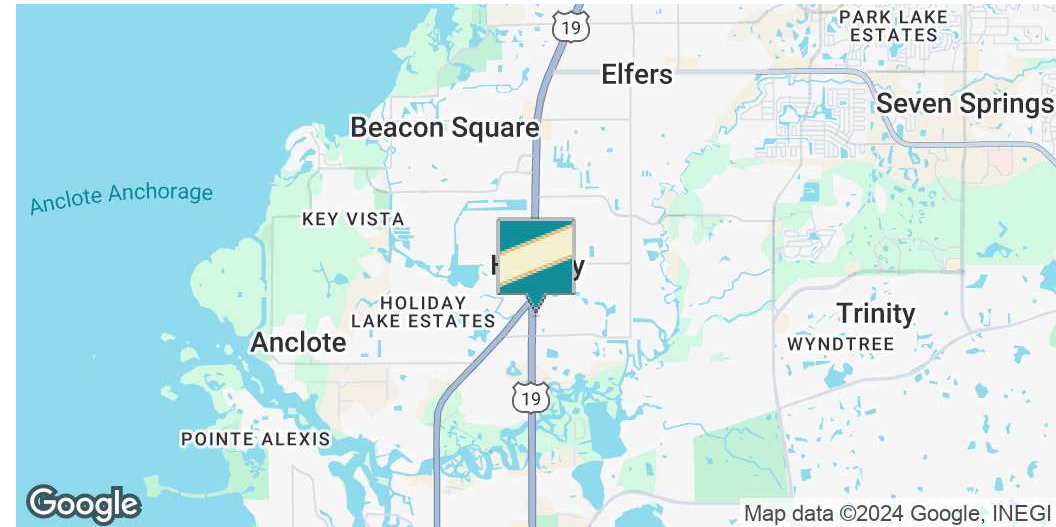




1.57 ACRES US 19 PASCO COUNTY

1436 US Highway 19 , Holiday, FL 34691

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	5,864 SF
Lot Size:	1.57 Acres
Price / SF:	\$255.80
Year Built:	1973
Renovated:	2005
Zoning:	C2

PROPERTY OVERVIEW

Amazing opportunity to own 1.57 acres of land with a concrete block 5,864 square feet BAR/restaurant located on US HIGHWAY 19 which is a major North/South Highway for the Greater Tampa Bay Area! Priced to sell fast.

Perfectly positioned on a corner lot, with 114 feet of frontage, high traffic area as well as a dedicated turning lane make this property prime for redevelopment.

IDEAL FOR CARWASH , QSR , FAST FOOD , AUTOMOTIVE DEALERSHIP , RESTAURANT . RETAIL STRIP CENTER . MEDICAL . FREE STANDING RETAIL

George William

727.482.2818
 george@grimaldcommercialrealty.com

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 69,000 TRAFFIC COUNT AADT
- 1.57 ACRES PRIME FOR REDEVELOPMENT
- C2 ZONING WITH VARIOUS ALLOWABLE USES
- DEDICATED TURNING LANE
- CORNER LOT WITH AMPLE PARKING
- APX 3 MILES FROM THE BEACH



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PROPERTY DESCRIPTION

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Perfectly positioned on a corner lot, with 114 feet of frontage, high traffic area as well as a dedicated turning lane make this property prime for redevelopment.

IDEAL FOR CARWASH , QSR , FAST FOOD , AUTOMOTIVE DEALERSHIP , RESTAURANT , RETAIL STRIP CENTER , MEDICAL , FREE STANDING RETAIL

LOCATION DESCRIPTION

Located in Florida's Sports Coast, only 3.5 miles to the beach! Situated directly on US Hwy 19 with a high traffic count of 69,500 AADT. Currently has a population of 130,409, situated in a high-growth community that's expected to see a 17% increase in population by 2027. Zoned C2 and sitting on 1.57 acres of land. The average household income within one mile is \$60,824. Additionally, the 5 mile consumer spending is \$1.9 Billion!

The site also benefits from proximity to Tampa, Clearwater, and St. Petersburg, all within an hour's drive via Highway 19. With recent capital improvements, upside potential, and a well-connected location, Pasco Professional Center at 5623 US Highway 19 presents an exceptional investor or owner/user opportunity.



