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813.935.9600

TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

**13910 FIVAY ROAD
HUDSON, FL 34667 | FOR LEASE**

SCOTT MEDICAL PLAZA, BAYONET POINT
AMPLE ONSITE PARKING

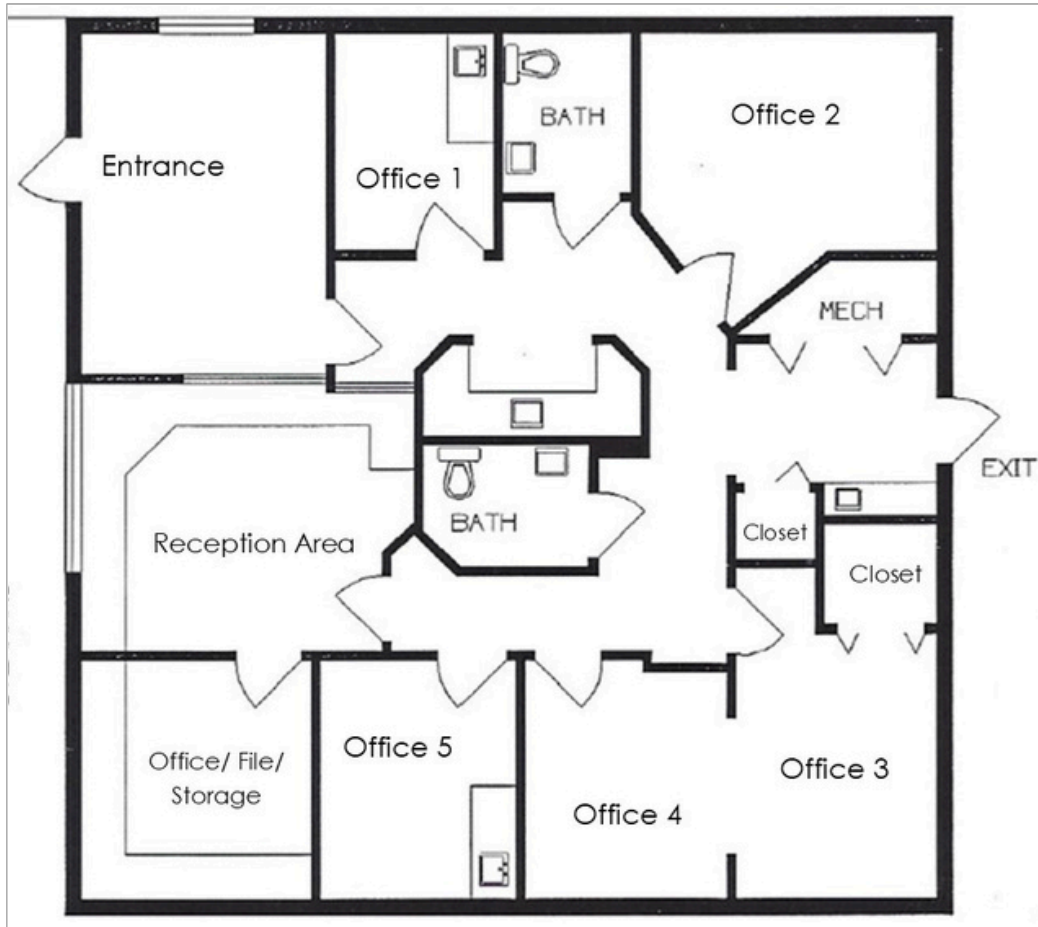
• **1,620 SF, SUITE 1** •
NO PASS THROUGHS, MOVE-IN READY



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

INVESTMENT OPPORTUNITY

The purpose of the light general commercial, **C-1 zoning district**, is to provide for and require an organized arrangement of buildings, services, and parking areas, together with the adequate traffic circulation system and open space, in a manner so as to provide and constitute an efficient and attractive shopping area to serve neighborhood needs.



