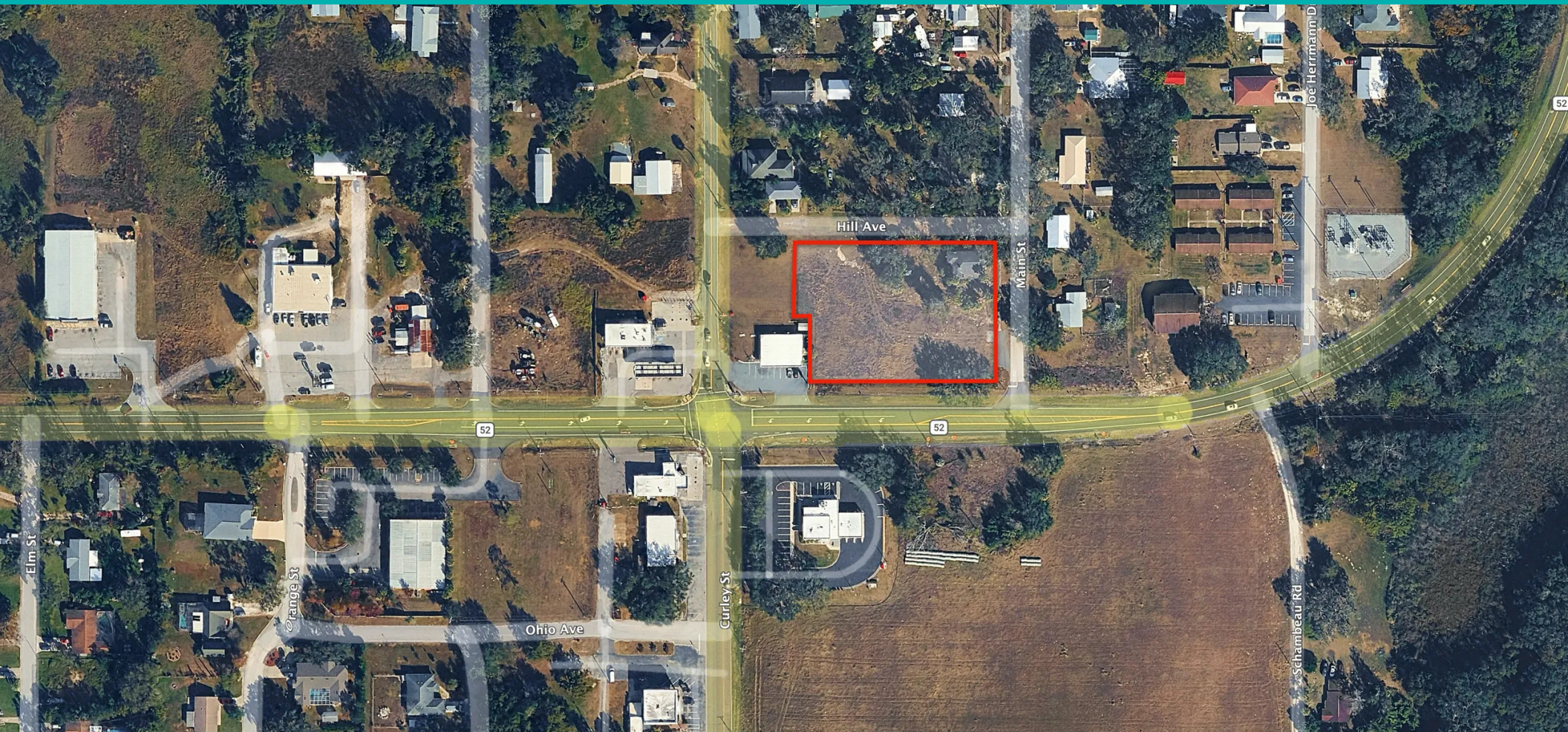


# Main and 52 Retail



MAIN AND 52 RETAIL

12021 MAIN ST, SAN ANTONIO, FL 33576

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description

## PROPERTY DESCRIPTION

The property is 1.56 acres in downtown San Antonio zoned C2, the county's general commercial district. It carries roughly 275 feet of frontage on State Road 52 with additional access off both Main Street and Hill Avenue. The C2 zoning supports a broad range of retail office and commercial uses. Given its size frontage and setting in the heart of town the site also lends itself to a community gathering concept such as a weekly farmers and artisan market that could anchor downtown San Antonio and draw steady foot traffic. The highway frontage, dual access and flexible zoning make it a strong infill commercial site with room for a creative vision.

