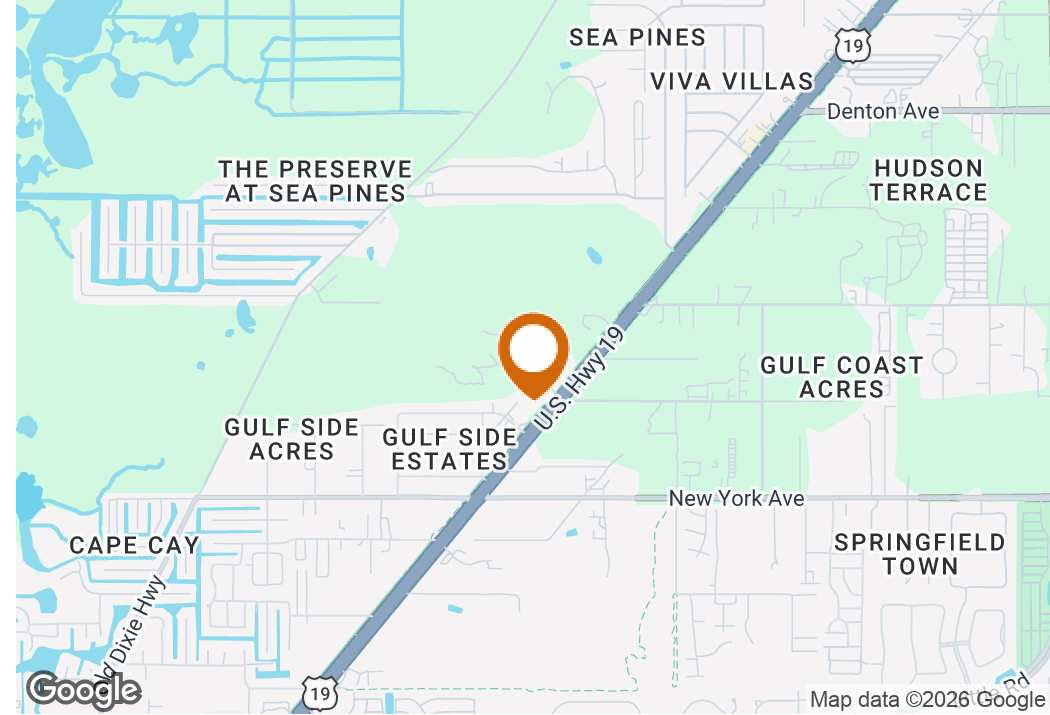


US-19 NNN Automotive Dealer Investment Property

15217 U.S. 19, Hudson, Florida 34667

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Offering Summary

Sale Price:	\$499,000
Building Size:	1,311 SF
Lot Size:	0.34 Acres
Number of Units:	1
Price / SF:	\$380.63
Cap Rate:	8.42%
Occupancy:	100%
Tenancy	Single
NOI:	\$42,000
Zoning:	C2
PIN:	23-24-16-0010-00000-00A0
City:	Hudson
County:	Pasco
State:	Florida

Property Overview

A premier, fully-occupied passive investment opportunity in Hudson, Florida. This 0.34 acre site features a 1,311 SF building with a two-bay automotive service garage. The property features 100 feet of direct US-19 frontage (40,000 AADT) and has a dedicated turn lane. The asset is secured by a 7-year absolute NNN lease (through November 2032), leaving the landlord with zero expense obligations as the tenant covers all taxes, insurance, and maintenance. Featuring an annual NOI of \$42,000 (year 1) with 3% annual increases and priced at an 8.42% CAP rate, this is a prime passive investment opportunity along a major Florida growth corridor.

