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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

• **1,220 SF, SUITE 10** •
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.

FLOOR PLAN & PROPERTY INFORMATION

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: **\$2,195/ month**
- Parcel ID: **34-24-16-0000-00100-0020**
- Leasable space: **1,220 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
- 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: **\$2,195 per month**

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: 1,220 SF

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: 2025

Taxes: \$15,790.04

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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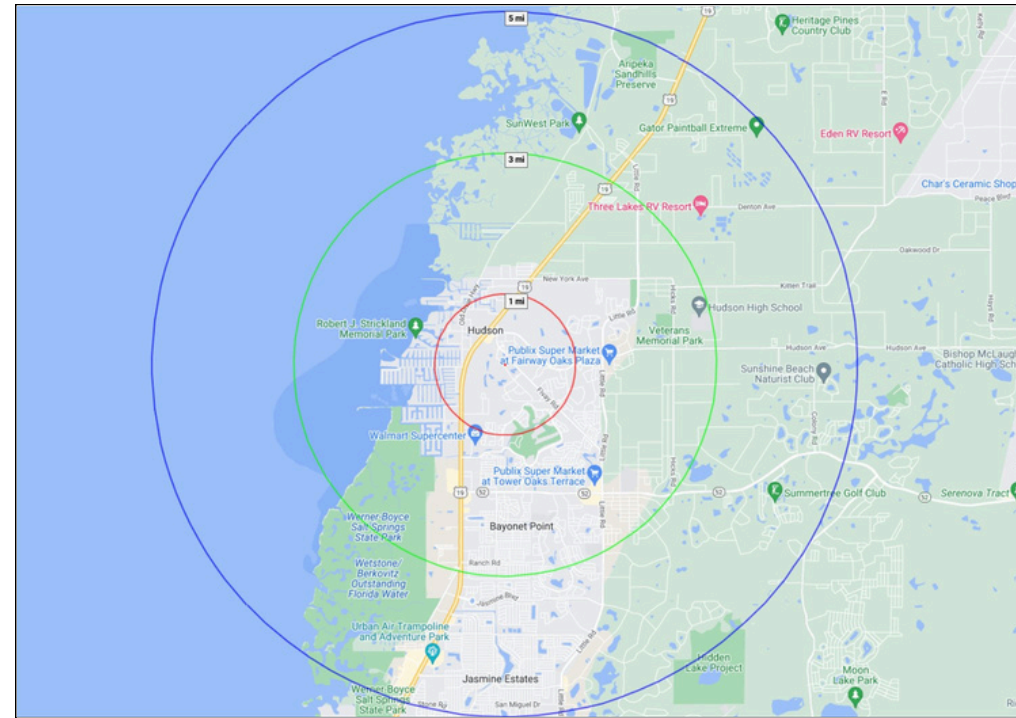
HIGHLIGHTS | DEMOGRAPHICS

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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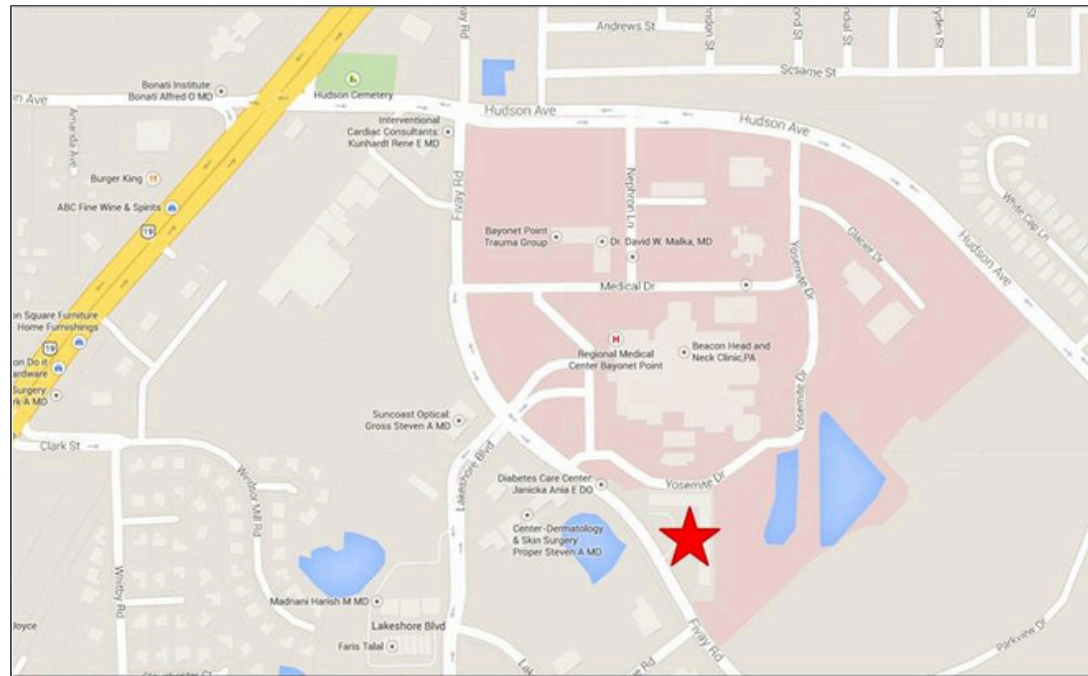
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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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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