

Multi Use Office Buildings
Amazing Opportunity Pasco County
12417 Clock Tower Parkway, Hudson, FL 34667



CREBossLadies
DYER-CARBONELLI TEAM
Commercial Real Estate Defined



For Sale

- Meticulously Maintained Buildings Totaling 13,950+ SF
 - Building 1: 10,460+ SF, Built in 1973
 - Building 2: 3,490+ SF, Built in 1974
- Recently Updated with New Roofs in 2023, Newer A/C and Parking Lot Sealed
- 2.15+ Acres with 60+ Parking Spaces
- Excess ½ Acre for Additional Parking or Potential Expansion
- Seller Interested in Lease Back of Building 2
- Priced at: \$1,395,000

For More Information
Contact:

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Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2023

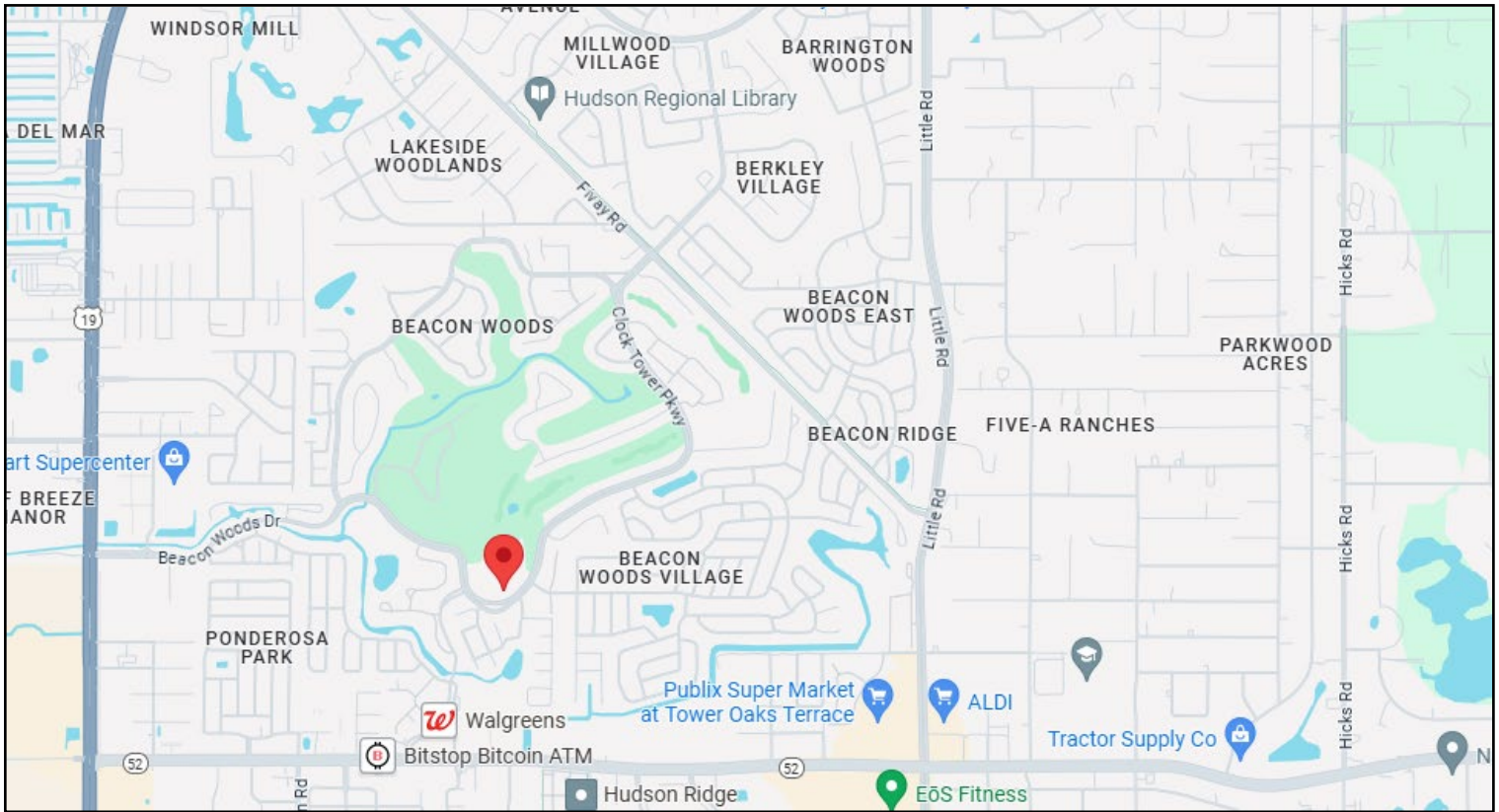
Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

2300 4th Street N., St. Petersburg, FL 33704

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	12,851	57,956	99,929
Avg. HH Income	\$56,817	\$62,754	\$64,680
Median Age	55.2	53.2	50.5
Total Households	6,022	25,920	43,709

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	17,561	61,656	108,761
Avg. HH Income	\$58,113	\$61,985	\$65,752
Median Age	54.3	52.8	50.4
Total Households	8,023	27,356	47,323



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