

For Sale and For Lease: Retail/Shopping Center

LA MADERA MARKETPLACE

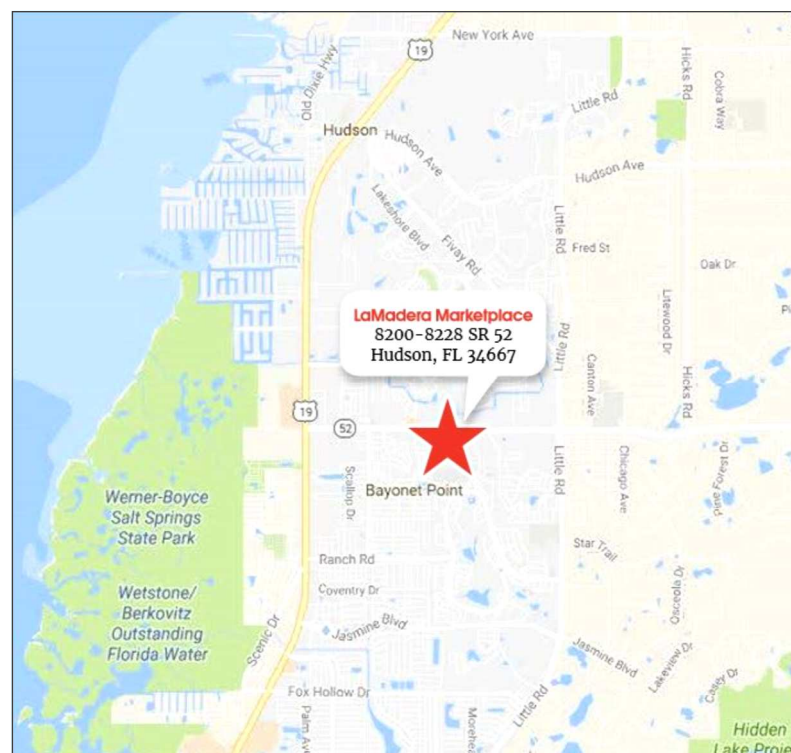
8200-8228 State Road 52, Hudson, FL 34667



FEATURES

- ❖ Existing shopping center with vacant 31,800 SF former grocery anchor
- ❖ Excellent redevelopment opportunity for apartments and neighborhood mixed commercial uses
- ❖ Potential for live/work style units
- ❖ Existing multiple points of ingress and egress off Hwy 52 and LaMadera Blvd.
- ❖ 43,800 SF (31,800 SF anchor/vacant and 12,000 SF local tenant units)
- ❖ C2 Zoning
- ❖ 2017 Real estate taxes: \$22,679.48
- ❖ Bar joist height: 14' - 16'
- ❖ Both Hwy 52 outparcels are also available for sale (old restaurant parcel is 2.8 acres – old MH sales lot is .87 acres for a total of 3.67 acres; Note: Different Owners/ Brokers)
- ❖ **Asking Price: \$1,475,000**
- ❖ **31,800 SF Anchor Space also Available for Lease - Call for Rates**

LOCATION MAP



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Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Population	12,199	58,917	102,267
Total Households	5,820	25,995	43,856
Median Age	55.3	51.6	48.9
Median HH Income	\$31,030	\$34,669	\$35,816

Location Highlights

- ❖ Located at the lighted intersection of SR52 and LaMadera Blvd
- ❖ Adjacent to the Hudson Ridge Apartments
- ❖ High exposure along SR52, with high traffic counts: 30,500 vpd
- ❖ Ideally located within minutes of many restaurants, pharmacies, fitness centers, retail stores and Publix