## LOCATION DESCRIPTION

The property is on Main Street in the historic town of San Antonio in east Pasco County, one of the oldest incorporated communities in the county and known for its small town charm and walkable downtown core. Founded in 1882, the town still centers on its Main Street and hosts the well known San Antonio Rattlesnake Festival that draws visitors from across the region each year. It sits just off State Road 52 with direct access to Interstate 75 at Exit 285, tying the town to the greater Tampa Bay region and to the U.S. 301 corridor through neighboring Dade City. Saint Leo University and the Lake Jovita golf community are next door, and East Pasco has become one of the fastest growing parts of one of the fastest growing counties in Florida with new housing pushing east along the SR 52 corridor toward San Antonio. The result is a rare mix of established historic character and real growth momentum in the path of the region's expansion.

## PROPERTY SIZE

1.56 Acres

## ZONING

C2

## PRICE

Contact Broker For Pricing

## BROKER CONTACT INFO

**Josh Streitmatter**

Advisor

813.287.8787 x113

[josh@thedirt dog.com](mailto:josh@thedirt dog.com)

**J. Michael Strahan, ALC, CCIM, MAB**

Senior Advisor/Partner

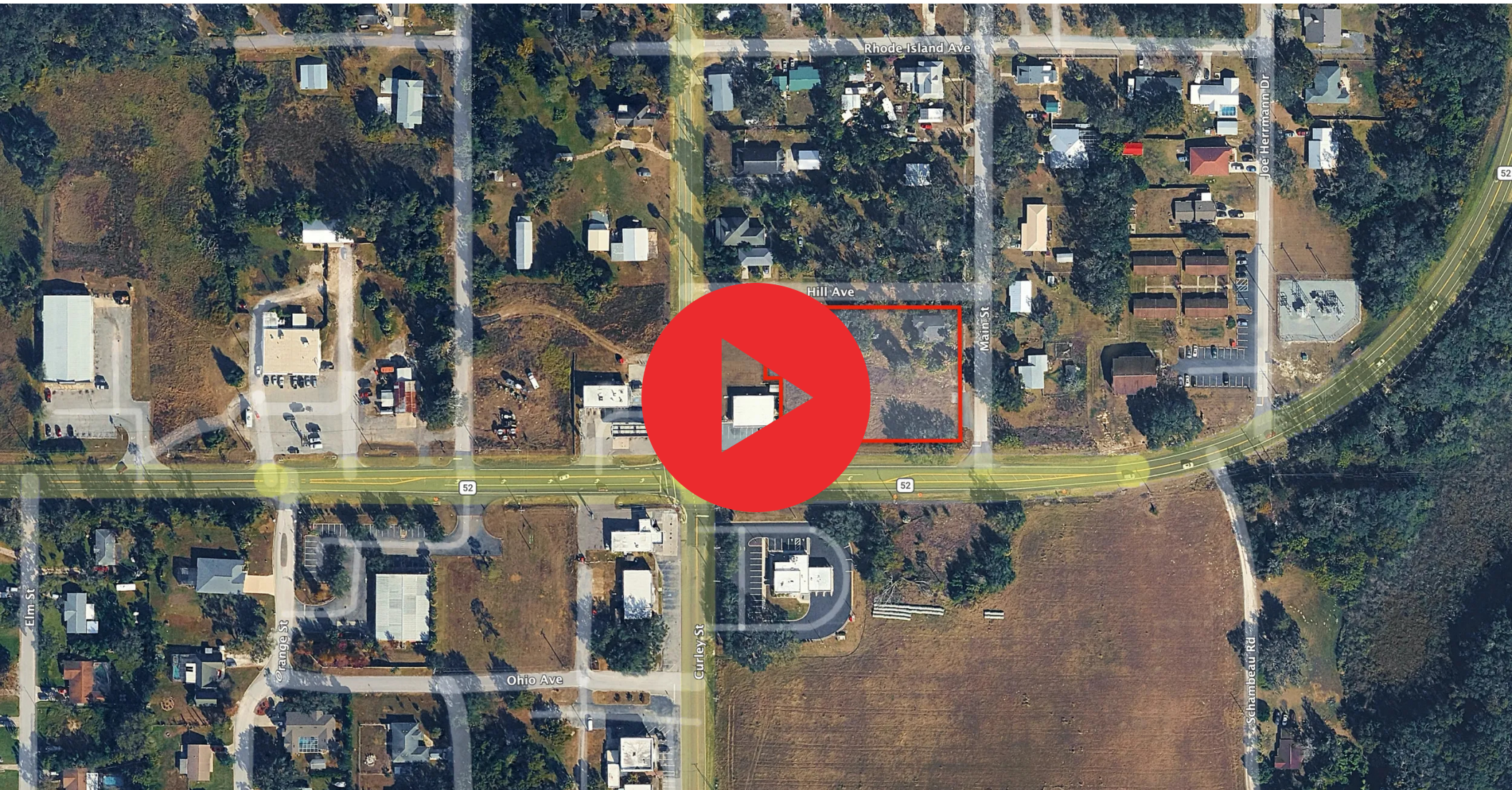
813.287.8787 x105

[michael@thedirt dog.com](mailto:michael@thedirt dog.com)

