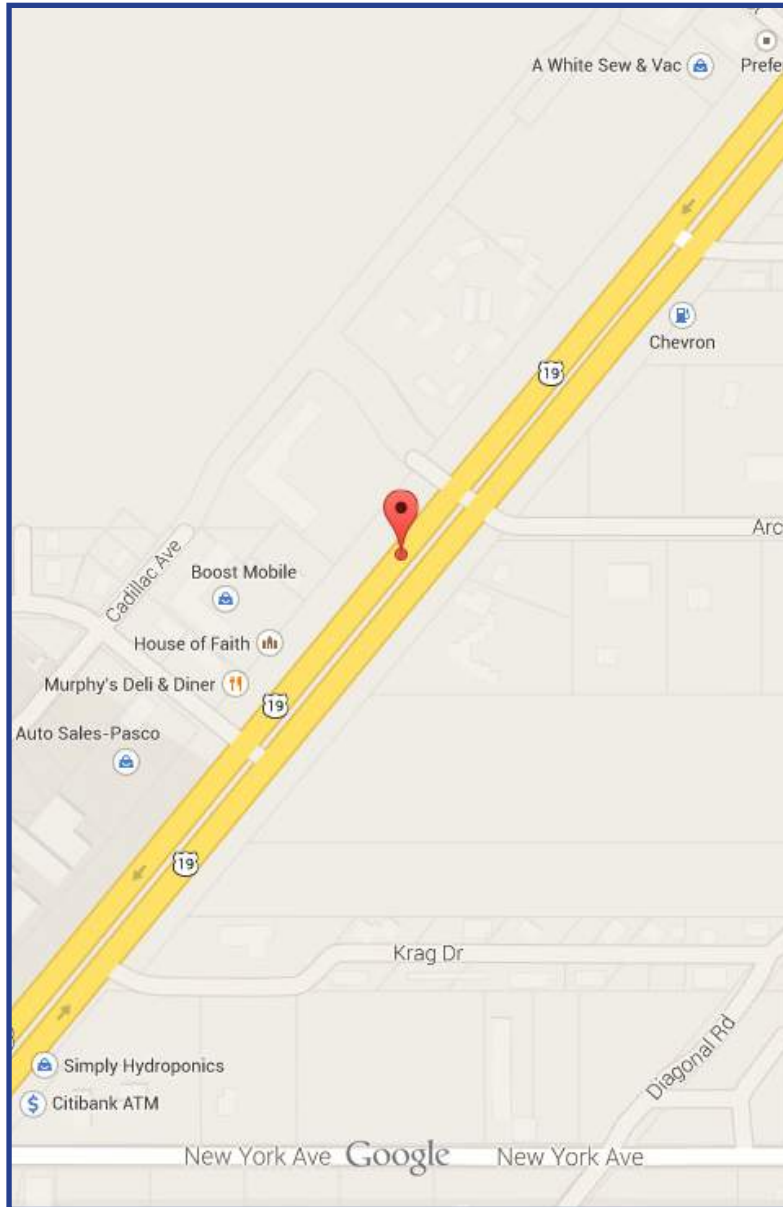
Fax: 727-210-6301 E-mail: gro@gromiller.com



Sunshine Professional Realty, their agents and affiliates are not responsible for any errors, omissions, changes, withdrawal or prior sale without notice. The Buyer and/or their representatives should conduct their own independent verification and analysis prior to the purchase of the subject property.

RETAIL / COMMERCIAL SALE

15225 US HIGHWAY 19 N
HUDSON, FL 34667



Contact: Gro Miller

Broker/Owner, CIPS, Lic. CAM, Notary Public

Cell: 727-207-9239 Office: 727-210-6300

Fax: 727-210-6301

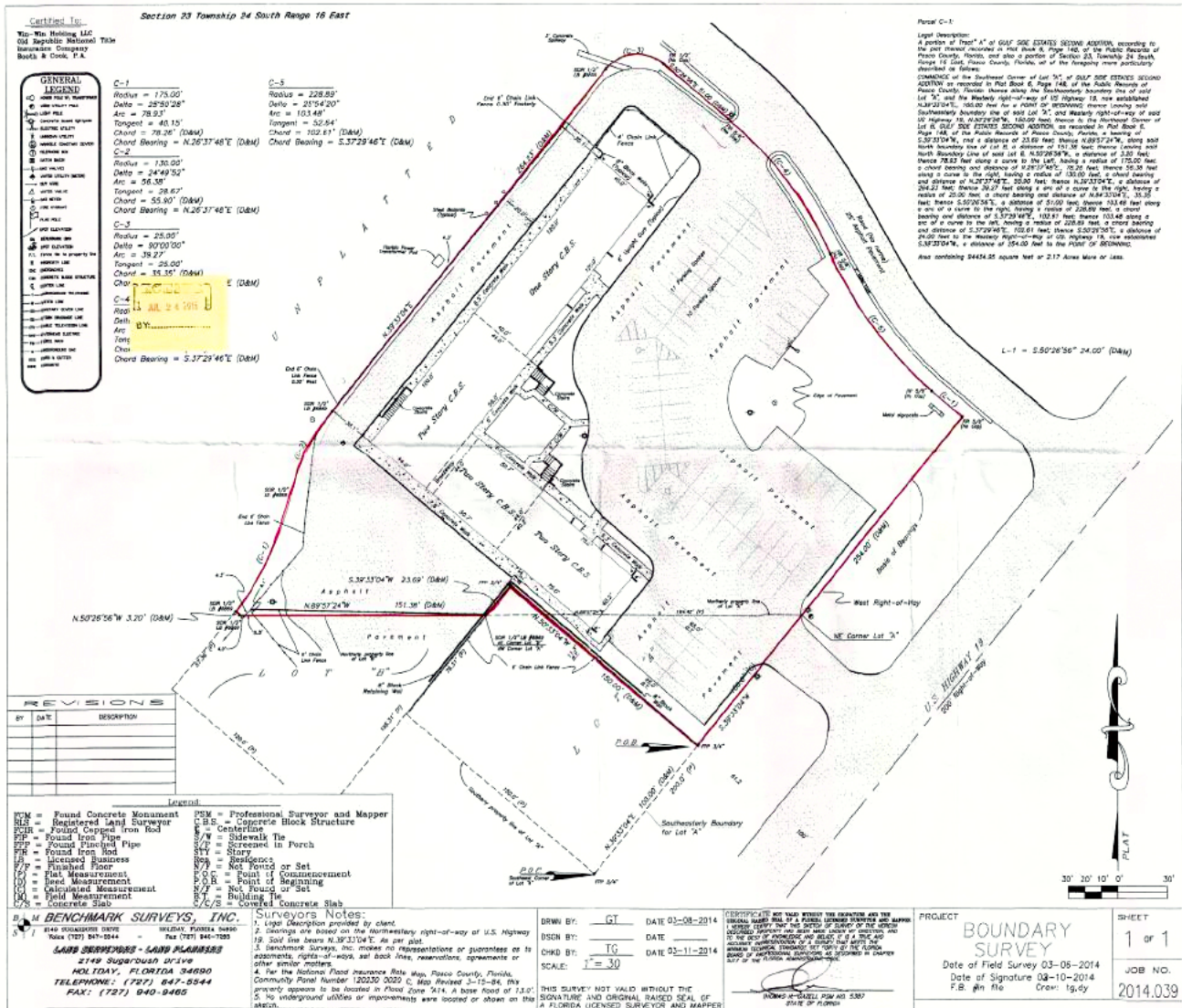
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www.SunshinePRC.com

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RETAIL – COMMERCIAL – OAKHURST PLAZA

HUDSON, FL 34667



The Plaza



Well maintained



One of the available Suites



1-A

Eileens
Furniture

3,000 Sq. FT.