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1.57 ACRES US 19 PASCO COUNTY

1436 US Highway 19 , Holiday, FL 34691

PROPERTY DETAILS

Sale Price	\$1,500,000
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LOCATION INFORMATION

Building Name	1.57 ACRES US 19 PASCO COUNTY
Street Address	1436 US Highway 19
City, State, Zip	Holiday, FL 34691
County	Pasco

BUILDING INFORMATION

Building Size	5,864 SF
Number of Floors	1
Year Built	1973
Year Last Renovated	2005

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C2
Lot Size	1.57 Acres

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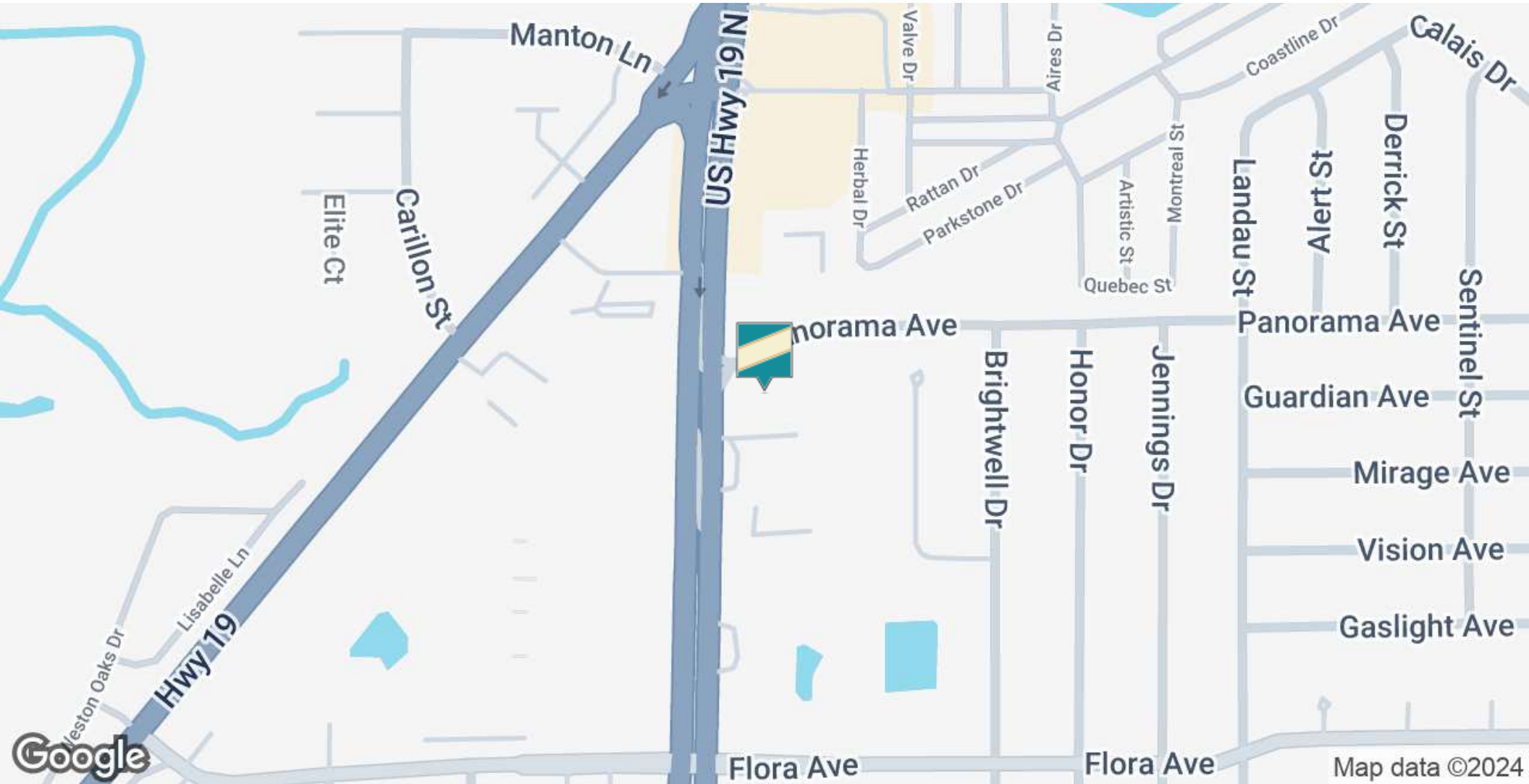
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LOCATION MAP