Property Highlights

- 0.34 Acres / 1,311 SF building
- Auto dealer tenant
- 7-year NNN lease
- \$42,000 Annual NOI
- US-19 Frontage / 40,000 AADT



LOCATION DESCRIPTION

40,000 ±
Cars/Day



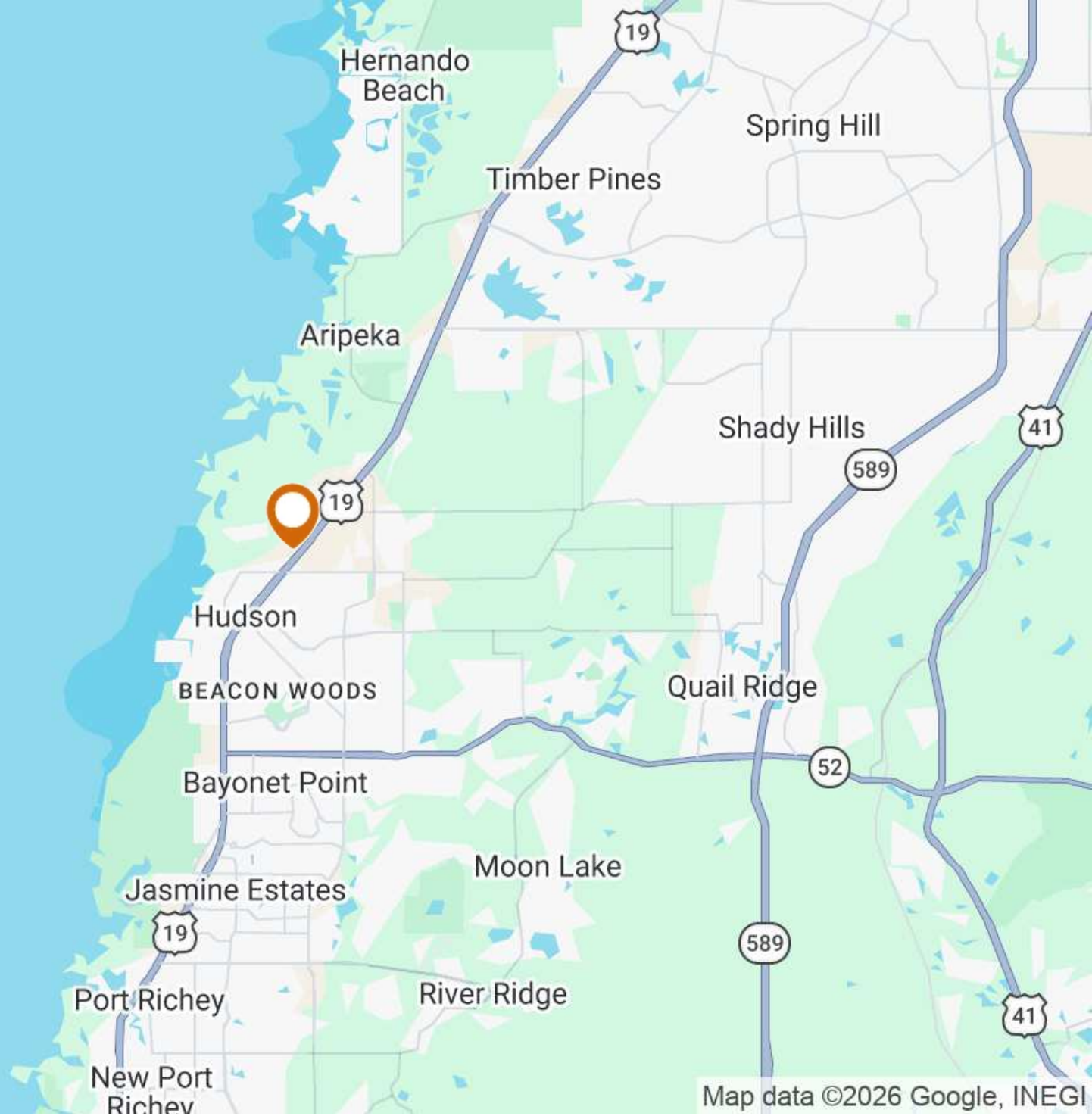
Location Description

Located along US Highway 19—Pasco County’s primary commercial spine—this property benefits from a traffic count of 40,000 vehicles daily and consistent commuter traffic. The surrounding area features an established mix of auto and national retail brands, anchored by an upcoming Wawa just 0.25 miles south. Positioned within the Hudson commercial node, the site offers a major operational advantage with its dedicated turn lane, ensuring easy highway access.

RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
-	Starkey Auto	1,311 SF	100%	\$32.00	\$41,952	10/3/25	11/3/32
Totals		1,311 SF	100%	\$32.00	\$41,952		
Averages		1,311 SF	100%	\$32.00	\$41,952		

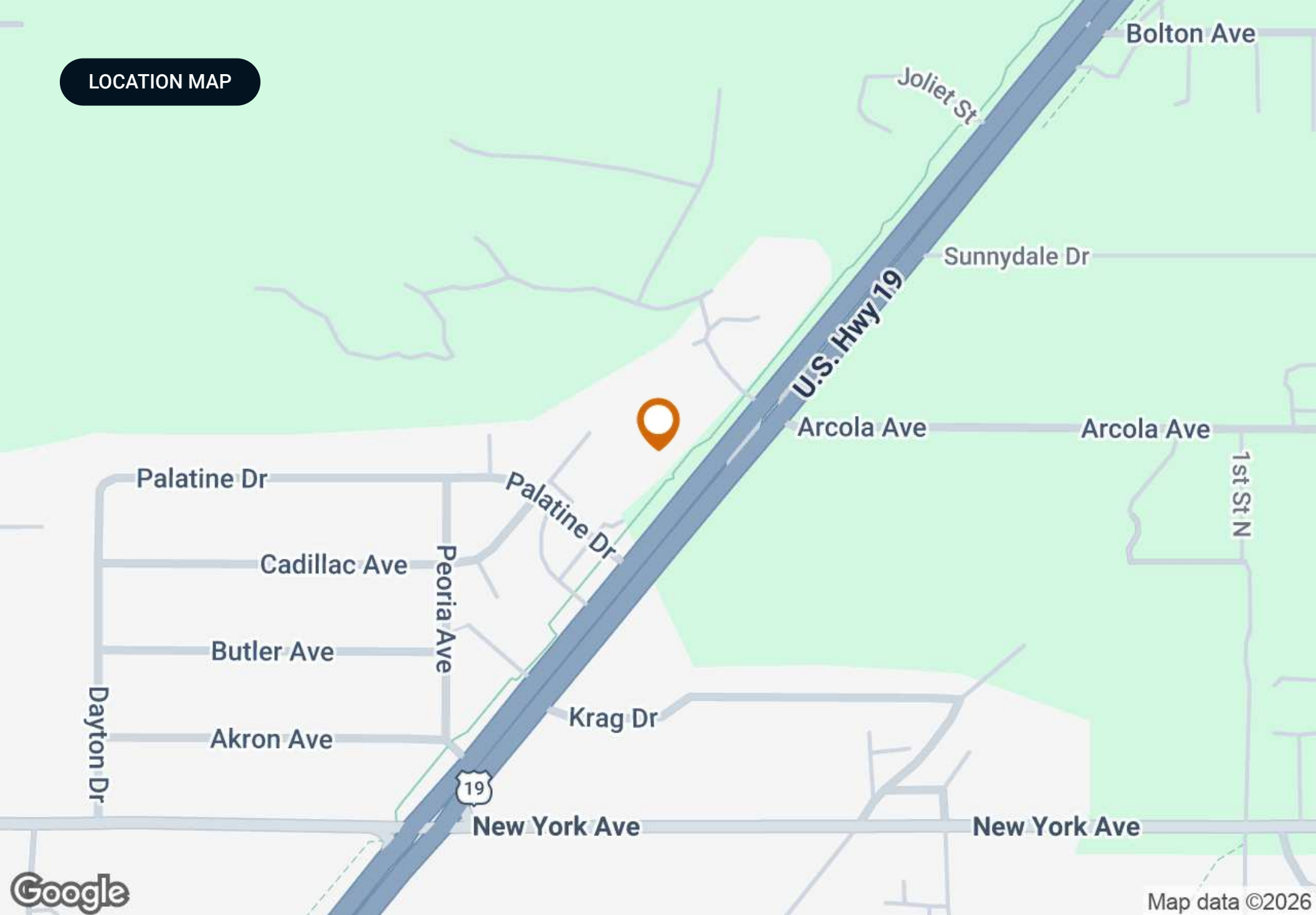
REGIONAL MAP



Map data ©2026 Google, INEGI



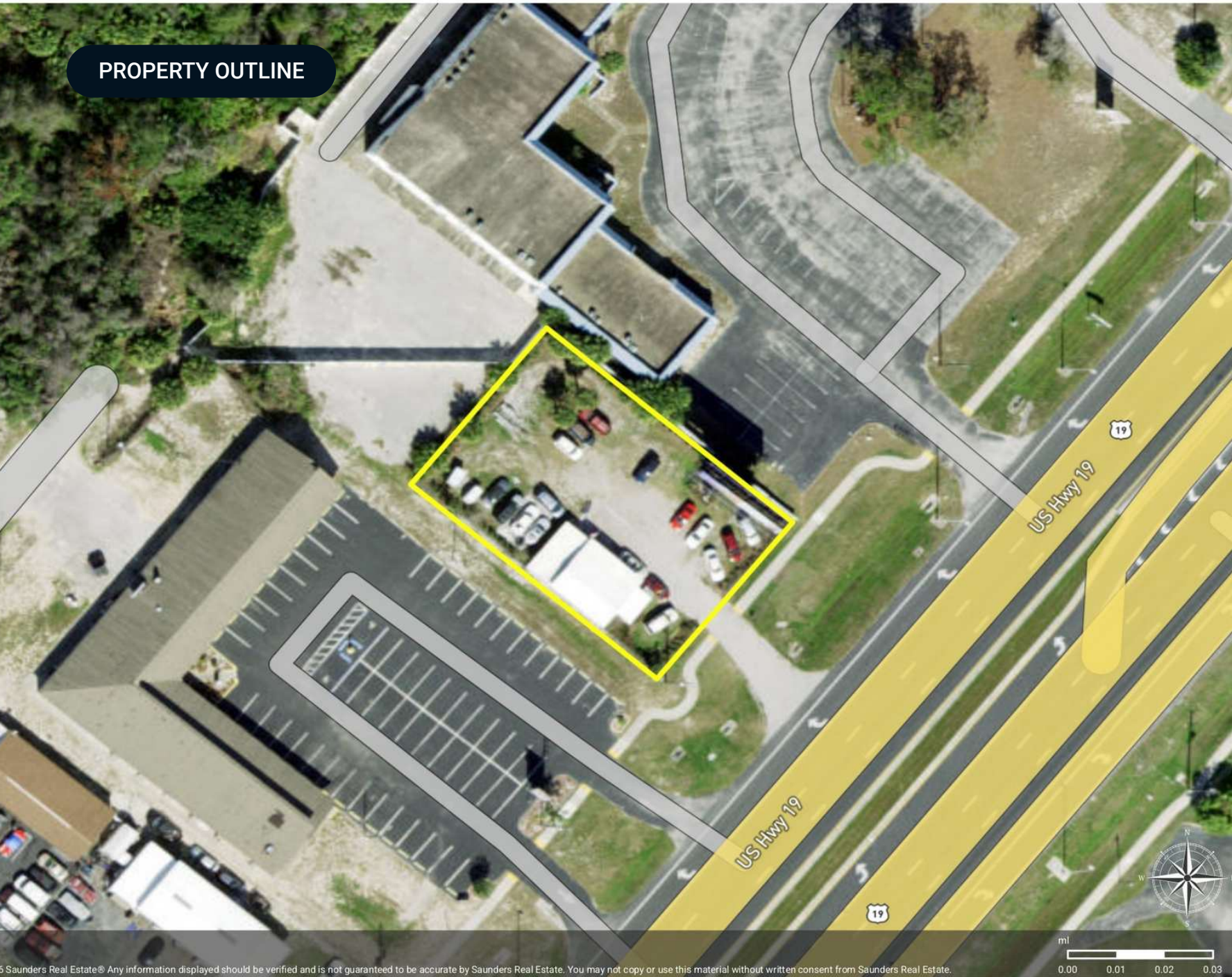
LOCATION MAP



Map data ©2026

Polygon

PROPERTY OUTLINE

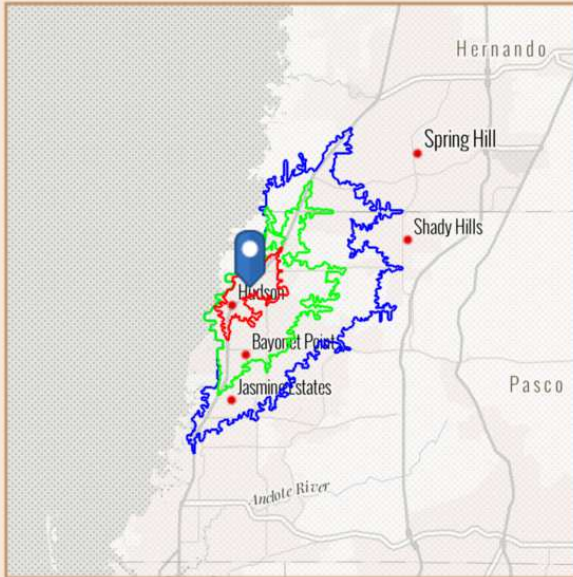


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BENCHMARK DEMOGRAPHICS

15217 US Highway 19, Hudson, Florida, 34667

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

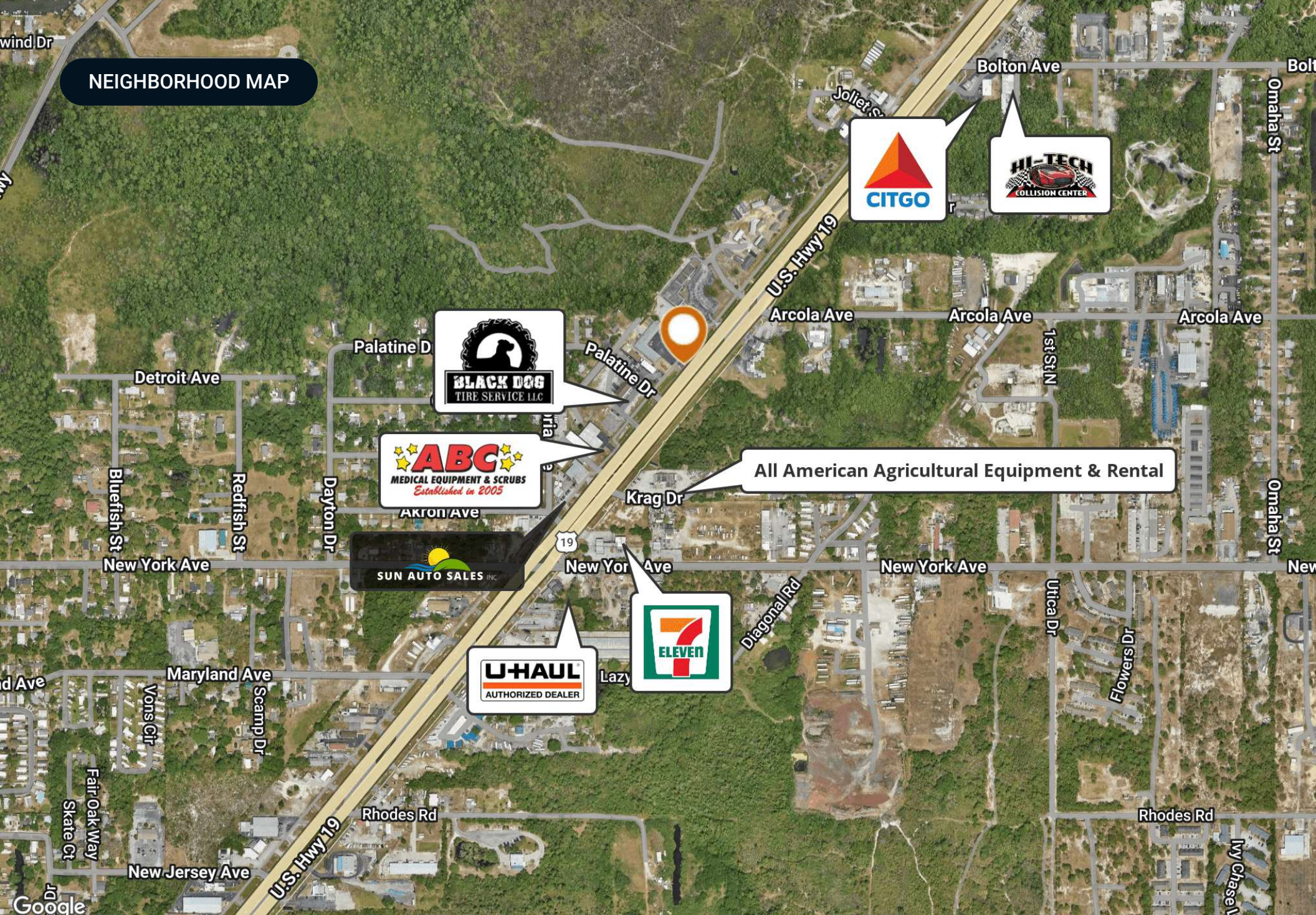
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