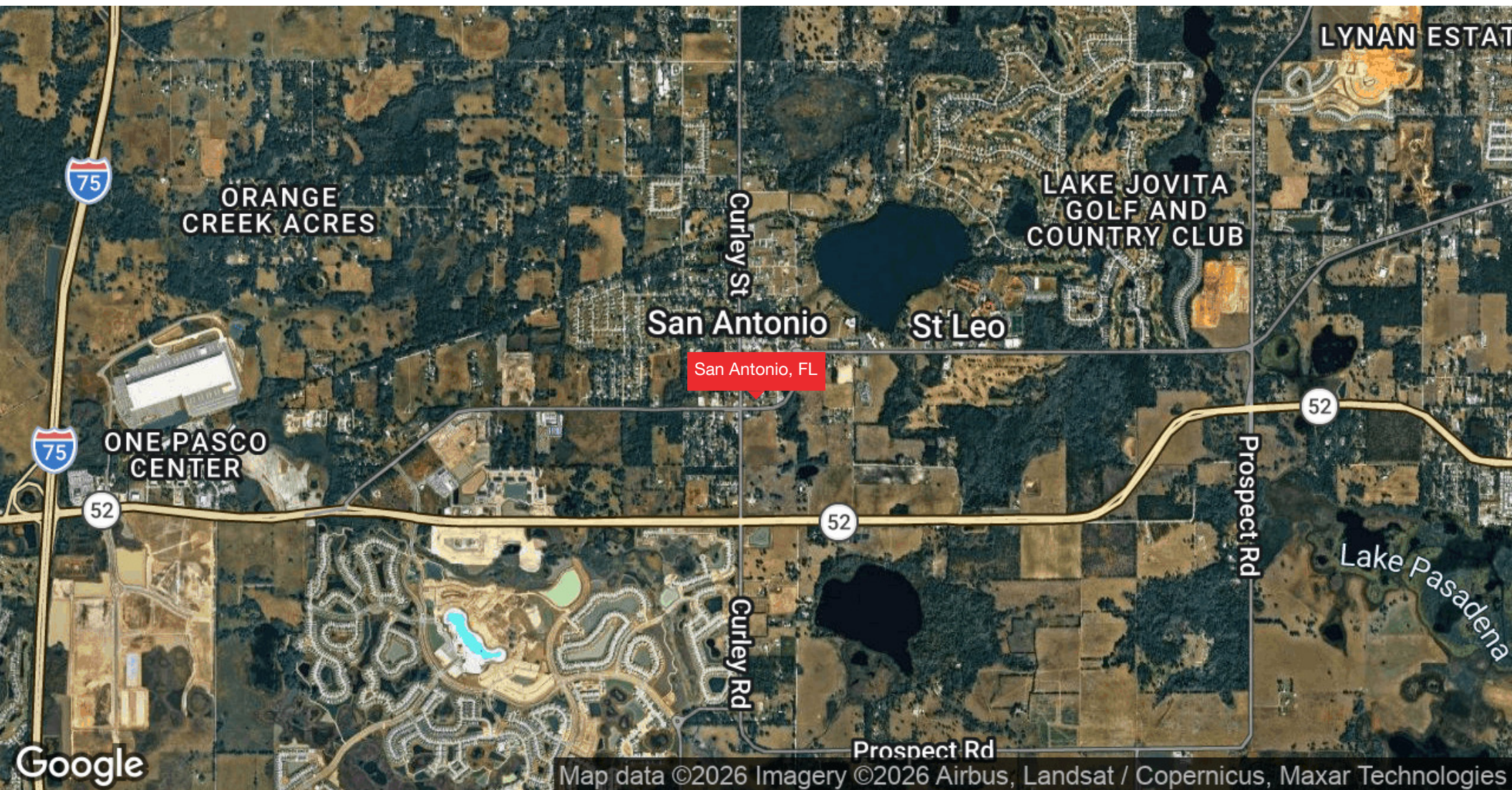
# Aerial



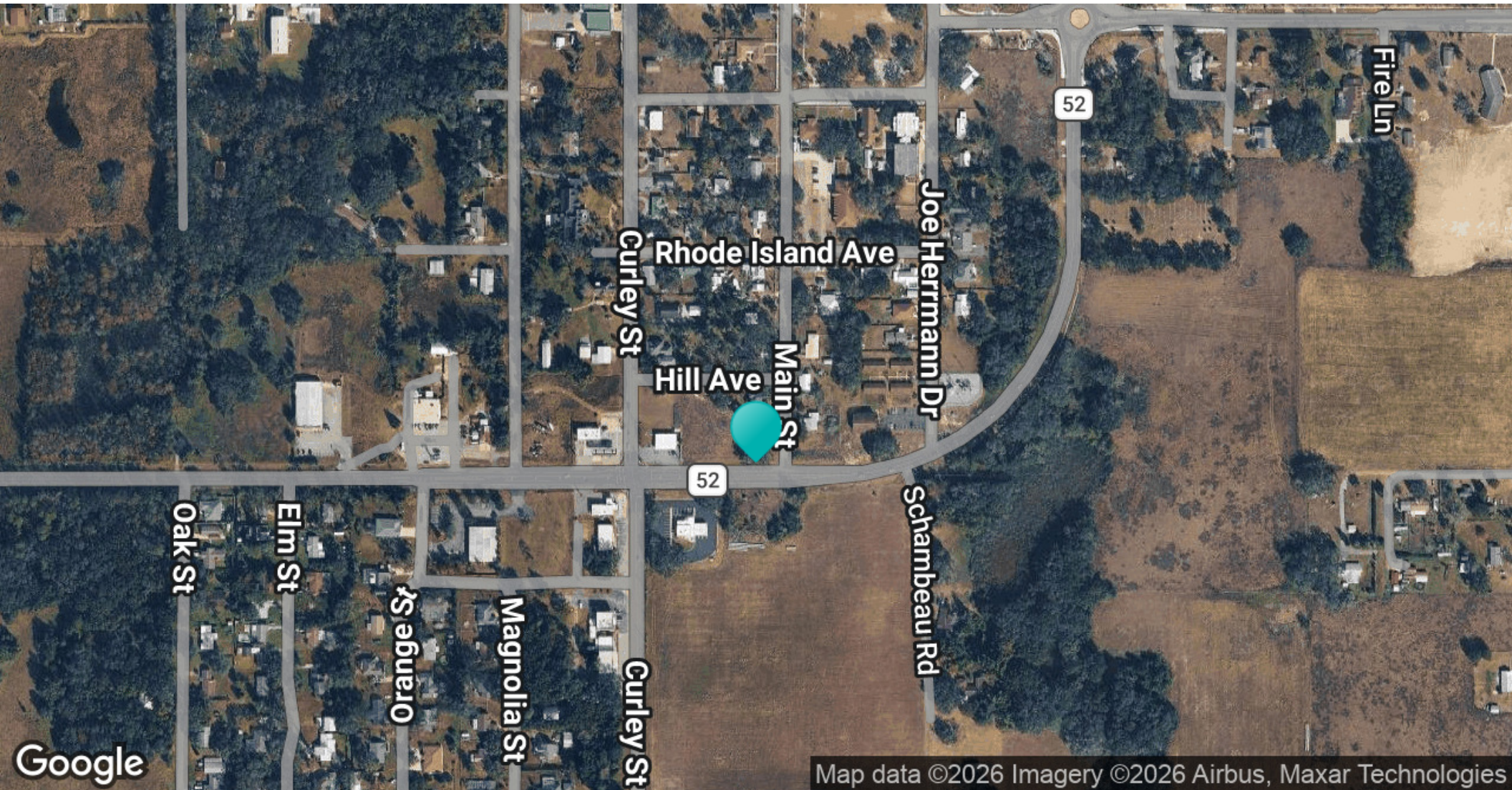
# Drone Video



# Regional Map



# Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

# Demographics Map & Report

## POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 110        | 414       | 1,461  |
| Average Age          | 24.4       | 25.3      | 27.1   |
| Average Age (Male)   | 25.1       | 26.1      | 27.9   |
| Average Age (Female) | 24.0       | 24.9      | 26.6   |

## HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 21         | 83        | 317       |
| # of Persons per HH | 5.2        | 5.0       | 4.6       |
| Average HH Income   | \$125,140  | \$122,424 | \$119,397 |
| Average House Value | \$772,486  | \$688,539 | \$647,403 |

2023 American Community Survey (ACS)



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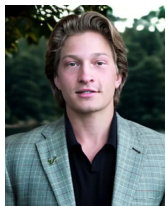
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## Your Advisors



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Questions | Give us a call or drop us an email

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