1-B

1,100 Sq. FT.

1-C

P.C.S.

1,100 Sq. FT.

1-D

3,100 Sq. FT.

2-A

Wellington
Medical
Billing

1,100 Sq. FT.

2-B

1,100 Sq. FT.

2-C

3,500 Sq. FT.

2-D

1,100 Sq. FT.

1-F

House of Faith

4,800 Sq. FT.

1-E

1,100 Sq. FT.

*All measurements are estimates

Certified To:

Win-Win Holding LLC
Old Republic National Title
Insurance Company
Booth & Cook, P.A.

Section 23 Township 24 South Range 16 East

GENERAL
LEGEND

- POWER POLE W/ TRANSFORMER
- VOID UTILITY POLE
- LIGHT POLE
- CONCRETE BASED LIGHTPOLE
- ELECTRIC UTILITY
- UNKNOWN UTILITY
- MANHOLE SANITARY SEWER
- TELEPHONE BOX
- CATCH BASIN
- GAS VALVES
- WATER UTILITY (METER)
- GUY WIRE
- WATER VALVE
- GAS METER
- FIRE HYDRANT
- FLAG POLE
- SPOT ELEVATION
- BENCHMARK C/M
- SPOT ELEVATION
- F.T. Fence tie to property line
- PROPERTY LINE
- ENC. ENCLOSURES
- CBS CONCRETE BLOCK STRUCTURE
- CENTER LINE
- UNDERGROUND TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- CABLE TELEVISION LINE
- OVERHEAD ELECTRIC
- FIRE MAIN
- UNDERGROUND GAS
- CURB & GUTTER
- CONCRETE

C-1

Radius = 175.00'
Delta = 25°50'28"
Arc = 78.93'
Tangent = 40.15'
Chord = 78.26' (D&M)
Chord Bearing = N.26°37'48"E (D&M)

C-2

Radius = 130.00'
Delta = 24°49'52"
Arc = 56.38'
Tangent = 28.67'
Chord = 55.90' (D&M)
Chord Bearing = N.26°37'48"E (D&M)

C-3

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-4

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-5

Radius = 228.89'
Delta = 25°54'20"
Arc = 103.48'
Tangent = 52.64'
Chord = 102.61' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-6

Radius = 130.00'
Delta = 24°49'52"
Arc = 56.38'
Tangent = 28.67'
Chord = 55.90' (D&M)
Chord Bearing = N.26°37'48"E (D&M)

C-7

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-8

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-9

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-10

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-11

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-12

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-13

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-14

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-15

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-16

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

C-17

Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.35' (D&M)
Chord Bearing = S.37°29'46"E (D&M)

Parcel C-1:

Legal Description:
A portion of Tract "A" of GULF SIDE ESTATES SECOND ADDITION, according to the plat thereof recorded in Plat Book 6, Page 148, of the Public Records of Pasco County, Florida, and also a portion of Section 23, Township 24 South, Range 16 East, Pasco County, Florida, all of the foregoing more particularly described as follows:
COMMENCE at the Southeast Corner of Lot "A", of GULF SIDE ESTATES SECOND ADDITION as recorded in Plat Book 6, Page 148, of the Public Records of Pasco County, Florida; thence along the Southeast boundary line of said Lot "A", and the Westerly right-of-way of US Highway 19, now established N.39°33'04"E, 100.00 feet for a POINT OF BEGINNING; thence Leaving said Southeast boundary line of said Lot "A", and Westerly right-of-way of said US Highway 19, N.50°26'56"W, 150.00 feet; thence to the Northeast Corner of Lot B, GULF SIDE ESTATES SECOND ADDITION, as recorded in Plat Book 6, Page 148, of the Public Records of Pasco County, Florida, a bearing of S.39°33'04"W, and a distance of 23.69 feet; thence N.89°57'24"W, along said North boundary line of Lot B, a distance of 151.38 feet; thence Leaving said North Boundary Line of said Lot B, N.50°26'56"W, a distance of 3.20 feet; thence 78.93 feet along a curve to the Left, having a radius of 175.00 feet, a chord bearing and distance of N.26°37'48"E, 78.26 feet; thence 56.38 feet along a curve to the right, having a radius of 130.00 feet, a chord bearing and distance of N.26°37'48"E, 55.90 feet; thence N.39°33'04"E, a distance of 264.23 feet; thence 39.27 feet along a curve to the right, having a radius of 25.00 feet, a chord bearing and distance of N.84°33'04"E, 35.35 feet; thence S.50°26'56"E, a distance of 51.00 feet; thence 103.48 feet along a curve to the right, having a radius of 228.89 feet, a chord bearing and distance of S.37°29'46"E, 102.61 feet; thence S.50°26'56"E, a distance of 24.00 feet to the Westerly Right-of-Way of US Highway 19, now established S.39°33'04"W, a distance of 254.00 feet to the POINT OF BEGINNING.

Area containing 94434.95 square feet or 2.17 Acres More or Less.

REVISIONS

BY	DATE	DESCRIPTION

Legend:

FCM = Found Concrete Monument
RLS = Registered Land Surveyor
FCIR = Found Capped Iron Rod
FIP = Found Iron Pipe
FPP = Found Pinched Pipe
FIR = Found Iron Rod
LB = Licensed Business
F/F = Finished Floor
(P) = Plat Measurement
(C) = Ceed Measurement
(M) = Field Measurement
C/S = Concrete Slab
PSM = Professional Surveyor and Mapper
C.B.S. = Concrete Block Structure
C = Centerline
S/W = Sidewalk Tie
S/P = Screened in Porch
STY = Story
Res = Residence
N/F = Not Found or Set
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
N/F = Not Found or Set
B.T. = Building Tie
C/C/S = Covered Concrete Slab

BENCHMARK SURVEYS, INC.
2149 SUGARBUSH DRIVE
HOLIDAY, FLORIDA 34690
TELEPHONE: (727) 847-5544
FAX: (727) 940-9465
LAND SURVEYORS - LAND PLANNERS

Surveyors Notes:

1. Legal Description provided by client.
2. Bearings are based on the Northwestly right-of-way of U.S. Highway 19. Said line bears N.39°33'04"E. As per plat.
3. Benchmark Surveys, Inc. makes no representations or guarantees as to easements, rights-of-ways, set back lines, reservations, agreements or other similar matters.
4. Per the National Flood Insurance Rate Map, Pasco County, Florida, Community Panel Number 120230 0020 C, Map Revised 3-15-84, this property appears to be located in Flood Zone "A14. A base flood of 13.0'.
5. No underground utilities or improvements were located or shown on this sketch.

