

9.87± ACRES DEVELOPMENT LAND

1,029 Feet of Commercial Frontage

12352 State Road 52, New Port Richey, FL 34654



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



FOR SALE

- 9.87± Acres Development Land
- Zoned C2 – General Commercial
- Excellent Frontage: 1,029 feet on SR52
- Pasco County Utilities are located in the SR52 R.O.W.
- Traffic Count: 31,000 AADT
- Sale Price: \$1,990,000

JOHN BRASHER, CCIM

Broker Associate

727-514-8133

jbrasher@bhhsflpg.com

DREW GILMORE

Commercial Advisor

727-992-3056

dgilmore@bhhsflpg.com

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Teamwork | Integrity | Passion | Excellence

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BERKSHIRE HATHAWAY
HomeServices

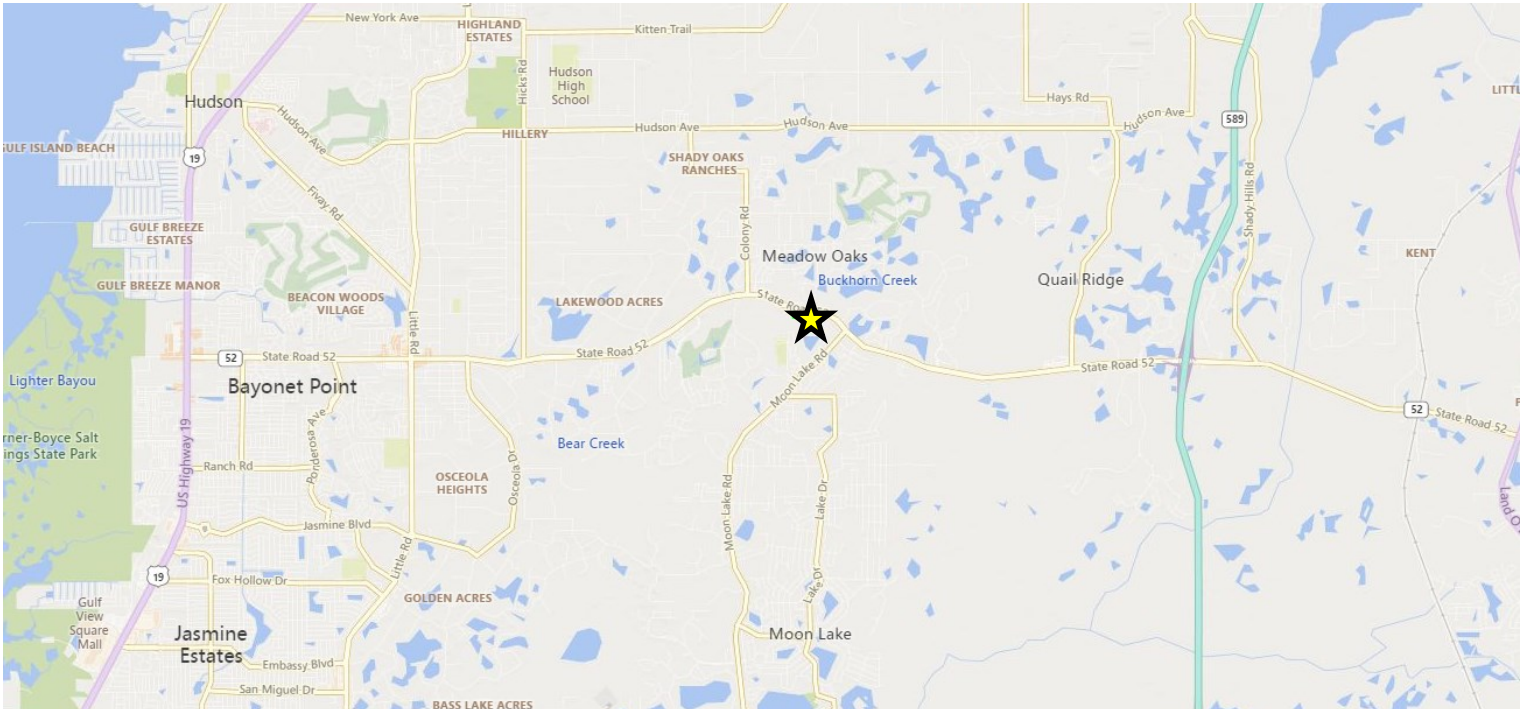
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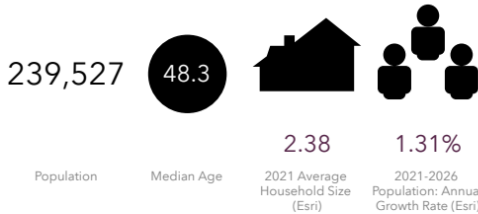
AREA DEMOGRAPHICS (20 minute driving distance)

DEMOGRAPHIC SUMMARY

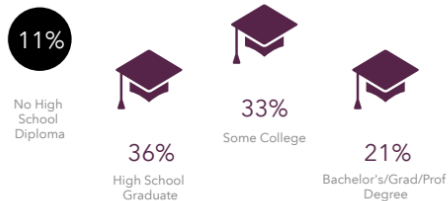
12352 State Road 52, Hudson, Florida, 34669

Drive time of 20 minutes

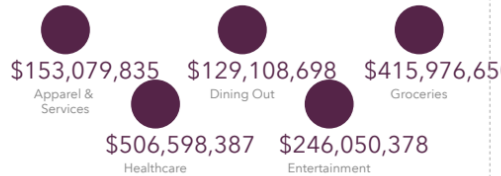
KEY FACTS



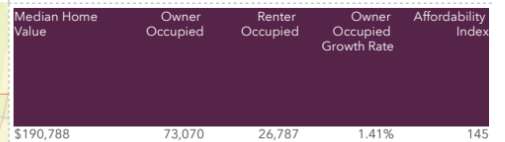
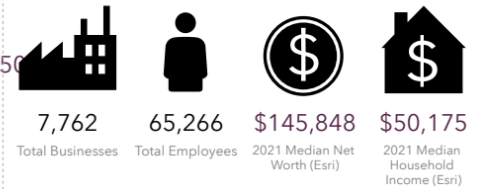
EDUCATION



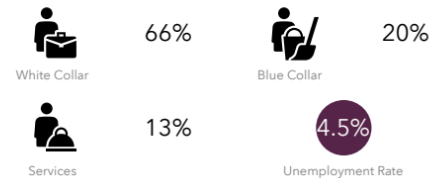
INCOME



BUSINESS



EMPLOYMENT



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