

8850 DENTON AVENUE, HUDSON, FL 34667



3.38 acres

## US HIGHWAY 19 DEVELOPMENT OPPORTUNITY

Offered at: \$1,200,000

**Location:** East side of US Highway 19 just South of the Denton Ave. traffic light

### Property Highlights:

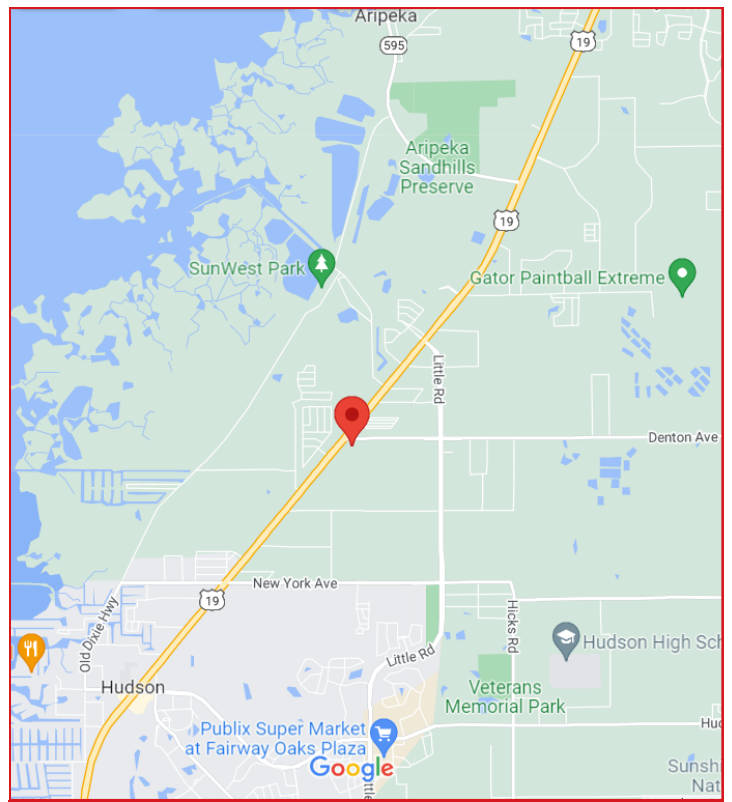
- Lighted Intersection of US HWY 19 and Denton Ave
- Zoned C2, L-Shape property
- 214' of Frontage on US HWY 19, 509' deep on Denton Ave
- Perfect Location for a QSR or C-Store, Etc.

### FOR MORE INFORMATION

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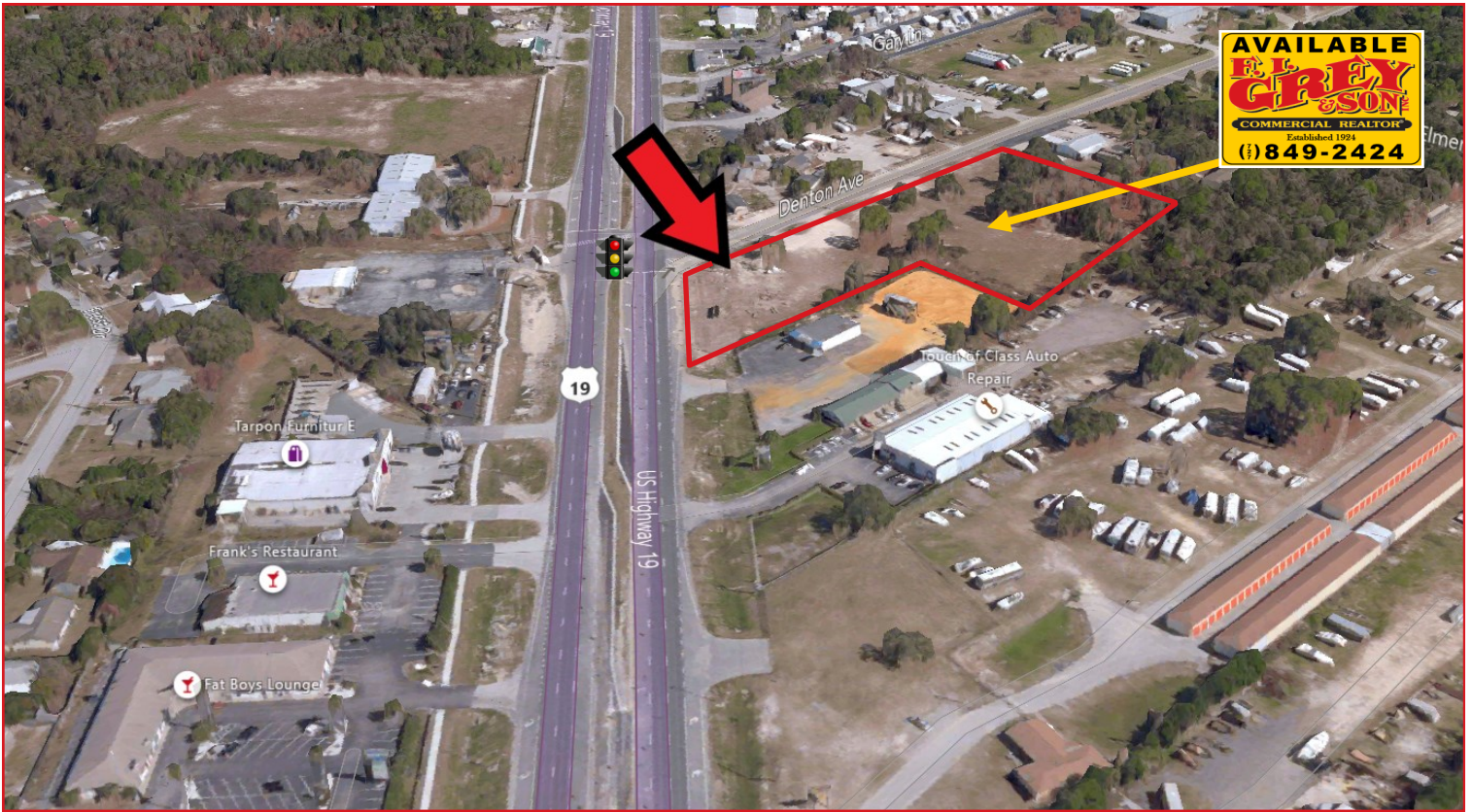
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**Demographics**

	Radius		
	1-Mile	3-Miles	5-Miles
<b>Population:</b>	3,427	20,323	57,731
<b>Households:</b>	1,404	9,103	26,095
<b>Average HH Income:</b>	\$56,456	\$64,372	\$62,643
<b>Traffic Counts: (FDOT)</b>	39,500 AADT on US Hwy 19 3,300 AADT on Denton Ave		

**Property Statistics**

<b>Zoning:</b>	<b>C2</b>
<b>Use:</b>	<b>General Commercial</b>
<b>Size:</b>	<b>3.38 acres</b>

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