

SR52 Professional Office Sites

Development Sites at The Verandahs
State Road 54 & Trinity Boulevard, Trinity, FL 34655



**BERKSHIRE
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HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale



DEWEY MITCHELL
Broker | Owner
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- ⊕ Excellent SR52 Location near the Suncoast Parkway
- ⊕ Lots Range from .53± Acre to 2.26± Acres
- ⊕ Zoned for Professional Office Use
- ⊕ Significant Residential Growth Area
- ⊕ Excellent Opportunity to Build Your Own Office
- ⊕ SR52 Recently Widened to 6 Lanes
- ⊕ Possible Owner Financing
- ⊕ Prices from \$215,000 - \$995,000

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Teamwork | Integrity | Passion | Excellence

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SR52 Professional Office Sites

Development Sites at The Verandahs
State Road 52 & Chenwood Drive, Hudson, FL 34669

COMMERCIAL DIVISION



Available for sale, professional office development located on the north side of SR52 at Chenwood Ave., 2.2± miles west of the Suncoast Parkway in Hudson, Florida. Lots are adjacent to The Verandahs residential development and range in size from .53± acres to 2.26± acres and are zoned MPUD – Professional Office with a Land Use of RES 3 by Pasco County. The sites afford excellent ingress/egress with left turn-in and left turn-out access from SR52, a 6-lane divided highway. Traffic counts on SR52 are strong at nearly 30,000 AADT. Utilities are available along SR52.

AREA DEMOGRAPHICS (3 mile radius)

KEY FACTS

2,576
Population

2.9
Average Household Size

34.7
Median Age

Median Age

\$75,598
Median Household Income

Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,935
Apparel & Services

\$4,590
Groceries

\$148
Computers

\$4,955
Health Care

\$3,344
Eating Out

INCOME

\$75,598
Median Household Income

\$27,019
Per Capita Income

\$144,524
Median Net Worth

EMPLOYMENT

67%
White Collar

21%
Blue Collar

12%
Services

7.3%
Unemployment Rate

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