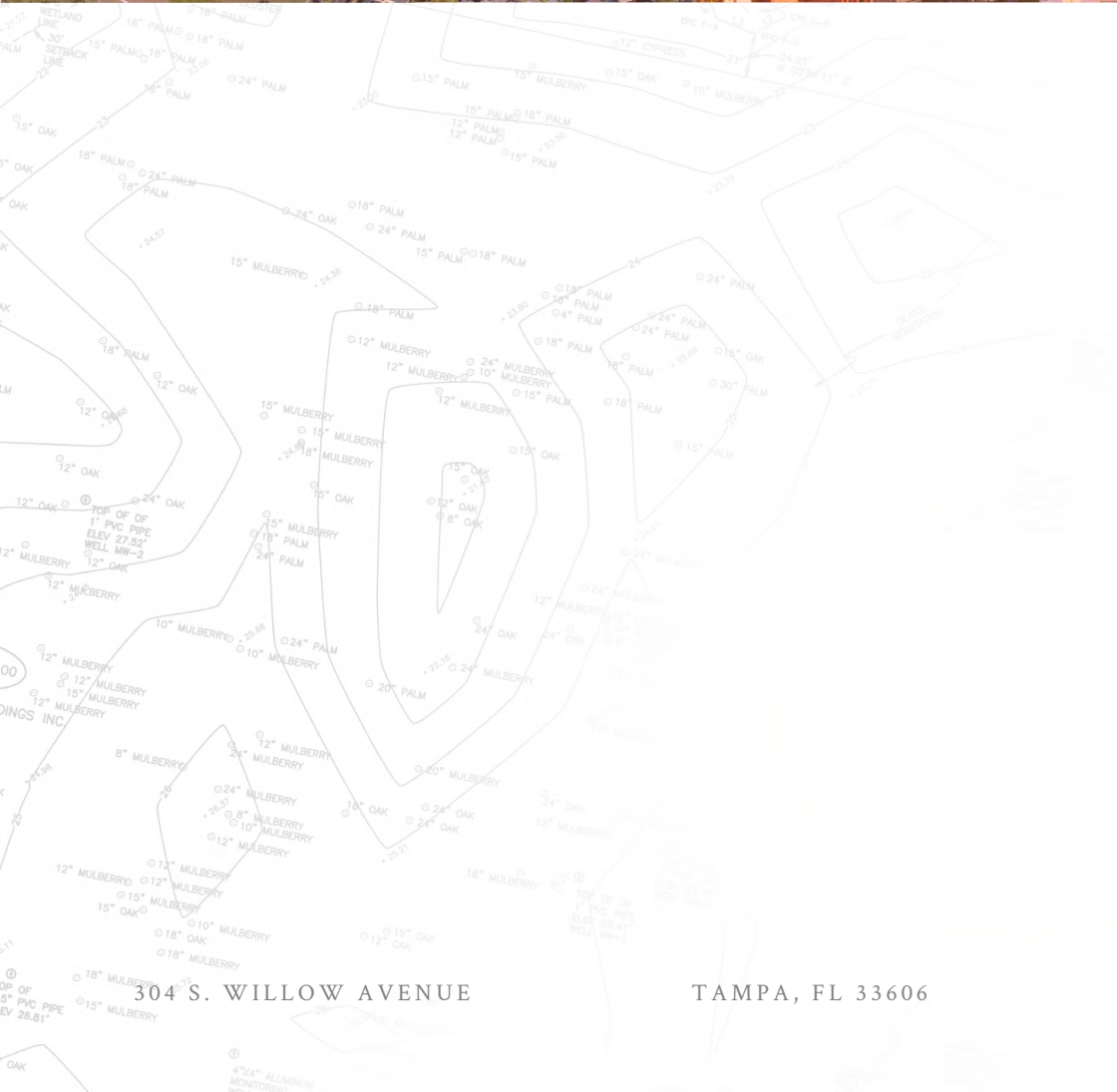
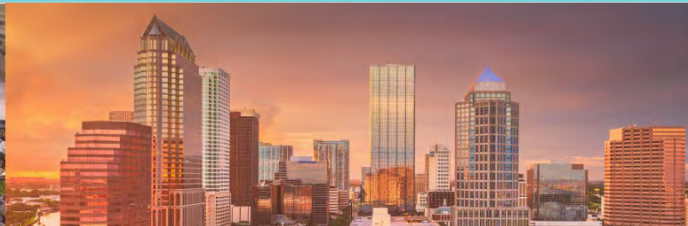


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Looking South



Property Description

PROPERTY DESCRIPTION

Discover a prime commercial opportunity at US 19 Commercial-Weeki Wachee. This C2-zoned property offers potential for various business ventures. With ample space and flexible zoning, it's ideal for retail, office, or service-oriented developments. The location benefits from high visibility and easy access off of US 19. accessibility, ensuring a steady flow of potential customers. Whether you're looking to expand your business footprint or invest in a thriving market, this property provides the perfect foundation for growth.

