

Former CVS in Hudson, Florida

13,031 SF Freestanding Retail
13839 Little Road



FOR SUBLEASE: \$17 SqFt/Yr/NNN

Dee Maret, CCIM | 727-641-5736



Property Description

Freestanding Retail | 13839 Little Rd | Hudson, FL



Property Summary

Lease Rate:	\$17/SqFt/Yr/NNN
Building Size:	13,031 SF
Sector Type:	Retail – Freestanding
Flood Zone:	X
Roof:	Flat
Zoning:	PUD (C-1)
Lot Size:	3.23 Acres
Tax ID:	35-24-16-0000-01200-0050

Property Overview

This former CVS store is situated on the southwest corner of Little Road and Hudson Avenue, in the coastal community of Hudson, Fla. The 3.23-acre parcel, with 81 parking spaces, is zoned C-1 (Neighborhood Commercial) and sits across the street from a Publix-anchored shopping plaza. The store, 13,031 square feet of solid block construction, was built in 2007. CVS, which has been adapting to changing consumers' buying patterns, has a lease in place until January 2032. The building sits in Flood Zone X. The HVAC units are roof-attached (manufactured between 2016-2018) and all public utilities are on site. The building is fully sprinklered and includes a drive-thru and bonus second floor storage of approx. 2,000 square feet.

Area Description

Freestanding Retail | 13839 Little Rd | Hudson, FL



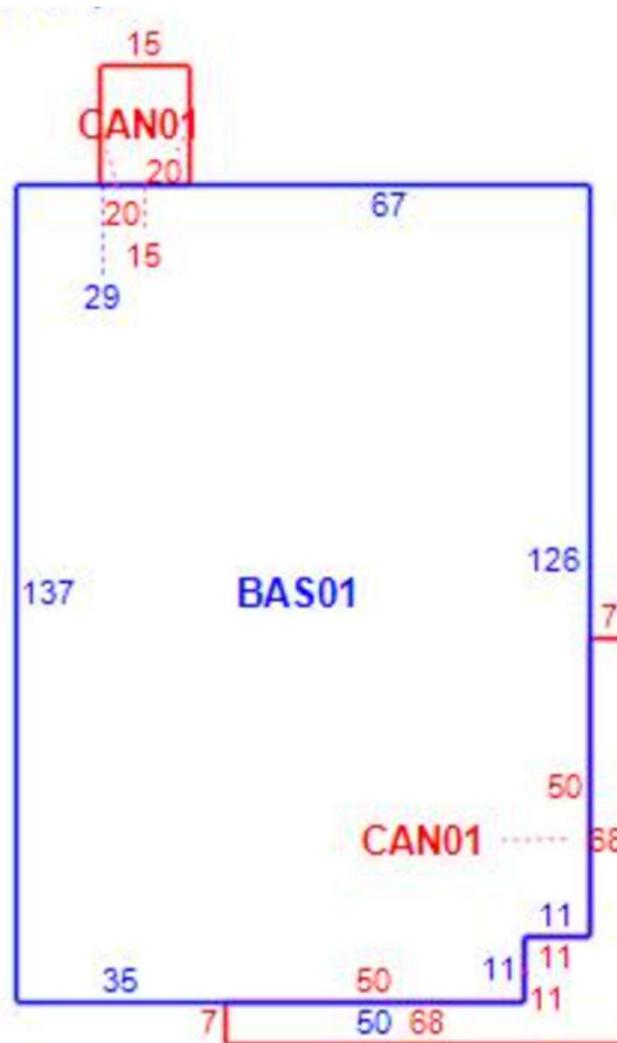
Location Overview

Hudson is a growing coastal community that rests at the westernmost end of Pasco County, less than an hour's drive from Tampa. Within a 3-mile radius, the population is expected to grow 20 percent over the next 5 years. The average daily traffic count along Little Road is an eyepopping 41,500. Two miles to the south is State Road 52, a major four-lane east-west artery that has been upgraded to alleviate congestion in this booming county of 632,996 residents. The Estates of Beacon Woods, Fairway Oaks and Millwood Village are three deed-restricted residential developments in close proximity. About four miles to the west, sits Hudson Beach, which offers a small beach, fishing pier, and waterfront dining.