PROPERTY INFORMATION

- Commercial lease price: **\$3,575/ month + S.T.**
- Parcel ID: **34-24-16-0000-00100-0020**
- Leasable space: **1,620 SF**
- Lot size: **92,347 SF (2.12 acres)**
- Lot frontage: (approx.) **665'**
- Zoned: **00C-1 (General Commercial)**
- Traffic: **11,500 VTD (2023 AADT) Fivay Road and Hudson Avenue**
- GREAT VALUE with competitive rates
- ***Currently under renovation***
- Excellent wall and monument signage
- Highest and best use: Medical/ Professional office
- Adjacent to Florida Bayonet Point Hospital
- Terrific signage opportunities



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: **\$3,575.00 per month + sales tax**

T.I. Available: TBD, Contact Broker

LOCATION

Street Number: 13910

Street Name: Fivay

Street Suffix: Road

Street City: Hudson

County: Pasco

Traffic Count/ Cross Streets: 11,500 VTD (Fivay Road and Hudson Avenue) AADT, 2022

Market: Tampa- St. Petersburg- Clearwater

Sub-Market: Hudson

THE PROPERTY

Folio Number: 34-24-16-0000-00100-0020

Zoning: OOC-1 (general commercial)

Property Use: Medical/ Professional Office

Available SF: 1,620 SF

Year Renovated: 2020

Lot Size: approx. 2.12 AC :: 92,347 SF

Front Footage: 665'

Parking: Onsite

Number of Spaces: 90+

UTILITIES

Electricity:

Duke Energy :: Withlacoochee River Electric Coop

Water/ Waste: Hudson Water Works

Communications: Frontier/ Verizon

TAXES

Tax Year: 2023

Taxes: \$16,302.71

THE COMMUNITY

Community/Subdivision Name: Ely Row

Flood Zone Area: A

Flood Zone Panel: 12101C0177G



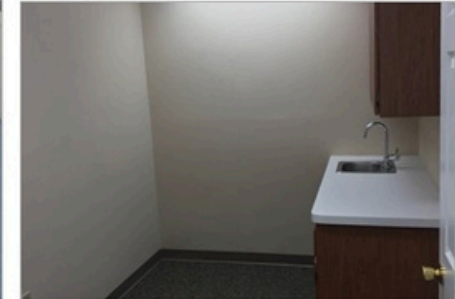
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PROPERTY PHOTOS



****Incorporated in the monthly lease rate are all utilities, real estate taxes, exterior maintenance and landscaping. Some tenant move-in incentives may be available.**

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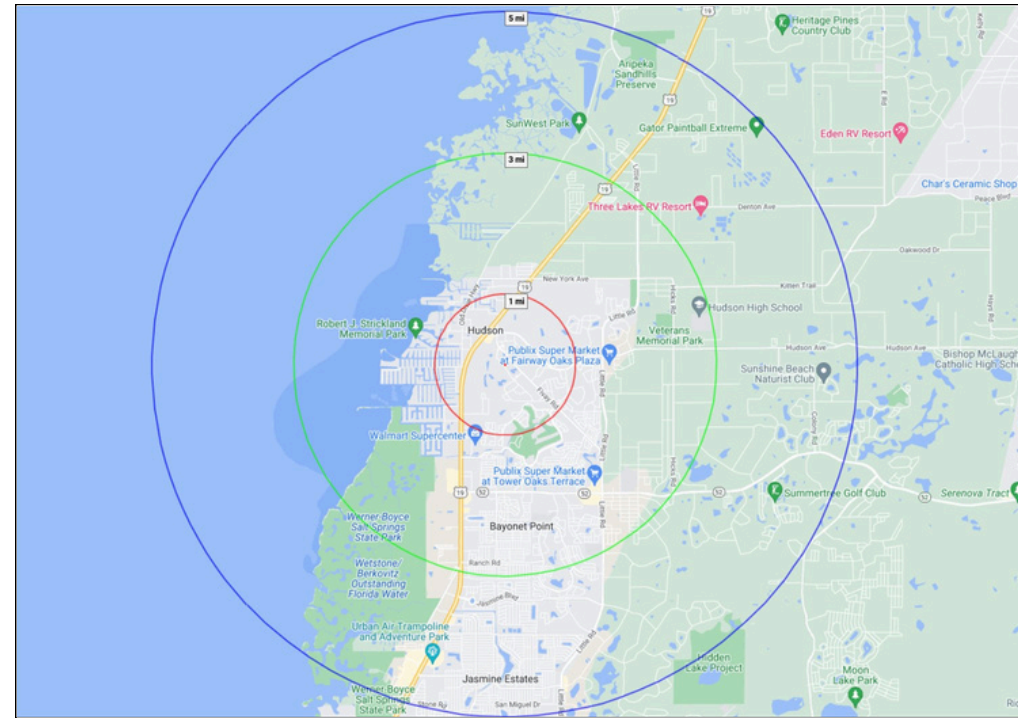
HIGHLIGHTS | DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Located in Bayonet Point
- Offers high ceilings, 4-6 private offices/ exam rooms, high-speed voice/ data connectivity, a kitchenette and 2 ADA restrooms
- Zoned 00C1 (general commercial)
- Landscaped exterior
- Onsite (paved) parking
- Exterior lights for increased security