DRWN BY: GT
DATE 03-08-2014
DSGN BY: TG
DATE 03-11-2014
CHKD BY: TG
SCALE: 1"=30'

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

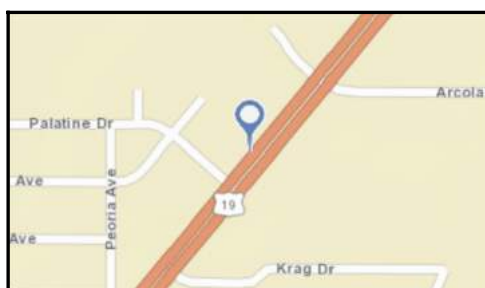
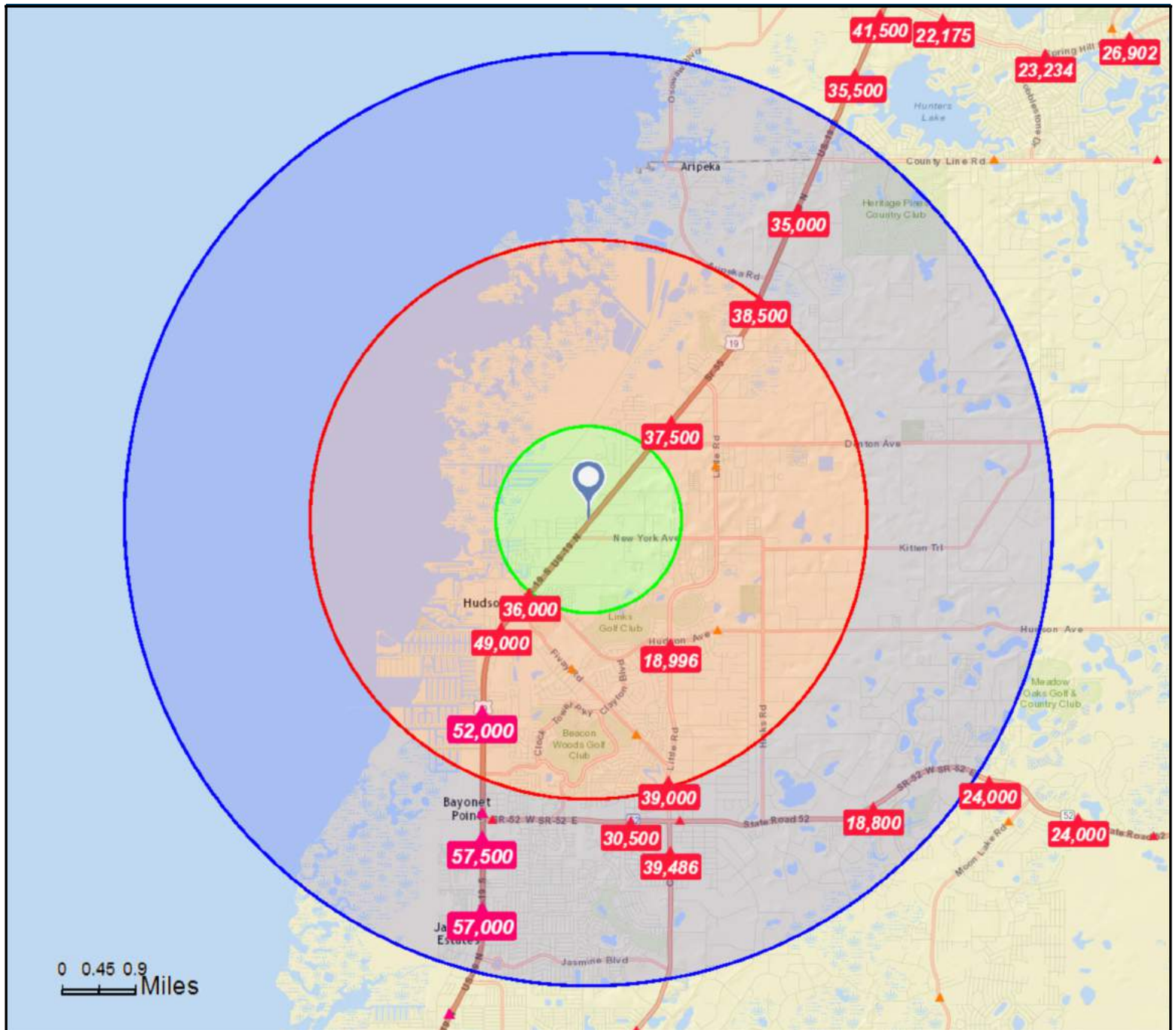
CERTIFICATE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND TO THE BEST OF KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY THAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AS DESCRIBED IN CHAPTER 5317 OF THE FLORIDA ADMINISTRATIVE CODE.

THOMAS N. GAZELL PSM NO. 5387
STATE OF FLORIDA

PROJECT
BOUNDARY SURVEY
Date of Field Survey 03-06-2014
Date of Signature 03-10-2014
F.B. #In file Crew: tg,dy
SHEET
1 OF 1
JOB NO.
2014.039

15225 US 19, Hudson, Florida, 34667
 Ring Bands: 0-1, 1-3, 3-5 mile radii

15225 US Highway 19 N. Hudson
 Latitude: 28.37787
 Longitude: -82.68040



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

March 23, 2016



Executive Summary

15225 US 19, Hudson, Florida, 34667
Ring Bands: 0-1, 1-3, 3-5 mile radii

15225 US Highway 19 N. Hudson
Latitude: 28.37787
Longitude: -82.68040

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	2,945	23,633	29,625
2010 Population	2,957	23,165	32,695
2015 Population	3,019	22,701	33,272
2020 Population	3,114	22,752	34,296
2000-2010 Annual Rate	0.04%	-0.20%	0.99%
2010-2015 Annual Rate	0.40%	-0.38%	0.33%
2015-2020 Annual Rate	0.62%	0.04%	0.61%
2015 Male Population	48.8%	48.7%	48.0%
2015 Female Population	51.3%	51.3%	52.1%
2015 Median Age	56.2	56.1	52.4

In the identified area, the current year population is 33,272. In 2010, the Census count in the area was 32,695. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 34,296 representing a change of 0.61% annually from 2015 to 2020. Currently, the population is 48.0% male and 52.1% female.

Median Age

The median age in this area is 56.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	92.9%	94.1%	92.5%
2015 Black Alone	1.2%	1.2%	1.8%
2015 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2015 Asian Alone	1.4%	1.2%	1.0%
2015 Pacific Islander Alone	0.1%	0.0%	0.1%
2015 Other Race	2.0%	1.3%	1.9%
2015 Two or More Races	1.9%	1.8%	2.4%
2015 Hispanic Origin (Any Race)	6.8%	6.5%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,393	10,822	13,538
2010 Households	1,415	10,586	14,772
2015 Total Households	1,434	10,302	14,881
2020 Total Households	1,476	10,309	15,289
2000-2010 Annual Rate	0.16%	-0.22%	0.88%
2010-2015 Annual Rate	0.25%	-0.52%	0.14%
2015-2020 Annual Rate	0.58%	0.01%	0.54%
2015 Average Household Size	2.08	2.17	2.22

The household count in this area has changed from 14,772 in 2010 to 14,881 in the current year, a change of 0.14% annually. The five-year projection of households is 15,289, a change of 0.54% annually from the current year total. Average household size is currently 2.22, compared to 2.20 in the year 2010. The number of families in the current year is 8,907 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 23, 2016



Executive Summary

15225 US 19, Hudson, Florida, 34667
Ring Bands: 0-1, 1-3, 3-5 mile radii

15225 US Highway 19 N. Hudson
Latitude: 28.37787
Longitude: -82.68040

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Median Household Income			
2015 Median Household Income	\$32,449	\$35,599	\$34,525
2020 Median Household Income	\$38,860	\$41,889	\$39,500
2015-2020 Annual Rate	3.67%	3.31%	2.73%
Average Household Income			
2015 Average Household Income	\$47,039	\$47,844	\$45,778
2020 Average Household Income	\$54,335	\$55,286	\$52,109
2015-2020 Annual Rate	2.93%	2.93%	2.62%
Per Capita Income			
2015 Per Capita Income	\$22,103	\$21,959	\$20,475
2020 Per Capita Income	\$25,461	\$25,318	\$23,224
2015-2020 Annual Rate	2.87%	2.89%	2.55%

