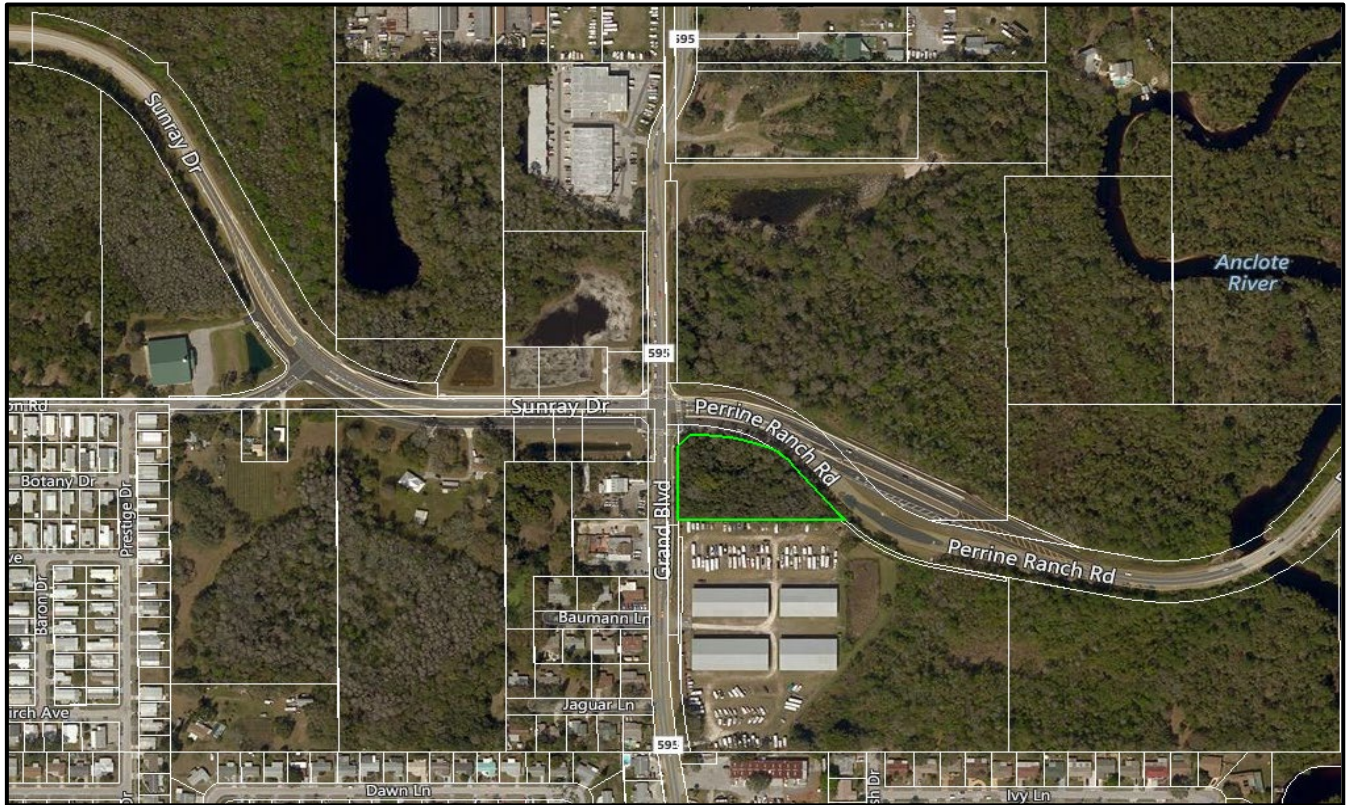




# 1.78± Development Acres Hard Corner in Holiday, FL

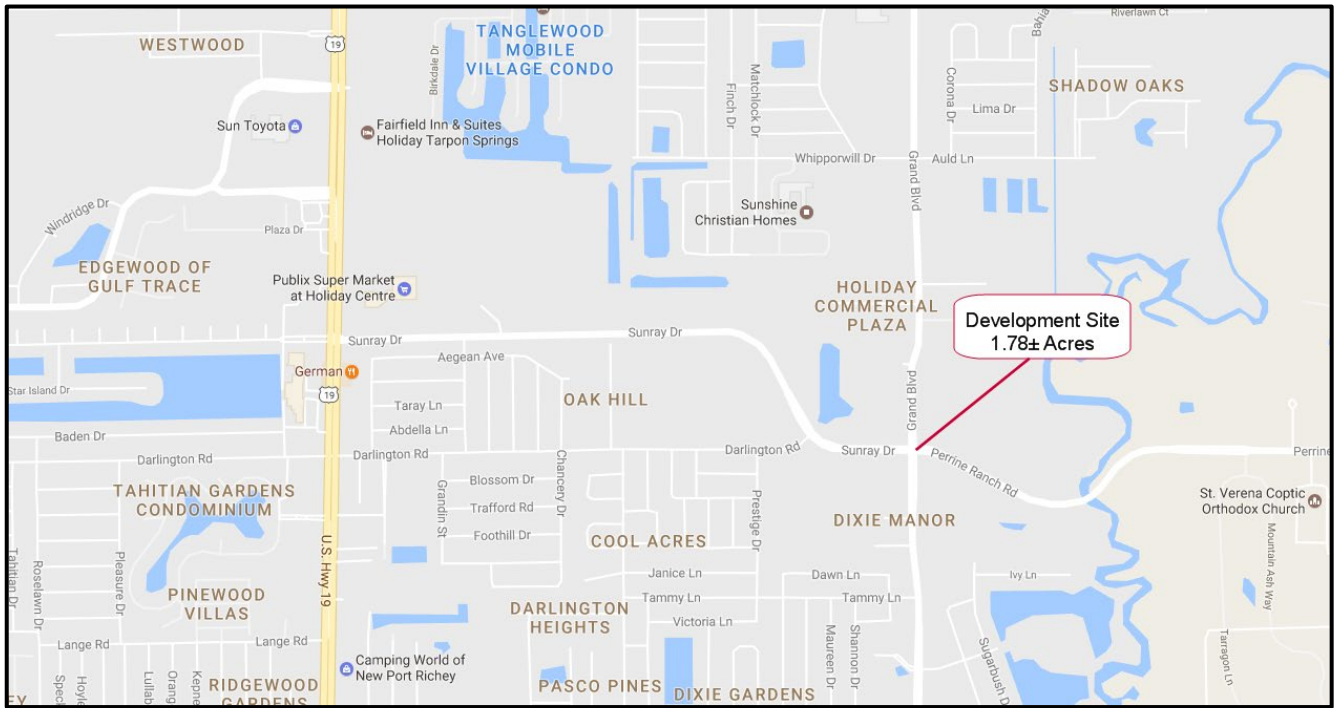
For Sale



**SE Quadrant Grand Blvd. & Perrine Ranch Rd., Holiday, Florida 34690**

## Property Information

- **1.78± Acre Commercial Corner Zoned AC**
- **Signalized Intersection**
- **265'± Frontage on Grand Blvd. & 540'± on Perrine Ranch Rd.**
- **AADT on Grand Blvd. is 13,000±**
- **Possible Commercial Rezoning**
- **Flood Plain: AE**
- **Future Land Use: Retail/Office/Residential (ROR)**
- **Priced at \$375,000**



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	9,282	78,014	149,670
Avg. HH Income	\$48,131	\$55,750	\$63,243
Median Age	44.9	45.4	48.2
Total Households	3,875	33,080	63,778

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	26,363	96,563	172,612
Avg. HH Income	\$50,653	\$56,679	\$64,344
Median Age	45.2	45.7	48.8
Total Households	11,218	40,971	74,001

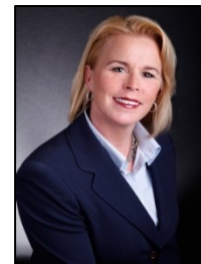
## Tampa Bay Land Team...



**D. Dewey Mitchell, CCIM**  
**Broker Owner**  
727-569-2332  
industrial@bhhsflpg.com



**Renee' D. Dyer, CCIM, ALC**  
**Executive Associate**  
727-460-4901  
rdyer@bhhsflpg.com



**Jill Carbonelli, CCIM**  
**Sr. Broker Associate**  
727-639-5713  
jcarbonelli@bhhsflpg.com



*Dyer/Carbonelli Team*  
*Awarded #1 Producing Commercial Team in the Network 2018*  
*Awarded #2 Producing Commercial Team in the Network 2019*