Drive Times

HCA Florida Bayonet Point Hospital:	4 min
State Road 52:	6 min
Hudson Beach:	8 min
Tampa International Airport (TPA):	43 min
Tarpon Springs	45 min
Downtown St. Petersburg:	67 min

Building Footprint



Potential Subtenants

Any mini-box retailer or specialty tenant, including:

- Gourmet or specialty grocer
- Beer, wine and spirits store
- Health and fitness facility
- Indoor playground
- Golf simulation shop or similar sports center
- Tools and equipment sales
- Motorcycle & specialty cart sales and service
- Private school
- Home furnishings and interior design
- Pet hotel
- MedSpa beauty clinic and cosmetic surgery
- Animal hospital or veterinary clinic

Aerial Photo

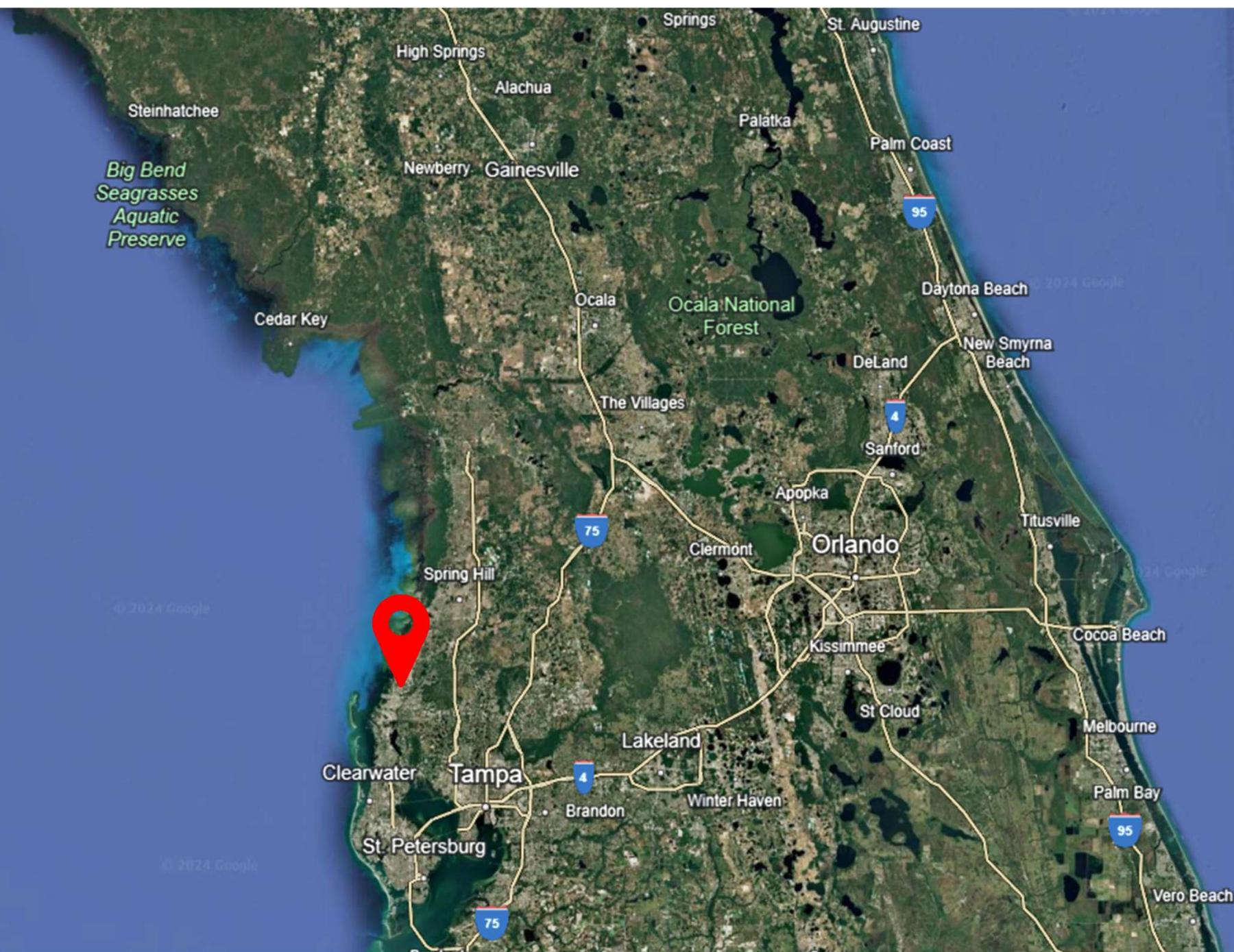
Freestanding Retail | 13839 Little Rd | Hudson, FL