AGE SEGMENTS							
0 - 4	3.52%	3.66%	4.17%	4.79%	4.70%	4.69%	5.39%
5 - 9	3.70%	3.97%	4.40%	5.27%	5.08%	5.03%	5.75%
10 - 14	4.10%	4.23%	4.68%	5.75%	5.40%	5.34%	5.98%
15 - 19	4.69%	4.37%	4.82%	5.91%	5.84%	5.84%	6.47%
20 - 34	12.04%	13.18%	14.64%	16.25%	18.51%	18.43%	20.33%
35 - 54	20.28%	20.37%	21.56%	24.78%	25.01%	24.41%	25.20%
55 - 74	36.04%	33.85%	30.90%	26.26%	25.41%	25.55%	22.82%
75+	15.62%	16.36%	14.81%	10.97%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	18.7%	14.9%	12.7%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	11.0%	10.8%	10.0%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.7%	10.2%	9.9%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	13.3%	13.6%	13.2%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	20.8%	18.9%	20.4%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	11.7%	12.6%	13.6%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	8.3%	12.6%	13.4%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	3.5%	3.1%	3.5%	8.7%	8.8%	8.7%	9.8%
\$200,000+	4.1%	3.3%	3.1%	11.3%	12.0%	12.1%	14.0%
KEY FACTS							
Population	5,248	46,606	108,304	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	7,915	46,846	102,746	566,746	3,364,494	22,846,618	338,218,372
Employees	1,710	16,666	39,990	269,280	1,636,712	10,832,721	167,630,539
Households	2,335	21,439	48,160	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.19	2.14	2.23	2.44	2.36	2.43	2.50
Median Age	56.0	55.1	51.3	44.8	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	223,086	260,264	248,620	371,248	404,577	416,969	370,578
Owner Occupied %	69.3%	72.9%	72.3%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	30.7%	27.1%	27.7%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	2,765	25,881	55,268	292,548	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$48,229	\$50,422	\$54,193	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$31,014	\$31,458	\$30,979	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$108,821	\$149,048	\$159,363	\$285,843	\$245,761	\$253,219	\$228,144