Current median household income is \$34,525 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$39,500 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$45,778 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$52,109 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,475 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,224 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,861	12,950	16,360
2000 Owner Occupied Housing Units	1,125	8,925	11,419
2000 Renter Occupied Housing Units	267	1,897	2,119
2000 Vacant Housing Units	469	2,128	2,822
2010 Total Housing Units	1,979	13,425	18,334
2010 Owner Occupied Housing Units	1,015	8,256	11,097
2010 Renter Occupied Housing Units	400	2,330	3,675
2010 Vacant Housing Units	564	2,839	3,562
2015 Total Housing Units	2,008	13,447	18,724
2015 Owner Occupied Housing Units	966	7,638	10,518
2015 Renter Occupied Housing Units	469	2,664	4,362
2015 Vacant Housing Units	574	3,145	3,843
2020 Total Housing Units	2,059	13,586	19,407
2020 Owner Occupied Housing Units	982	7,593	10,698
2020 Renter Occupied Housing Units	494	2,716	4,591
2020 Vacant Housing Units	583	3,277	4,118

Currently, 56.2% of the 18,724 housing units in the area are owner occupied; 23.3%, renter occupied; and 20.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 18,334 housing units in the area - 60.5% owner occupied, 20.0% renter occupied, and 19.4% vacant. The annual rate of change in housing units since 2010 is 0.94%. Median home value in the area is \$98,510, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.39% annually to \$122,125.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 23, 2016



Retail MarketPlace Profile

15225 US 19, Hudson, Florida, 34667
Ring Band: 0 - 1 mile radius

15225 US Highway 19 N. Hudson
Latitude: 28.37787
Longitude: -82.68040

Summary Demographics

2015 Population	3,019
2015 Households	1,434
2015 Median Disposable Income	\$27,950
2015 Per Capita Income	\$22,103

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$37,731,619	\$42,243,137	-\$4,511,518	-5.6	40
Total Retail Trade	44-45	\$34,263,810	\$40,750,279	-\$6,486,469	-8.6	33
Total Food & Drink	722	\$3,467,808	\$1,492,858	\$1,974,950	39.8	7

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$8,173,832	\$13,293,347	-\$5,119,515	-23.8	10
Automobile Dealers	4411	\$6,354,414	\$5,416,872	\$937,542	8.0	5
Other Motor Vehicle Dealers	4412	\$1,292,044	\$7,036,963	-\$5,744,323	-69.0	4
Auto Parts, Accessories & Tire Stores	4413	\$526,778	\$839,512	-\$312,734	-22.9	1
Furniture & Home Furnishings Stores	442	\$1,023,373	\$1,865,545	-\$842,172	-29.2	3
Furniture Stores	4421	\$588,432	\$1,370,356	-\$781,924	-39.9	2
Home Furnishings Stores	4422	\$434,941	\$495,188	-\$60,247	-6.5	1
Electronics & Appliance Stores	443	\$1,380,243	\$1,251,449	\$128,794	4.9	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,827,797	\$12,685,784	-\$10,857,987	-74.8	7
Bldg Material & Supplies Dealers	4441	\$1,609,044	\$12,356,948	-\$10,747,904	-77.0	5
Lawn & Garden Equip & Supply Stores	4442	\$218,753	\$328,836	-\$110,083	-20.1	2
Food & Beverage Stores	445	\$6,317,256	\$2,017,401	\$4,299,855	51.6	2
Grocery Stores	4451	\$5,596,532	\$1,831,925	\$3,764,607	50.7	2
Specialty Food Stores	4452	\$453,182	\$0	\$453,182	100.0	0
Beer, Wine & Liquor Stores	4453	\$267,543	\$0	\$267,543	100.0	0
Health & Personal Care Stores	446,4461	\$2,229,037	\$5,341,435	-\$3,112,398	-41.1	2
Gasoline Stations	447,4471	\$2,384,904	\$1,795,238	\$589,666	14.1	1
Clothing & Clothing Accessories Stores	448	\$1,719,495	\$449,568	\$1,269,927	58.5	1
Clothing Stores	4481	\$1,230,883	\$223,048	\$1,007,835	69.3	1
Shoe Stores	4482	\$212,424	\$0	\$212,424	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$276,188	\$226,520	\$49,668	9.9	1
Sporting Goods, Hobby, Book & Music Stores	451	\$812,668	\$1,146,484	-\$333,816	-17.0	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$606,629	\$922,736	-\$316,107	-20.7	3
Book, Periodical & Music Stores	4512	\$206,039	\$223,748	-\$17,709	-4.1	1
General Merchandise Stores	452	\$5,892,330	\$0	\$5,892,330	100.0	0
Department Stores Excluding Leased Depts.	4521	\$4,234,101	\$0	\$4,234,101	100.0	0
Other General Merchandise Stores	4529	\$1,658,229	\$0	\$1,658,229	100.0	0
Miscellaneous Store Retailers	453	\$1,647,243	\$904,028	\$743,215	29.1	2
Florists	4531	\$66,936	\$0	\$66,936	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$300,973	\$703,062	-\$402,089	-40.0	1
Used Merchandise Stores	4533	\$136,215	\$32,994	\$103,221	61.0	1
Other Miscellaneous Store Retailers	4539	\$1,143,119	\$167,973	\$975,146	74.4	1
Nonstore Retailers	454	\$855,632	\$0	\$855,632	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$683,219	\$0	\$683,219	100.0	0
Vending Machine Operators	4542	\$19,876	\$0	\$19,876	100.0	0
Direct Selling Establishments	4543	\$152,536	\$0	\$152,536	100.0	0
Food Services & Drinking Places	722	\$3,467,808	\$1,492,858	\$1,974,950	39.8	7
Full-Service Restaurants	7221	\$1,956,968	\$582,620	\$1,374,348	54.1	3
Limited-Service Eating Places	7222	\$1,301,686	\$900,936	\$400,750	18.2	3
Special Food Services	7223	\$49,569	\$0	\$49,569	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$159,585	\$0	\$159,585	100.0	0

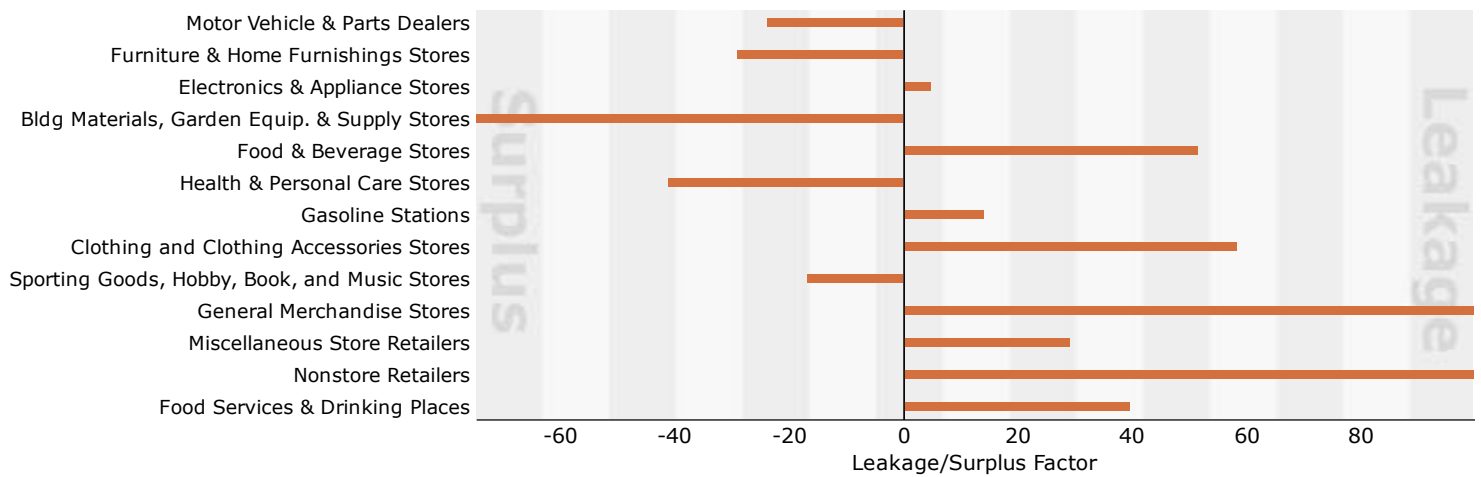
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<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