LOCATION DESCRIPTION

This property on US 19 in Weeki Wachee, FL offers a prime opportunity in the heart of Florida's Nature Coast. This C2-zoned property offers commercial potential being located right off US 19 and proximity to SR 50 (Cortez Blvd). US 19 boasts a traffic count of over 25,000 cars per day with vibrant mix of businesses, retail centers, and dining options, including the popular Weeki Wachee Springs State Park, known for its iconic mermaid shows and crystal-clear waters.

MUNICIPALITY

Hernando County

PROPERTY SIZE

1.1 Acres

ZONING

C2

PROPERTY OWNER

MURQ Properties LLC

ASKING PRICE

\$175,000

BROKER CONTACT INFO

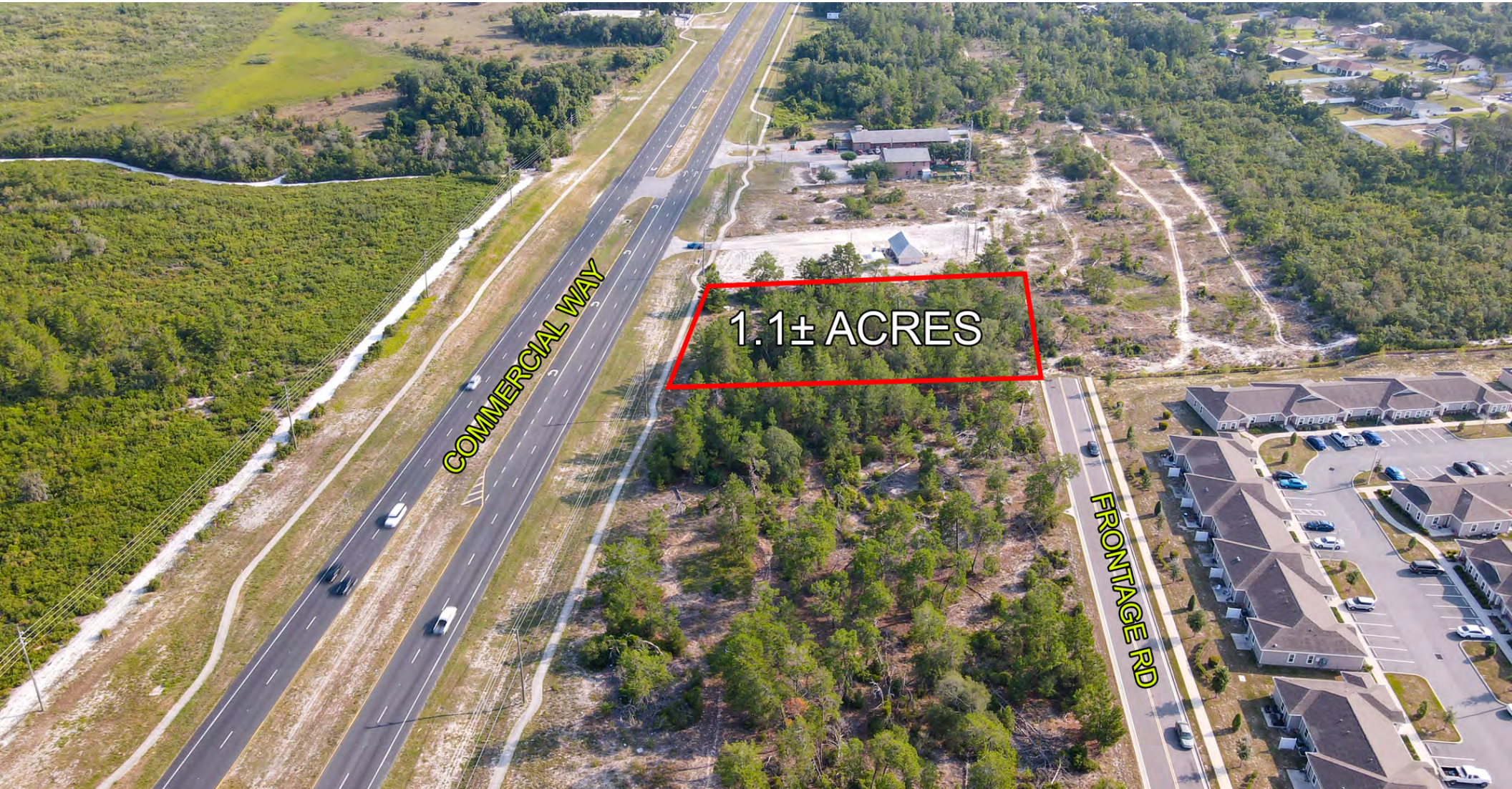
Chris Bowers ALC, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirt dog.com

