

Commercial Corner FOR SALE



SR52 & COLONY LAKES BLVD, HUDSON, FL

- 1.39 acres corner property at entrance to a residential development
- Located on a high visibility corner of SR 52 & Colony Lakes Blvd in Hudson.
- Median break at front of site allowing for convenient cross-highway access.
- Ideally located for virtually any type of commercial business requiring G-2 General Commercial District
- Future land use show a zoning of ROR
- *SR52: 266+' frontage; *Colony Lakes Blvd: 262+' frontage

FOR MORE INFORMATION:

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Or

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F.L. GREY & SONS

COMMERCIAL REALTOR®

Established 1924

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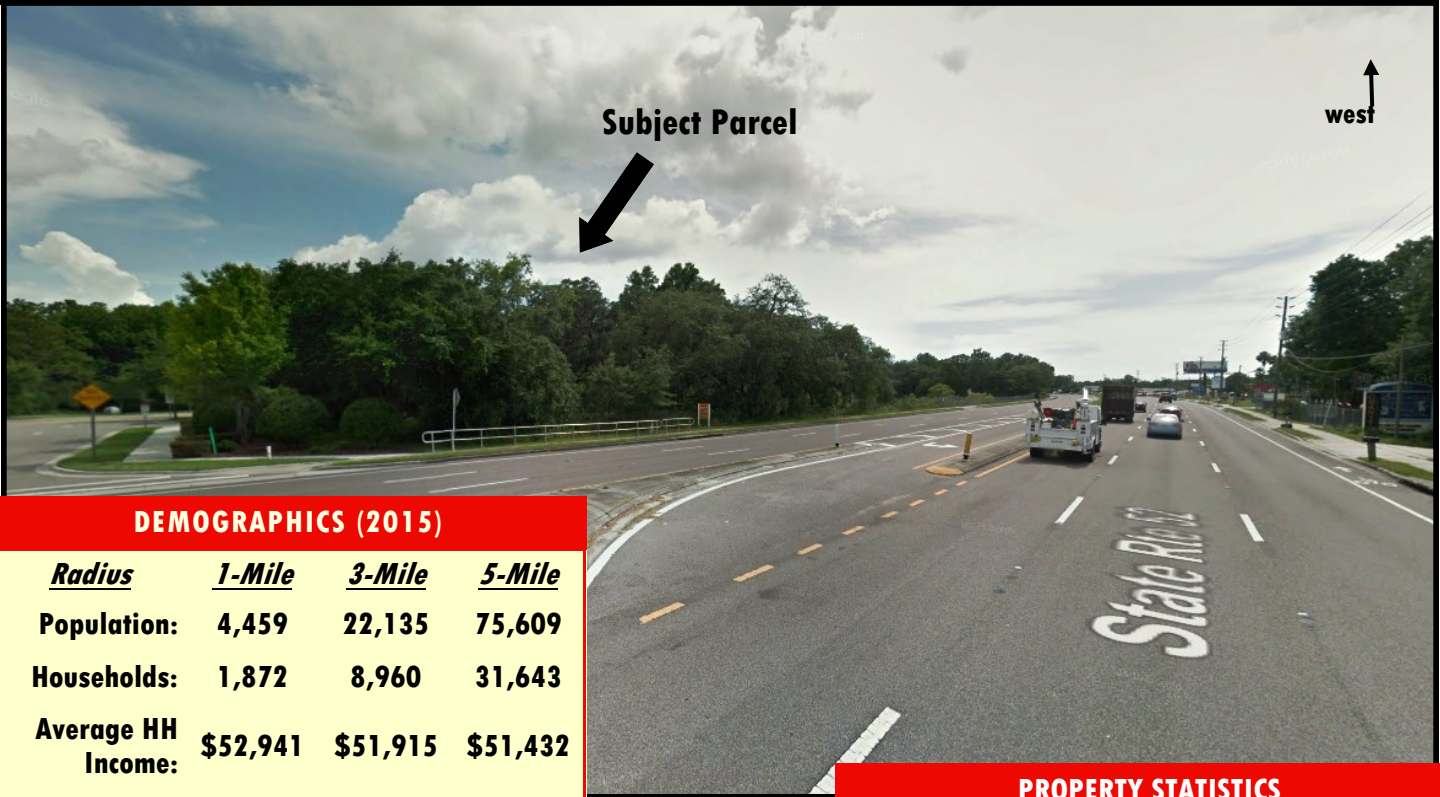
Bank Owned

~~\$155,000~~

** Approximate road frontage and parcel outline.*

The information given herewith is obtained from sources we consider reliable. We are not responsible for misstatements of facts, errors, omissions, changes in terms or conditions, or withdrawal from the market without prior notice.