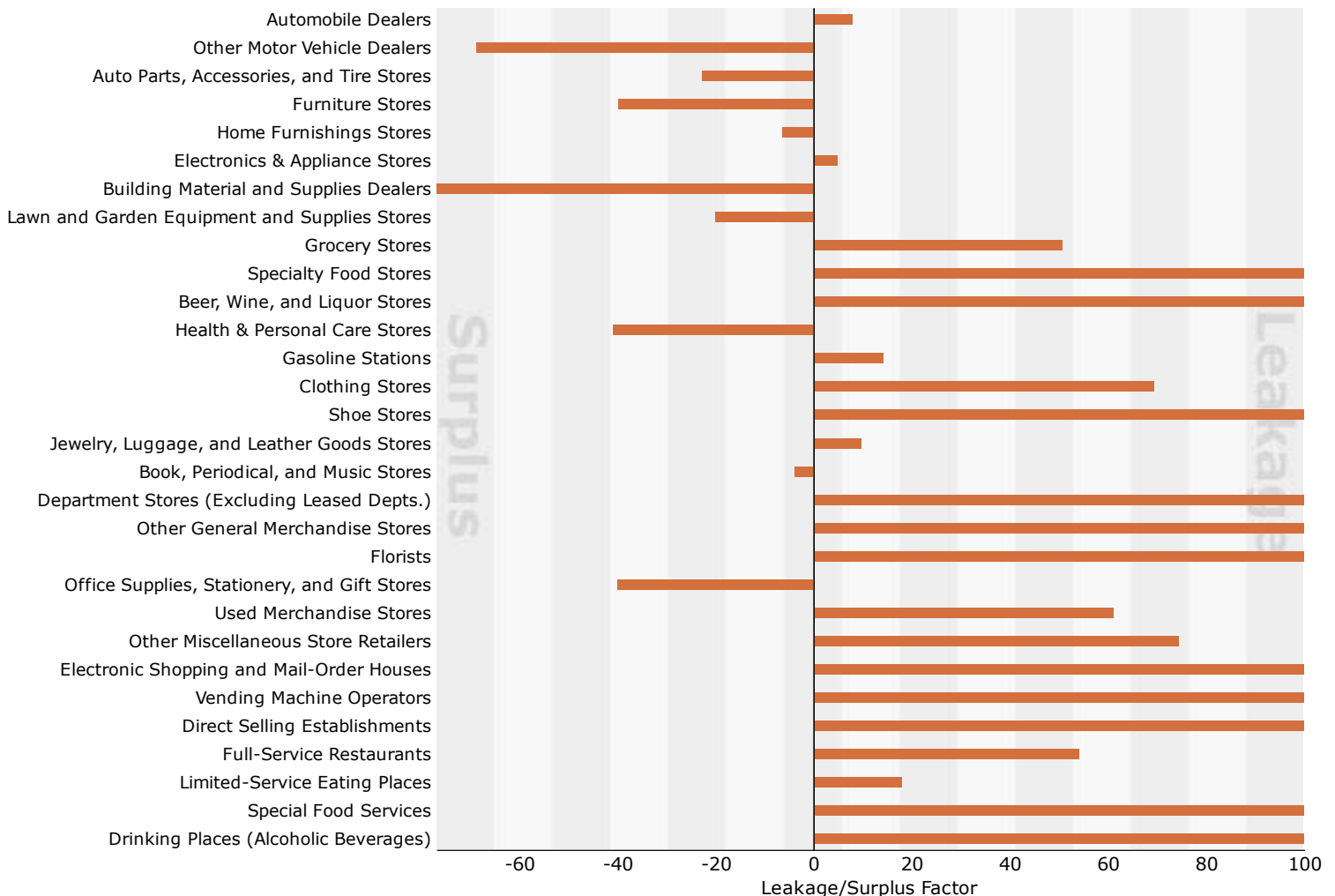
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March 23, 2016

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

15225 US 19, Hudson, Florida, 34667
Ring Band: 1 - 3 mile radius

15225 US Highway 19 N. Hudson
Latitude: 28.37787
Longitude: -82.68040

Summary Demographics

2015 Population	22,701
2015 Households	10,302
2015 Median Disposable Income	\$30,106
2015 Per Capita Income	\$21,959

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$277,940,963	\$359,885,944	-\$81,944,981	-12.8	196
Total Retail Trade	44-45	\$252,554,233	\$342,167,463	-\$89,613,230	-15.1	144
Total Food & Drink	722	\$25,386,730	\$17,718,480	\$7,668,250	17.8	52

