



# COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

## Pasco County Commercial Land

State Road 52 • Hudson, FL 34669

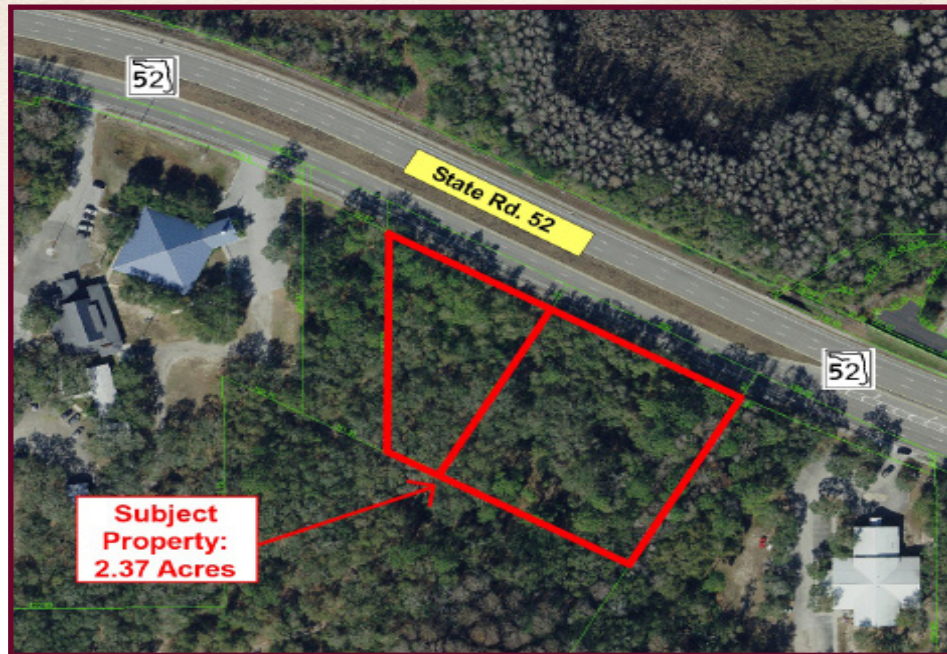
# LAND FOR SALE



**Heidi Tuttle-Beisner, CCIM**  
Broker/Owner  
Cell: (727) 992-1674  
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htuttle@cap-realty.com  
www.cap-realty.com

- ◆ **High visibility in a rapidly growing area**
- ◆ **Two vacant land parcels totaling 2.37 acres for sale on SR 52 in Hudson**
- ◆ **Electric to site - Withlacoochee River Electric Cooperative**

- ◆ **Just east of Colony Lakes Blvd. & half a mile west of Moon Lake Rd.**
- ◆ **Site is not far from future Ridge Road extension to Suncoast Pkwy & new Moffitt Campus**
- ◆ **479 ft of SR 52 frontage & traffic counts in excess of 30,000 cars per day**

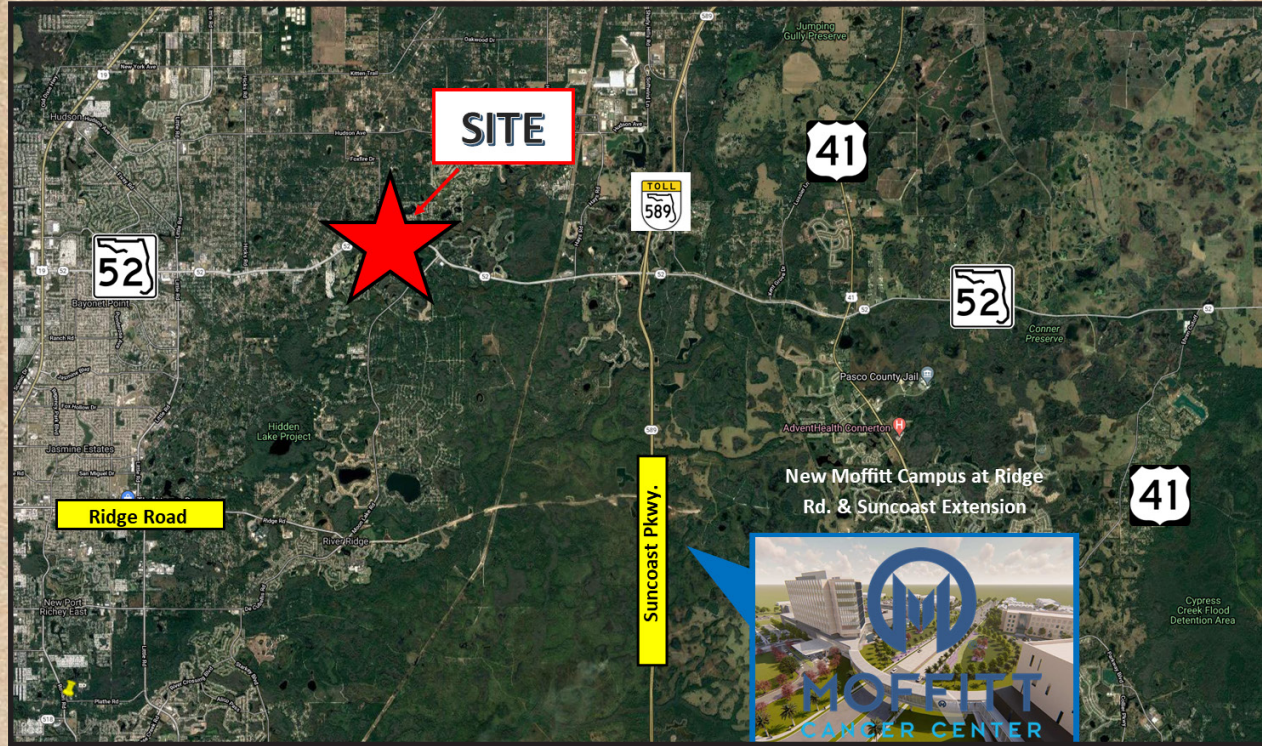


## Sale Price:

# \$379,000



# Property Information



## Demographics - 5 Miles



76,392

Population



2.2%

Growth



\$61,011

Average HH Income



46.6

Average Age



479 Feet of SR 52 Frontage

For more information, please call Heidi Tuttle-Beisner, CCIM • Cell: (727) 992-1674 • Email: htuttle@cap-realty.com.