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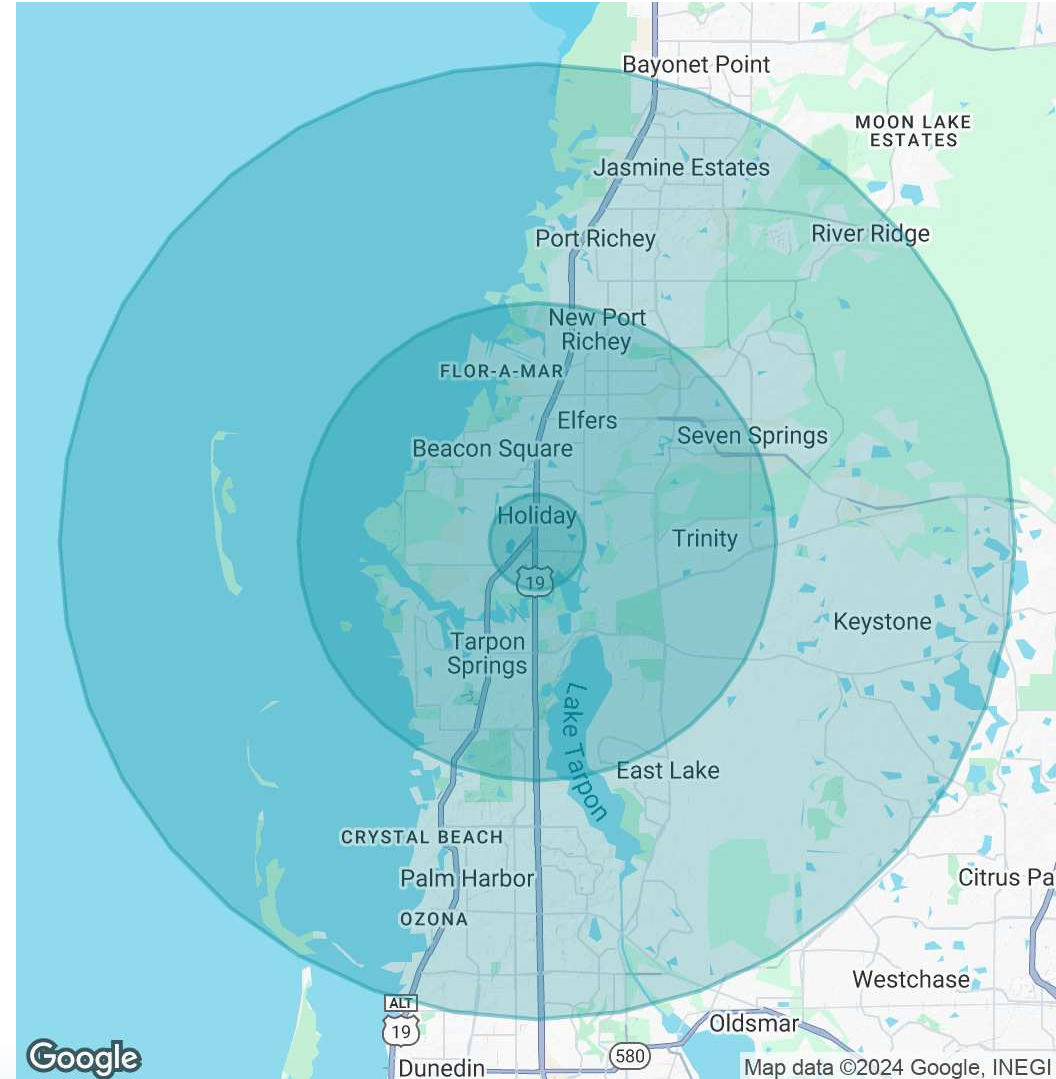
1436 US Highway 19 , Holiday, FL 34691

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,594	130,409	343,350
Average Age	45.6	47.3	47.4
Average Age (Male)	44.5	46.4	46.2
Average Age (Female)	48.1	48.4	48.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,000	67,675	167,226
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$35,625	\$60,824	\$67,864
Average House Value	\$88,640	\$196,793	\$219,971