AREA HIGHLIGHTS

- Located ½ mile east of US Hwy 19 & 2 miles west of the Little Rd/ Hudson Ave intersection
- Sits right in the heart of the Bayonet Medical Community
- High traffic counts: 11,500 VTD
- Excellent visibility
- Direct road frontage on Fivay Road
- Easy access to US 19, Hudson Ave, Little Rd & SR 52
- Start, relocate or expand your business
- Demographic highlights within a 3-mi radius include a population count of 37,902 and the average HHI is \$41,707



POPULATION	1 Mile	3 Miles	5 Miles
Total population	5,797	37,902	78,811
Average age	61.2	52.7	47.8
Average age (Male)	60.4	51.6	46.8
Average age (Female)	61.2	53.3	49
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	3,490	22,190	41,135
# of persons per HH	1.7	1.7	1.9
Average HH income	\$41,802	\$41,707	\$42,561
Average home value	\$167,746	\$127,413	\$122,942

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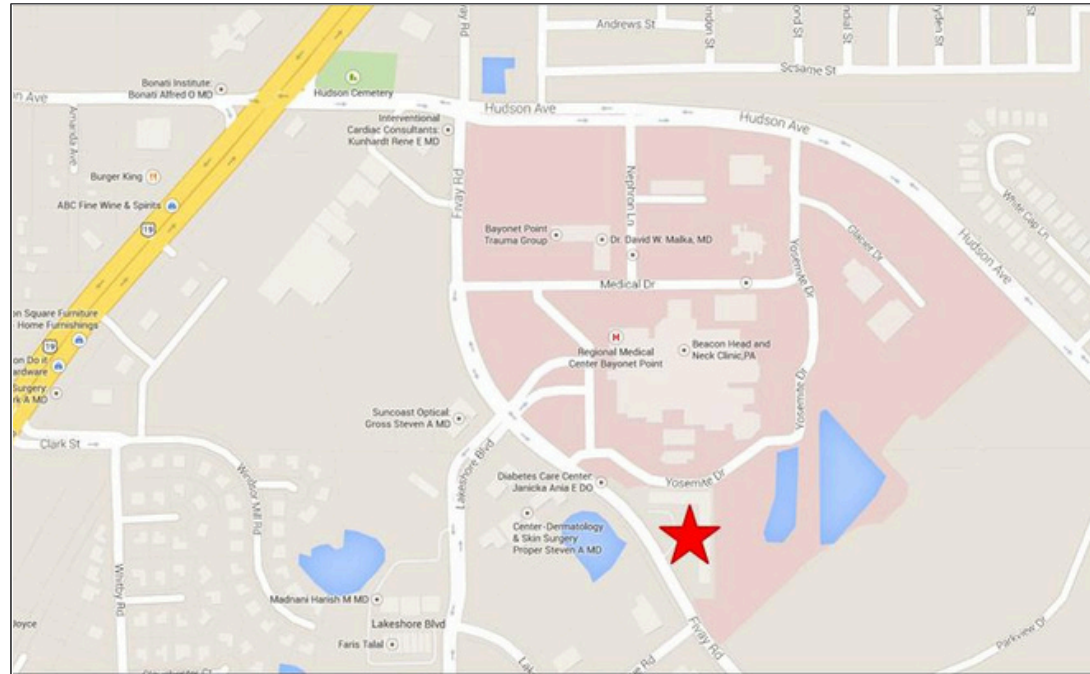
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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MAPS | DIRECTIONS & EXTERIOR PHOTOS



DRIVING DIRECTIONS

From US Hwy 19, Head East on Hudson Avenue. Turn Right on Fivay Road; Heading South. Property is located on the (East) Left Side of the Road. Destination will be on the left: 13910 Fivay Road Hudson, FL

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