Aerial



1.1± ACRES

COMMERCIAL WAY

FRONTAGE RD

Aerial



Demographics Map & Report

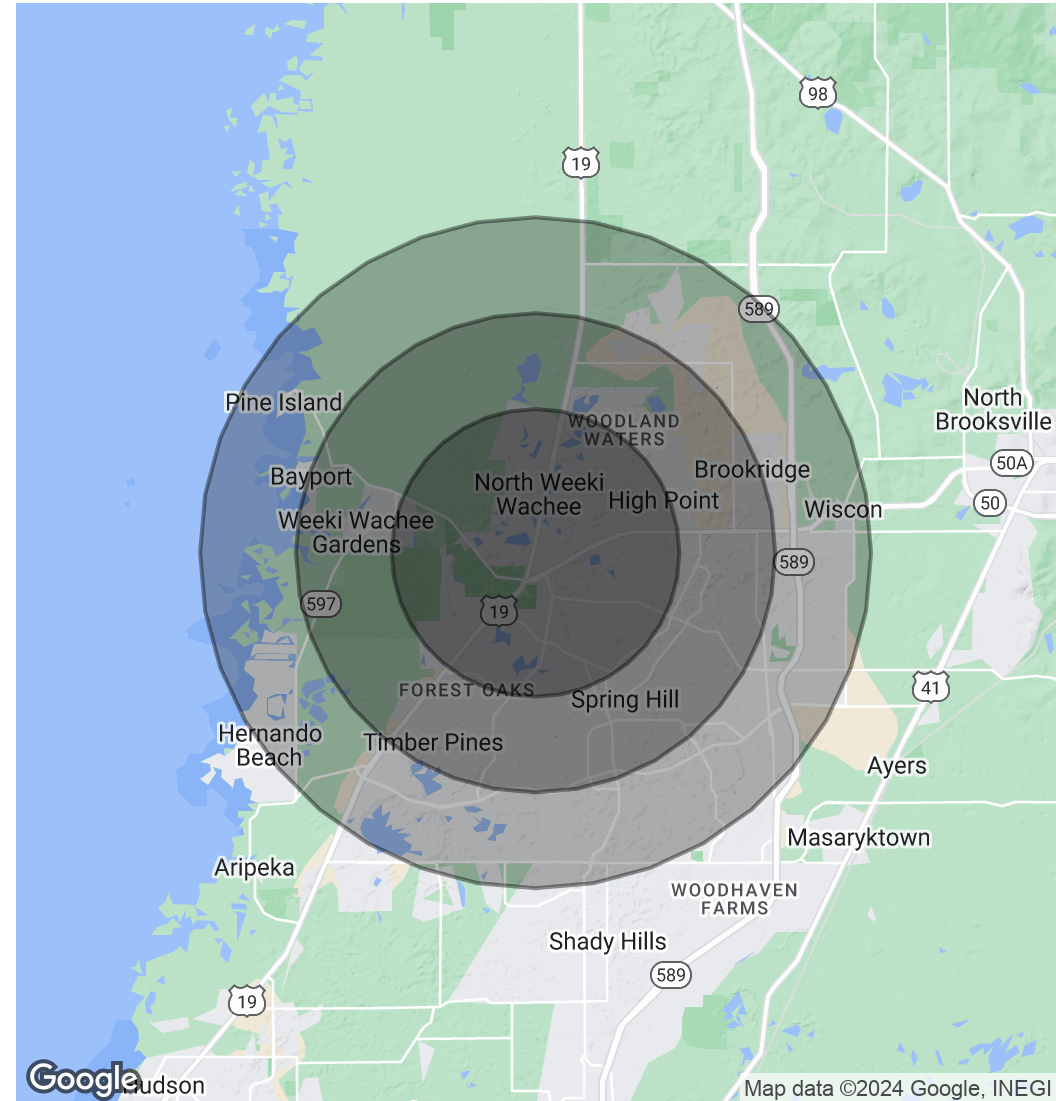
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	33,838	92,815	150,206
Average Age	49	49	48
Average Age (Male)	48	48	47
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	13,957	38,505	62,003
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,540	\$78,786	\$80,523
Average House Value	\$279,533	\$275,974	\$283,656