NEIGHBORHOOD MAP



All American Agricultural Equipment & Rental

MARKET AREA MAP



Google

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

40,000 ±
Cars/Day



40,000 ±
Cars/Day



ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

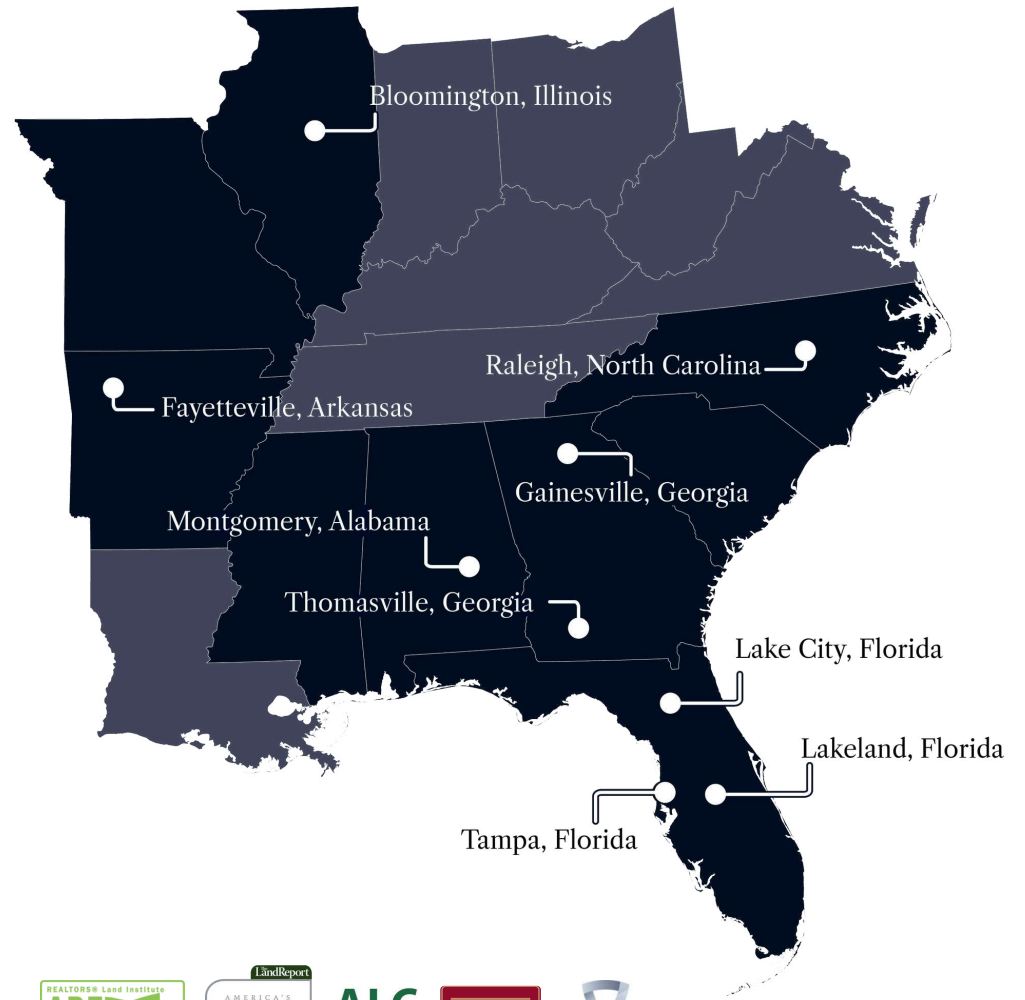
Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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