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$60,328,619	\$52,197,168	\$8,131,451	7.2	29
Automobile Dealers	4411	\$46,775,379	\$30,368,919	\$16,406,460	21.3	10
Other Motor Vehicle Dealers	4412	\$9,712,679	\$18,678,091	-\$8,965,412	-31.6	13
Auto Parts, Accessories & Tire Stores	4413	\$3,840,560	\$3,150,158	\$690,402	9.9	5
Furniture & Home Furnishings Stores	442	\$7,459,674	\$5,736,370	\$1,723,304	13.1	8
Furniture Stores	4421	\$4,292,046	\$4,187,324	\$104,722	1.2	4
Home Furnishings Stores	4422	\$3,167,628	\$1,549,046	\$1,618,582	34.3	4
Electronics & Appliance Stores	443	\$10,082,969	\$825,196	\$9,257,773	84.9	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$13,384,092	\$16,707,235	-\$3,323,143	-11.0	21
Bldg Material & Supplies Dealers	4441	\$11,760,132	\$16,003,434	-\$4,243,302	-15.3	19
Lawn & Garden Equip & Supply Stores	4442	\$1,623,960	\$703,801	\$920,159	39.5	3
Food & Beverage Stores	445	\$46,648,240	\$96,689,515	-\$50,041,275	-34.9	16
Grocery Stores	4451	\$41,346,302	\$93,882,816	-\$52,536,514	-38.9	11
Specialty Food Stores	4452	\$3,346,121	\$1,260,695	\$2,085,426	45.3	3
Beer, Wine & Liquor Stores	4453	\$1,955,817	\$1,546,004	\$409,813	11.7	2
Health & Personal Care Stores	446,4461	\$16,404,637	\$31,199,739	-\$14,795,102	-31.1	19
Gasoline Stations	447,4471	\$17,687,189	\$11,290,153	\$6,397,036	22.1	7
Clothing & Clothing Accessories Stores	448	\$12,618,528	\$2,429,595	\$10,188,933	67.7	8
Clothing Stores	4481	\$9,056,649	\$826,165	\$8,230,484	83.3	3
Shoe Stores	4482	\$1,574,001	\$381,147	\$1,192,854	61.0	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,987,879	\$1,222,283	\$765,596	23.8	4
Sporting Goods, Hobby, Book & Music Stores	451	\$6,002,826	\$2,428,774	\$3,574,052	42.4	10
Sporting Goods/Hobby/Musical Instr Stores	4511	\$4,508,187	\$2,078,788	\$2,429,399	36.9	9
Book, Periodical & Music Stores	4512	\$1,494,640	\$349,985	\$1,144,655	62.1	1
General Merchandise Stores	452	\$43,415,952	\$119,027,615	-\$75,611,663	-46.5	10
Department Stores Excluding Leased Depts.	4521	\$31,162,420	\$114,448,551	-\$83,286,131	-57.2	2
Other General Merchandise Stores	4529	\$12,253,532	\$4,579,064	\$7,674,468	45.6	7
Miscellaneous Store Retailers	453	\$12,271,805	\$3,340,774	\$8,931,031	57.2	14
Florists	4531	\$487,870	\$639,117	-\$151,247	-13.4	3
Office Supplies, Stationery & Gift Stores	4532	\$2,216,115	\$252,894	\$1,963,221	79.5	2
Used Merchandise Stores	4533	\$991,904	\$444,107	\$547,797	38.1	4
Other Miscellaneous Store Retailers	4539	\$8,575,916	\$2,004,656	\$6,571,260	62.1	6
Nonstore Retailers	454	\$6,249,703	\$0	\$6,249,703	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$5,026,096	\$0	\$5,026,096	100.0	0
Vending Machine Operators	4542	\$146,658	\$0	\$146,658	100.0	0
Direct Selling Establishments	4543	\$1,076,948	\$0	\$1,076,948	100.0	0
Food Services & Drinking Places	722	\$25,386,730	\$17,718,480	\$7,668,250	17.8	52
Full-Service Restaurants	7221	\$14,327,978	\$9,154,712	\$5,173,266	22.0	32
Limited-Service Eating Places	7222	\$9,555,791	\$7,695,176	\$1,860,615	10.8	15
Special Food Services	7223	\$363,365	\$0	\$363,365	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$1,139,595	\$868,593	\$271,002	13.5	6

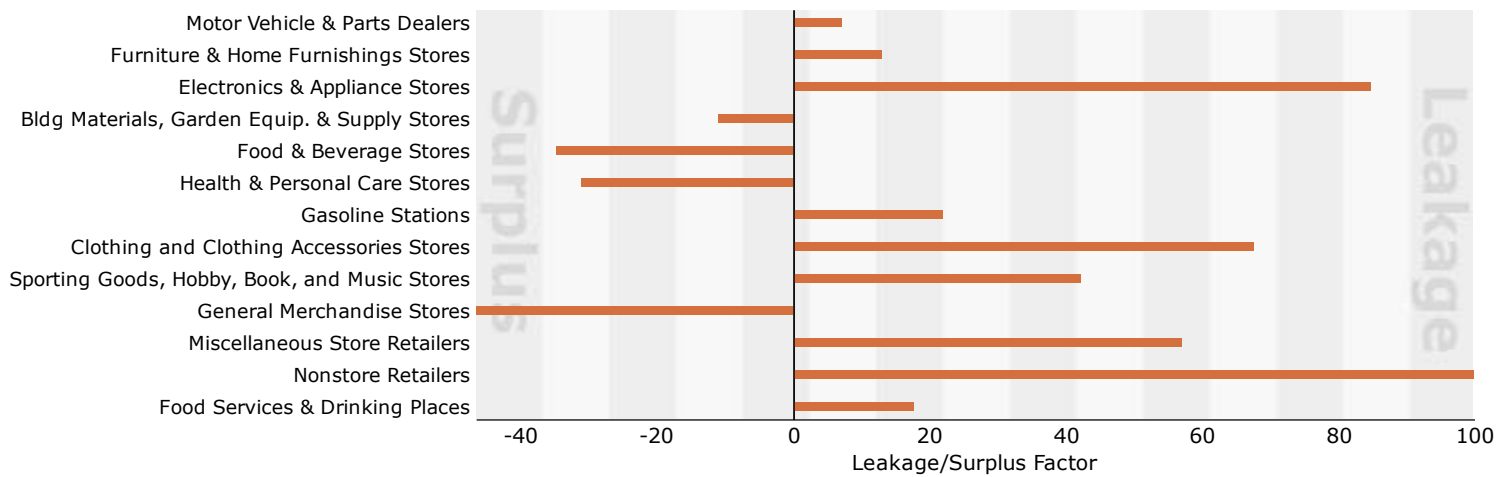
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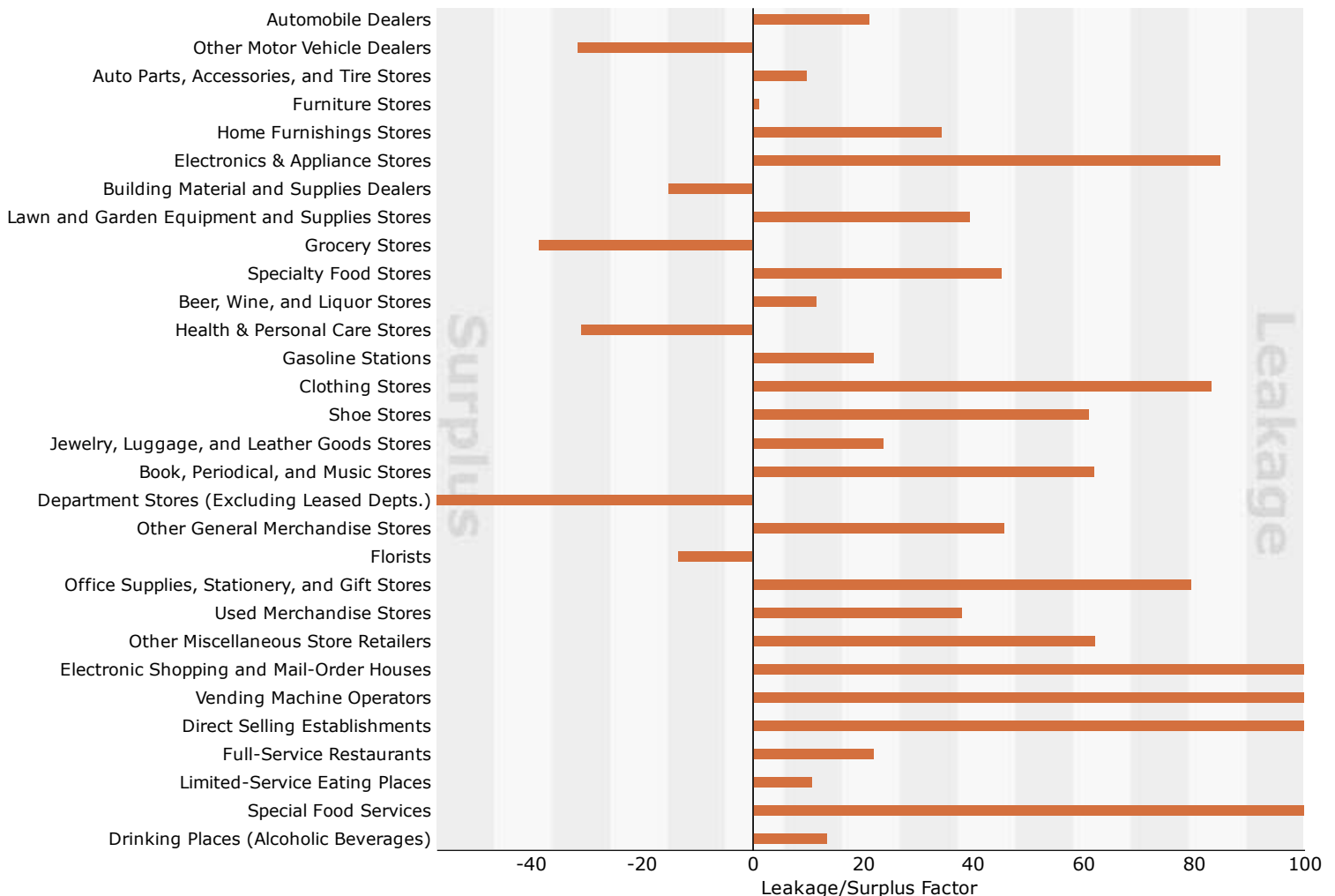
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March 23, 2016

