



**BERKSHIRE
HATHAWAY**

HomeServices

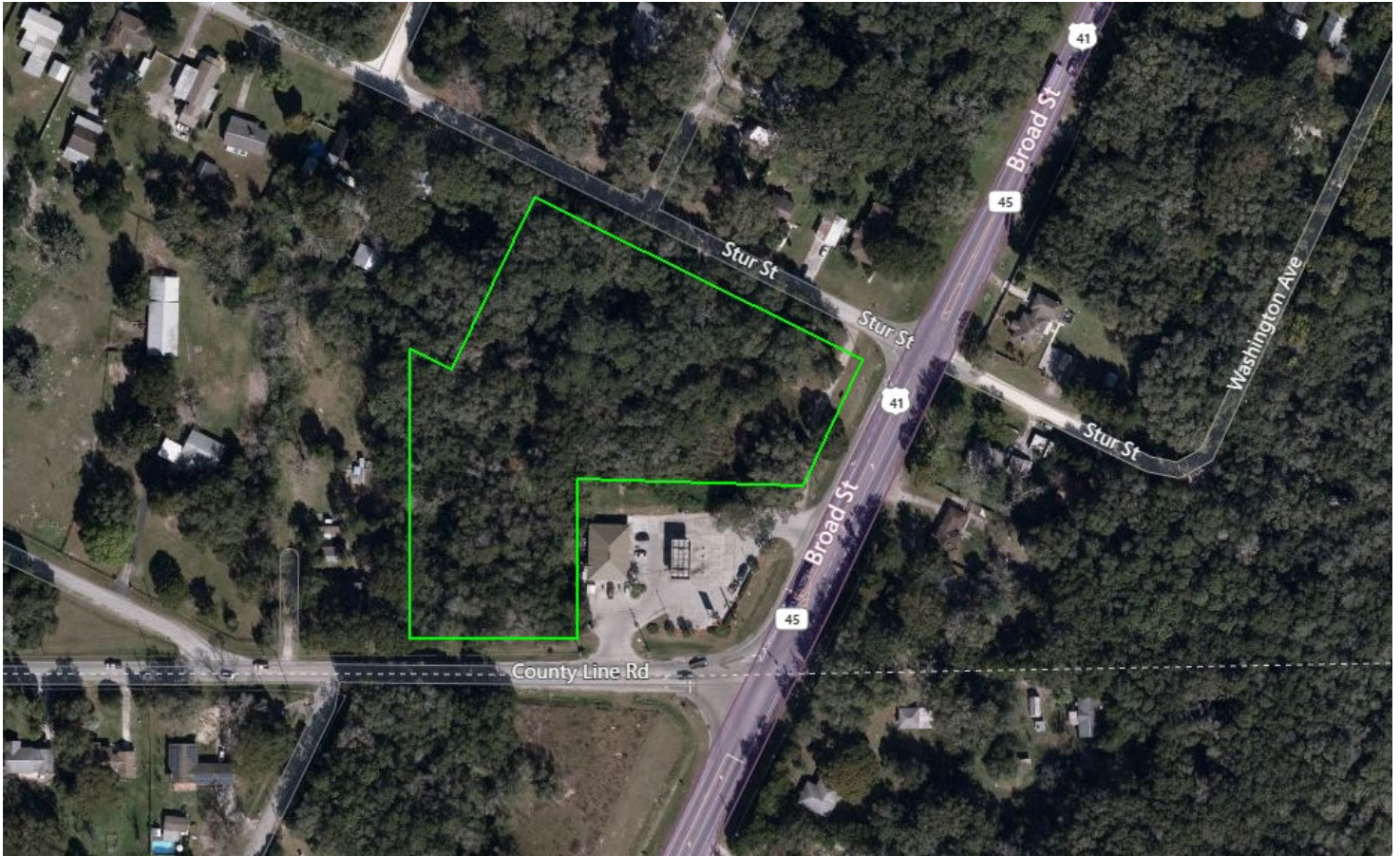
Florida Properties Group

COMMERCIAL DIVISION

4± Upland Commercial Acres



For Sale

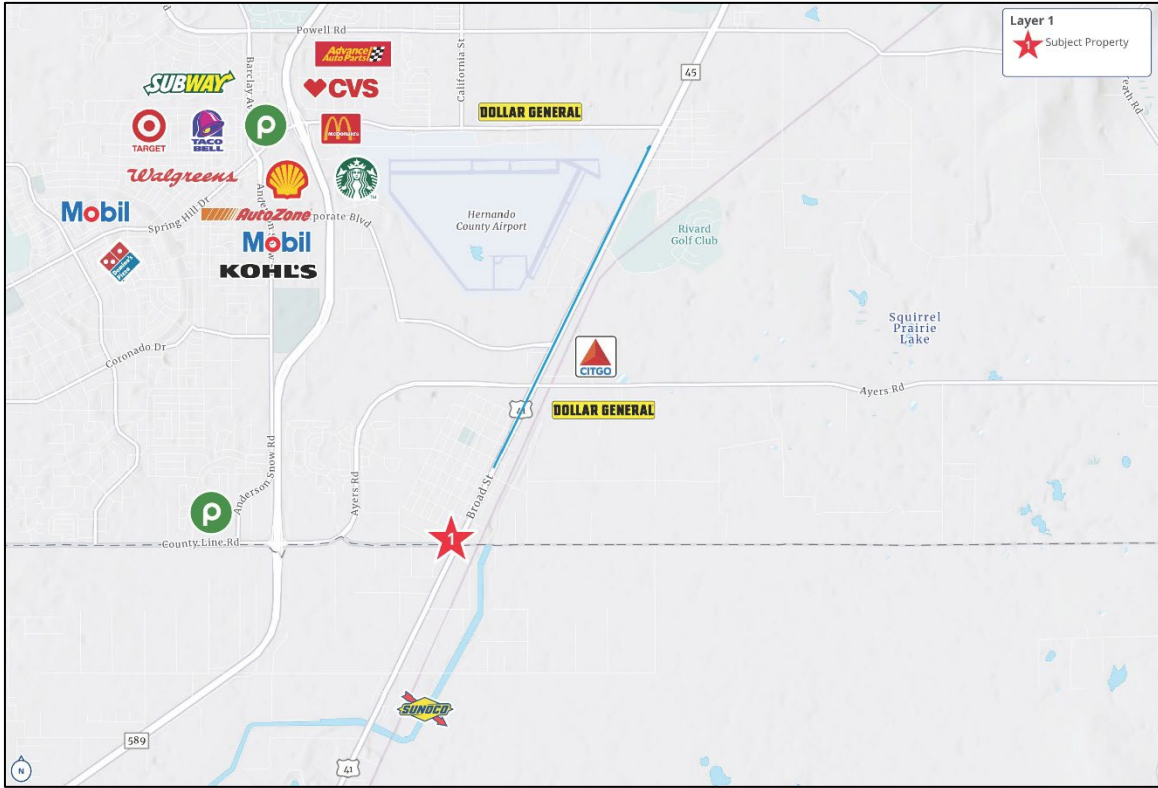


County Line Rd & U.S. 41, Masaryktown, FL 34604

Property Information

- **175' Footage on US 41 and 208' Footage on County Line Rd.**
- **ADDT 11,200 & 10,300 Trips Respectively**
- **Zoning: Vacant Commercial**
- **4± Upland Acres Wrapping Around the Mobile Gas Station**
- **2.3± miles to Brooksville Tampa Bay Regional Airport**
- **1.3± Miles East of the Suncoast Parkway & 1.4± Miles South of Ayers Rd.**
- **Sale Price: \$450,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	1,477	12,076	42,865
Avg. HH Income	\$77,411	\$75,003	\$75,471
Median Age	39.8	40.3	47.6
Total Households	579	4,472	16,208

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	3,931	31,390	114,868
Avg. HH Income	\$79,859	\$73,758	\$67,333
Median Age	40.2	45.5	46.8
Total Households	1,457	11,979	44,734



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DYER-CARBONELLI TEAM
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*Ranked Top 3 Teams Nationwide
Berkshire Hathaway Commercial
2018-2020*



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