2020 American Community Survey (ACS)



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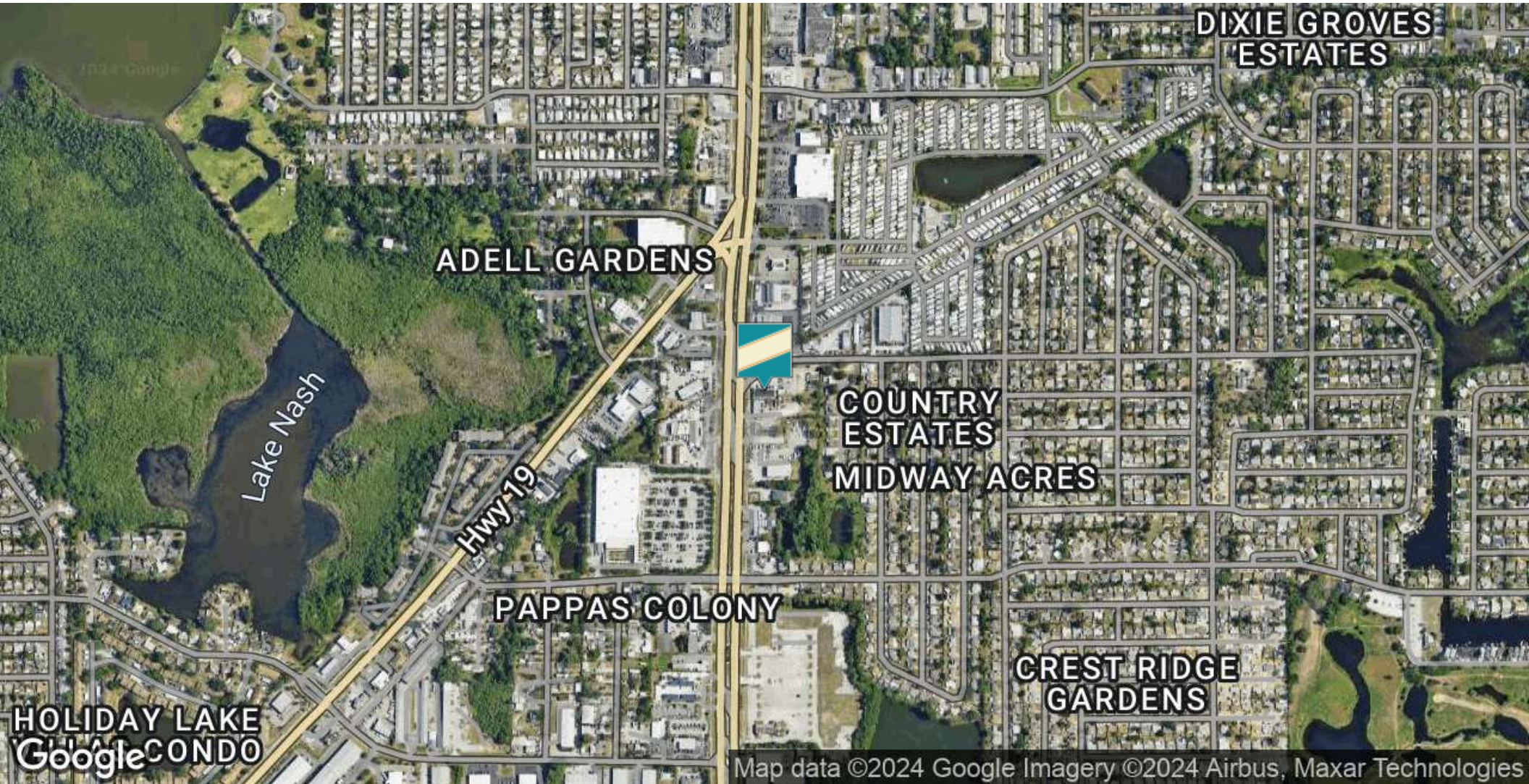
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AERIAL MAP