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

15225 US 19, Hudson, Florida, 34667
Ring Band: 3 - 5 mile radius

15225 US Highway 19 N. Hudson
Latitude: 28.37787
Longitude: -82.68040

Summary Demographics

2015 Population	33,272
2015 Households	14,881
2015 Median Disposable Income	\$29,508
2015 Per Capita Income	\$20,475

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$379,127,917	\$312,210,626	\$66,917,291	9.7	259
Total Retail Trade	44-45	\$343,925,944	\$289,549,686	\$54,376,258	8.6	206
Total Food & Drink	722	\$35,201,973	\$22,660,940	\$12,541,033	21.7	53

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$82,219,667	\$136,627,266	-\$54,407,599	-24.9	48
Automobile Dealers	4411	\$64,756,887	\$120,542,511	-\$55,785,624	-30.1	22
Other Motor Vehicle Dealers	4412	\$12,178,383	\$9,540,925	\$2,637,458	12.1	10
Auto Parts, Accessories & Tire Stores	4413	\$5,284,398	\$6,543,829	-\$1,259,431	-10.6	16
Furniture & Home Furnishings Stores	442	\$10,403,732	\$5,944,410	\$4,459,322	27.3	9
Furniture Stores	4421	\$6,061,938	\$3,965,987	\$2,095,951	20.9	4
Home Furnishings Stores	4422	\$4,341,794	\$1,978,423	\$2,363,371	37.4	5
Electronics & Appliance Stores	443	\$13,934,863	\$5,431,966	\$8,502,897	43.9	8
Bldg Materials, Garden Equip. & Supply Stores	444	\$17,413,871	\$11,404,621	\$6,009,250	20.9	24
Bldg Material & Supplies Dealers	4441	\$15,256,666	\$6,564,636	\$8,692,030	39.8	18
Lawn & Garden Equip & Supply Stores	4442	\$2,157,205	\$4,839,985	-\$2,682,780	-38.3	7
Food & Beverage Stores	445	\$63,569,357	\$28,101,953	\$35,467,404	38.7	17
Grocery Stores	4451	\$56,331,636	\$23,488,850	\$32,842,786	41.1	8
Specialty Food Stores	4452	\$4,576,218	\$2,349,325	\$2,226,893	32.2	5
Beer, Wine & Liquor Stores	4453	\$2,661,503	\$2,263,778	\$397,725	8.1	4
Health & Personal Care Stores	446,4461	\$22,182,496	\$30,626,433	-\$8,443,937	-16.0	17
Gasoline Stations	447,4471	\$24,126,974	\$9,654,294	\$14,472,680	42.8	6
Clothing & Clothing Accessories Stores	448	\$17,465,345	\$5,718,167	\$11,747,178	50.7	15
Clothing Stores	4481	\$12,550,173	\$2,487,843	\$10,062,330	66.9	7
Shoe Stores	4482	\$2,156,759	\$527,770	\$1,628,989	60.7	1
Jewelry, Luggage & Leather Goods Stores	4483	\$2,758,413	\$2,702,554	\$55,859	1.0	8
Sporting Goods, Hobby, Book & Music Stores	451	\$8,159,433	\$4,239,434	\$3,919,999	31.6	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$6,006,463	\$3,718,895	\$2,287,568	23.5	10
Book, Periodical & Music Stores	4512	\$2,152,970	\$520,539	\$1,632,431	61.1	1
General Merchandise Stores	452	\$59,678,394	\$36,532,397	\$23,145,997	24.1	10
Department Stores Excluding Leased Depts.	4521	\$42,971,158	\$27,021,299	\$15,949,859	22.8	3
Other General Merchandise Stores	4529	\$16,707,236	\$9,511,098	\$7,196,138	27.4	8
Miscellaneous Store Retailers	453	\$16,234,087	\$12,863,820	\$3,370,267	11.6	37
Florists	4531	\$676,347	\$960,548	-\$284,201	-17.4	7
Office Supplies, Stationery & Gift Stores	4532	\$2,988,139	\$1,099,849	\$1,888,290	46.2	6
Used Merchandise Stores	4533	\$1,382,435	\$2,857,948	-\$1,475,513	-34.8	8
Other Miscellaneous Store Retailers	4539	\$11,187,165	\$7,945,475	\$3,241,690	16.9	15
Nonstore Retailers	454	\$8,537,724	\$2,404,926	\$6,132,798	56.0	5
Electronic Shopping & Mail-Order Houses	4541	\$6,799,927	\$1,712,918	\$5,087,009	59.8	2
Vending Machine Operators	4542	\$200,364	\$558,195	-\$357,831	-47.2	2
Direct Selling Establishments	4543	\$1,537,433	\$133,813	\$1,403,620	84.0	1
Food Services & Drinking Places	722	\$35,201,973	\$22,660,940	\$12,541,033	21.7	53
Full-Service Restaurants	7221	\$19,860,488	\$10,216,317	\$9,644,171	32.1	33
Limited-Service Eating Places	7222	\$13,154,355	\$11,297,585	\$1,856,770	7.6	14
Special Food Services	7223	\$529,064	\$0	\$529,064	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$1,658,066	\$660,846	\$997,220	43.0	6