© All EagleView Technology Corporation

Regional Map

Freestanding Retail | 13839 Little Rd | Hudson, FL



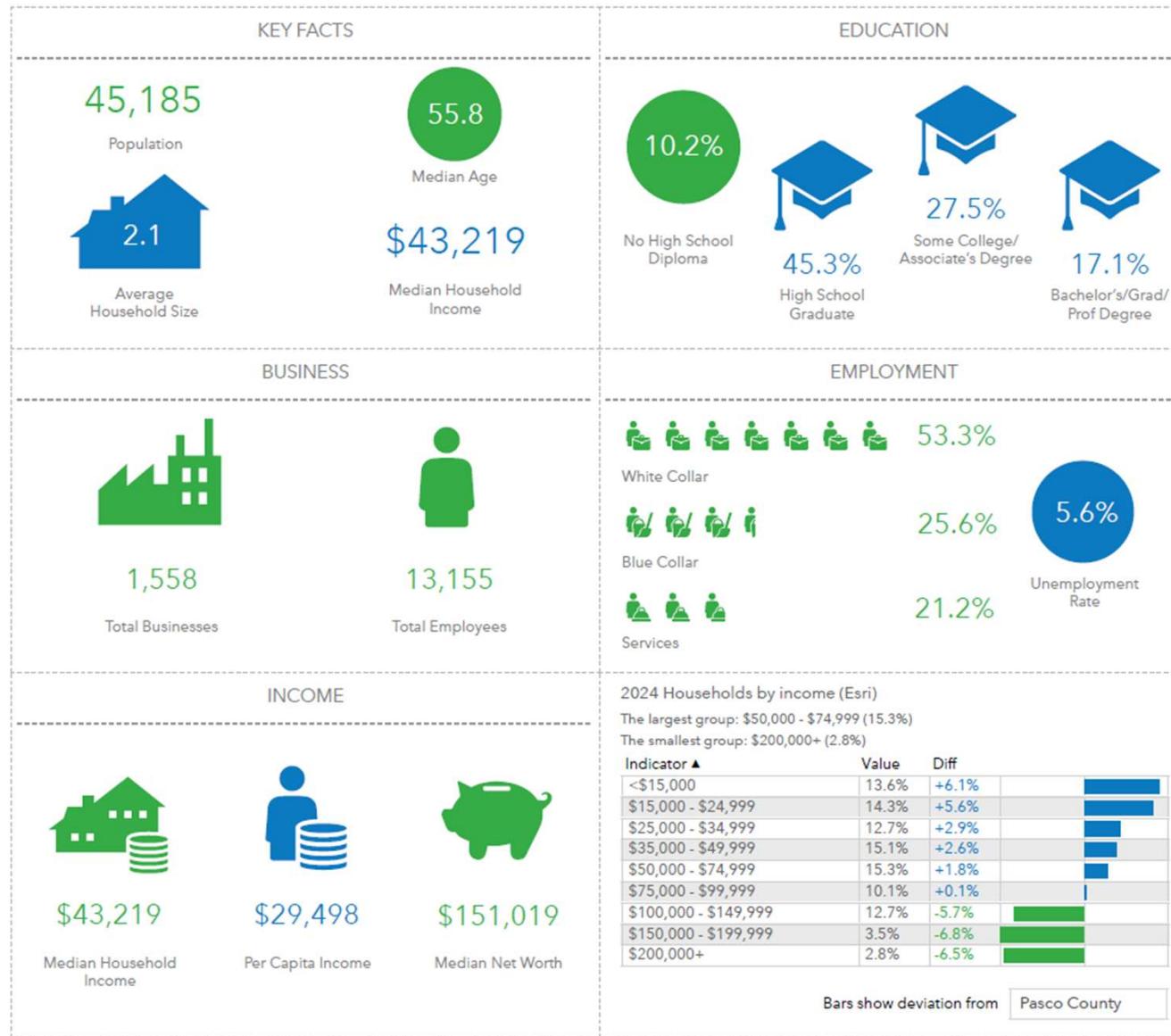
Key Facts – 3 Mile Radius

Freestanding Retail | 13839 Little Rd | Hudson, FL



Key Facts

13839 Little Rd, Hudson, Florida, 34667
Ring of 3 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

Dee Maret CCIM

727-641-5736

Dee@BridgewaterCommercial.com

Kris Dumke

813-541-4254

Kris@BridgewaterCommercial.com

Contacts

Freestanding Retail | 13839 Little Rd | Hudson, FL



Dee Maret CCIM

Broker Associate
727-641-5736

Dee@BridgewaterCommercial.com



Kris Dumke

Broker Associate
813-541-4254

Kris@BridgewaterCommercial.com