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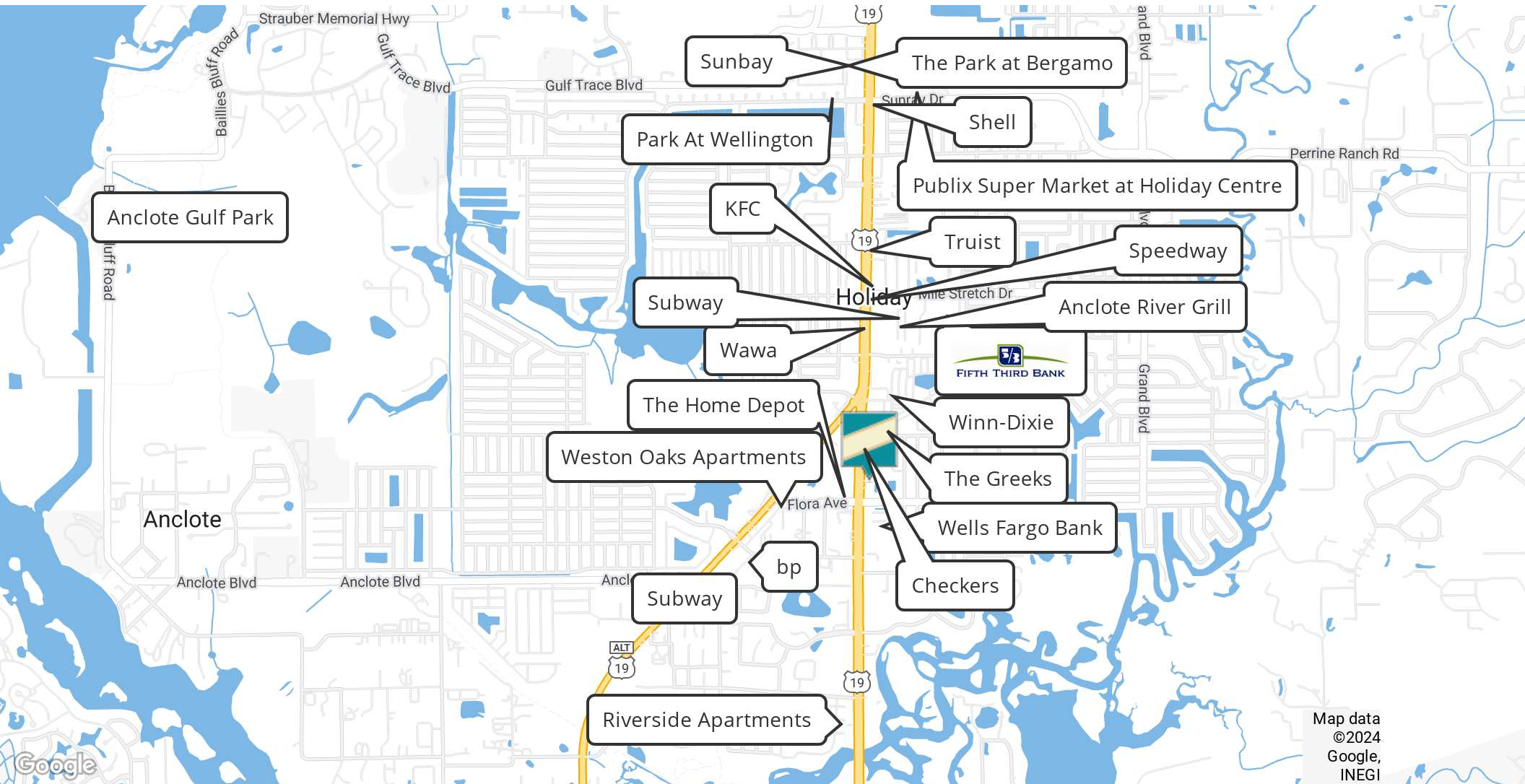
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RETAILER MAP



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ADVISOR BIO 1

GEORGE WILLIAM

Senior Broker Associate

george@grimaldicommercialrealty.com

Direct: 727.482.2818



PROFESSIONAL BACKGROUND

George William, Broker, specializing in Commercial sales and leasing, has a passion and focus on Retail, Investment, and Industrial properties. Prior to joining Grimaldi Commercial Realty Corp., George gained invaluable knowledge as an experienced owner and operator of Retail Franchises in the Tampa bay area.

George prides himself in honesty, transparency, and attention to detail. Understanding clients needs and the importance of good communication has been imperative to George's success as a Senior Broker Associate at Grimaldi Commercial Realty Corp.

His own experience buying, selling, and leasing has given him a keen understanding of clients needs. George has also worked for two of the largest Financial Institutions in the Nation where he gained an in-depth understanding of the lending process and lending instruments, from which our clients benefit.

George builds a strong rapport with his clients and prides himself on fostering relationships based on communication and trust.

Areas of Expertise:

Investment and income producing properties

Sale of businesses

Retail Sales and Leasing

Industrial Sales and Leasing

Self Storage

Gas Stations and Convenience Stores

Grimaldi Commercial Realty Corp.

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