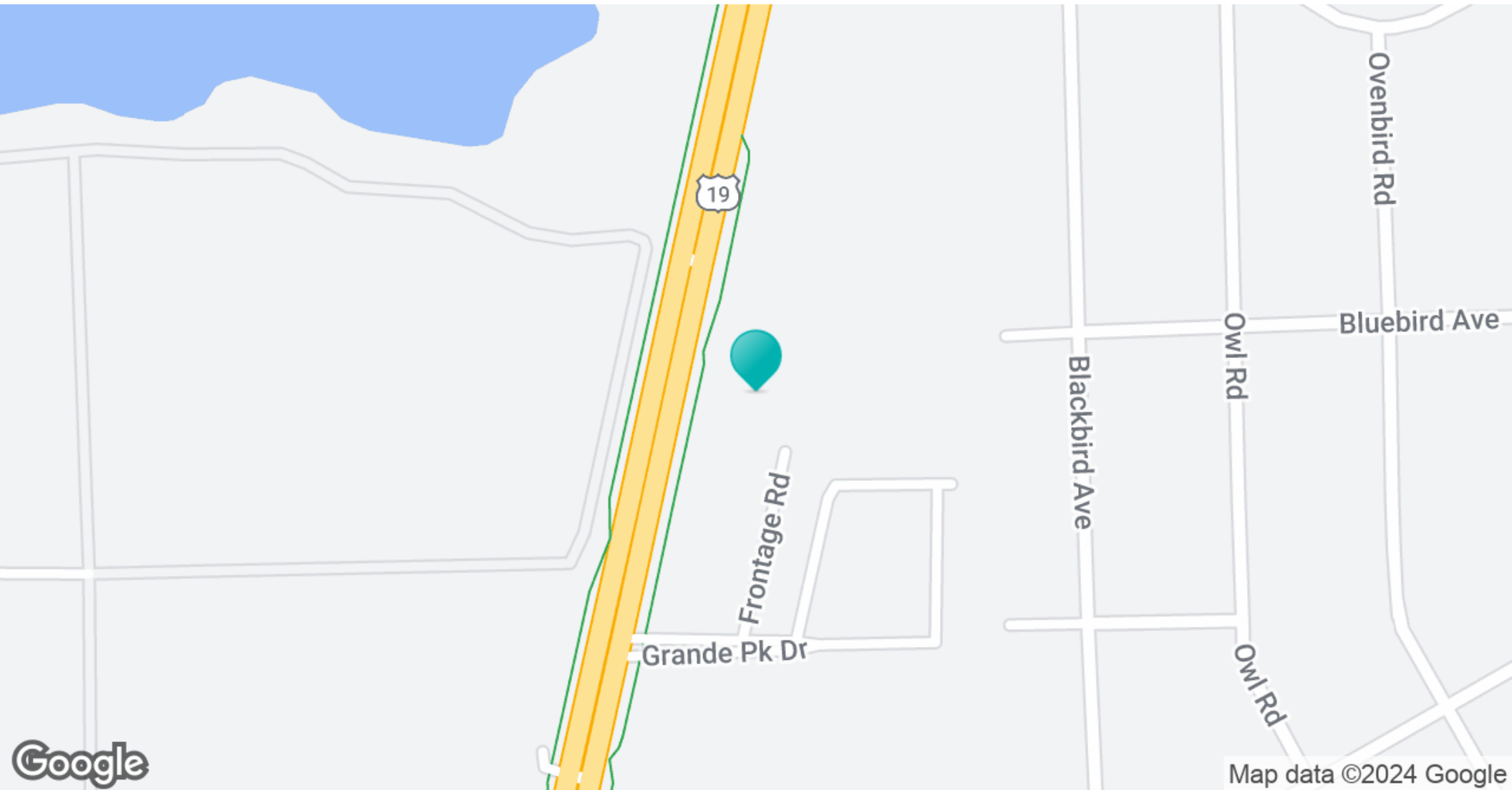
Demographics data derived from AlphaMap



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.