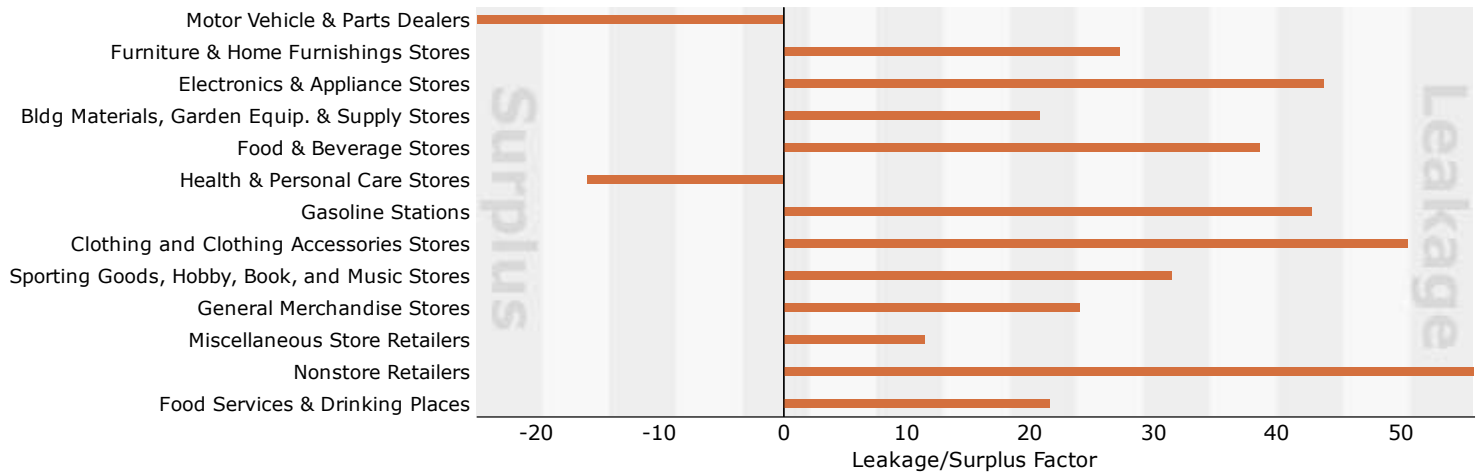
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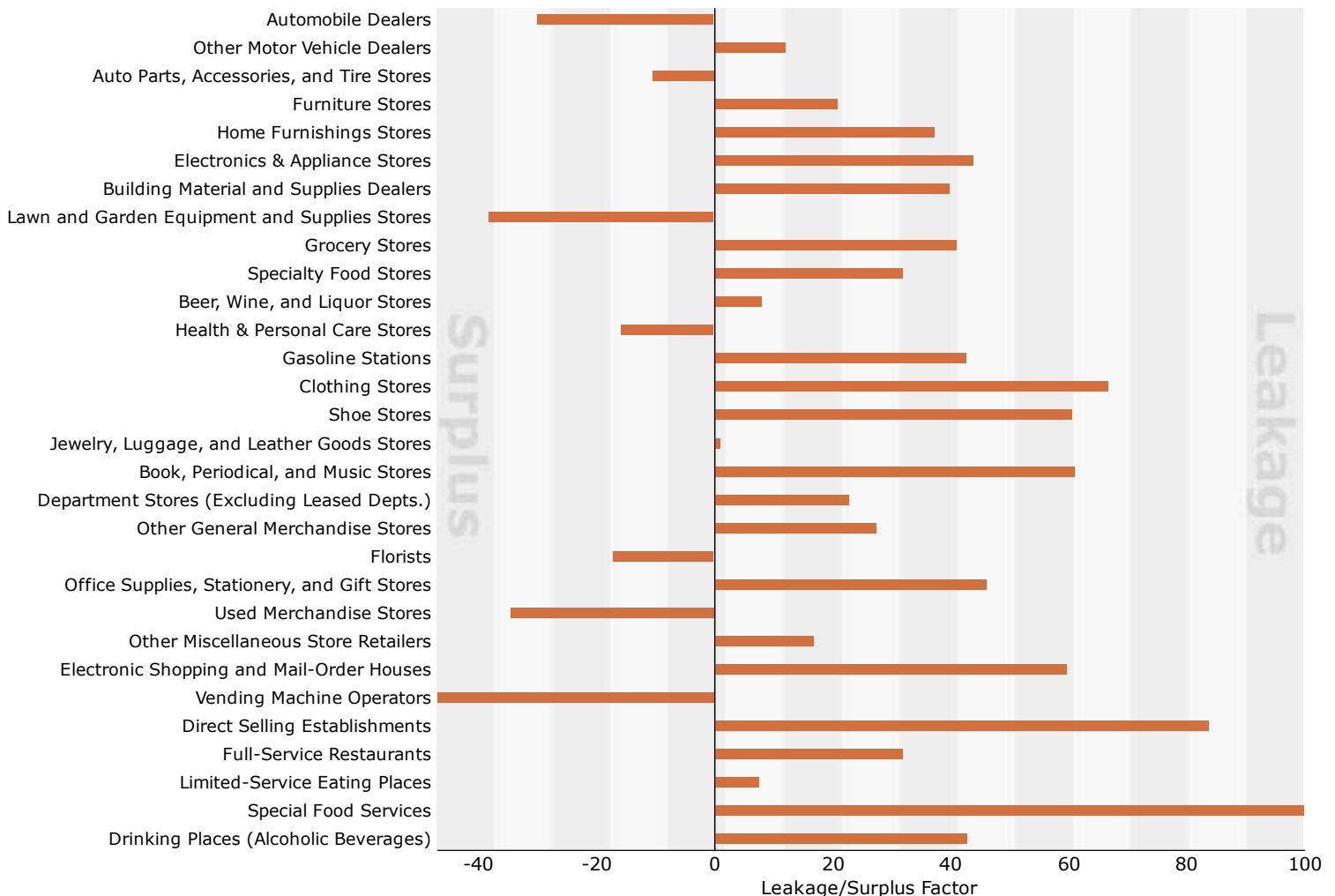
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March 23, 2016

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



OAKHURST PLAZA
15225 US Highway 10 N. Hudson, FL

		<u>ACTUAL</u>	<u>OWNER'S PROFORMA</u>	
Rental Income		\$ 58,620	\$ 146,664	(20,952 SF x \$7/SF)
Other Income				
GROSS INCOME		\$ 58,620	\$ 146,664	
Vacancy	42%		<u>\$ (14,666)</u>	10%
EFF GROSS INCOME		\$ 58,620	\$ 131,998	
RE Taxes	2015	\$ 8,531	\$ 8,531	
Liability insurance		\$ 1,491	\$ 1,491	
Prop. Insurance		\$ 1,560	\$ 18,000	
Management 6%EGI		\$ -	\$ 7,920	
Advertising		\$ -	\$ -	
Bldg.Improvements		\$ -	\$ -	
Commissions		\$ -	\$ -	
Contract Labor		\$ -	\$ -	
Fire &Security		\$ -	\$ 500	
Furniture&Equipment		\$ -	\$ -	
Landscaping&Grounds		\$ 3,600	\$ 6,000	
Legal/Accounting		\$ -	\$ 1,000	
License/Permits		\$ -	\$ -	
Pest Control		\$ 1,200	\$ 1,200	
Repairs/Maintenance		\$ 1,200	\$ 5,000	
Supplies		\$ -	\$ -	
Utilities Water		\$ 864	\$ 864	
Utilities Electricity		\$ 3,000	\$ 3,000	
Utilities Trash		\$ 1,044	\$ 1,044	
TOTAL EXPENSES		\$ (22,490)	\$ (54,550)	
NOI		\$ 36,130	\$ 77,448	
OAR @	\$ 840,000.00			
CAP RATE		4.30%	9.22%	

Information based on Owners information. Current occupied space equals 12,200 SF.
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Gro Miller Broker/Owner, CIPS, TRC, LCAM, Notary

SUNSHINE PROFESSIONAL REALTY CORP.

cell: 727-207-9239, office 727-210-6300

gro@gromiller.com, www.sunshineprc.com

OAKHURST PLAZA

ADDITIONAL PROPERTY INFORMATION

Roof	7-10 years old
A/C	7-10 years old
A/C	2-3 years old

Painting 2014	\$ 10,000.00
Parking lot paved 2014	\$ 5,000.00
Several units & common areas remodeled	\$ 50,000.00
<i>Estimate for converting to public sewer</i>	<i>\$ 40,000.00</i>

Unit #2D upgraded wiring for computer
2 septic tanks and well (for landscaping only)
on neighborhood lot in rear.
Constructed with steel beams, high quality.

254 ft frontage to US Highway 19

80 parking spaces

Lot size 2.17 acres

Information based on Owners information. Current occupied space equals 12,200 SF.

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