COLONY LAKES BOULEVARD, HUDSON, FL

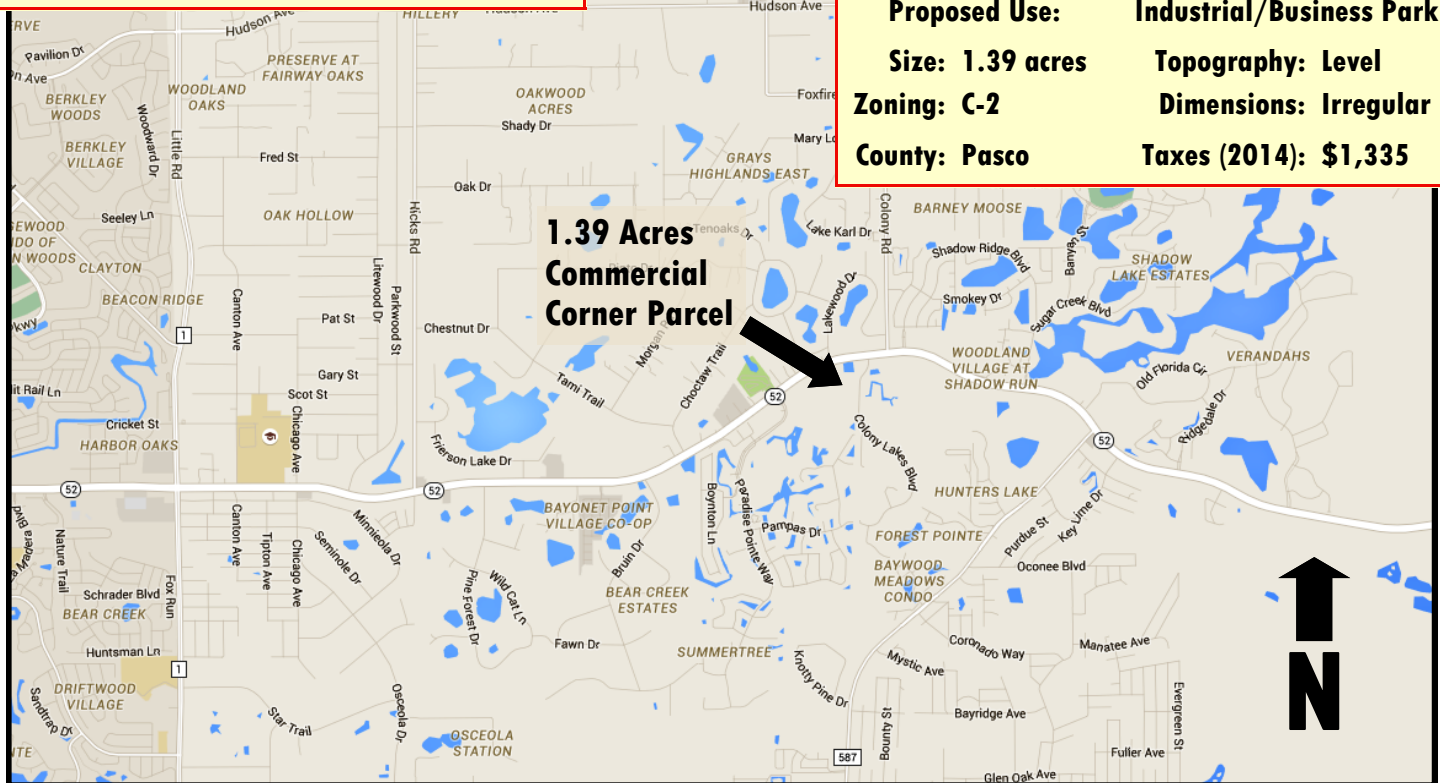


DEMOGRAPHICS (2015)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	4,459	22,135	75,609
Households:	1,872	8,960	31,643
Average HH Income:	\$52,941	\$51,915	\$51,432
Traffic Count:	24,000 AADT		

PROPERTY STATISTICS

Proposed Use:	Industrial/Business Park
Size:	1.39 acres
Topography:	Level
Zoning:	C-2
Dimensions:	Irregular
County:	Pasco
Taxes (2014):	\$1,335



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