

### **Property Highlights**

- C-2 Zoning
- Approximately 609' on US 19
- Median Cut
- 41,681 AADT on US 19 HWY N
- Site plan for Retail, QSR & Storage
- Current Billboard Lease
- <u>Video</u>





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POPULATION	4,189	31,642	69,439
PROJECTED POPULATION (2026)	4,642	35,126	76,986
AVG.HH INCOME	\$55,024	\$58,421	\$54,338
MEDIAN AGE	56.4	53.4	51.6
TRAFFIC COUNTS	+/- 41,681 Vehicles Per Day		

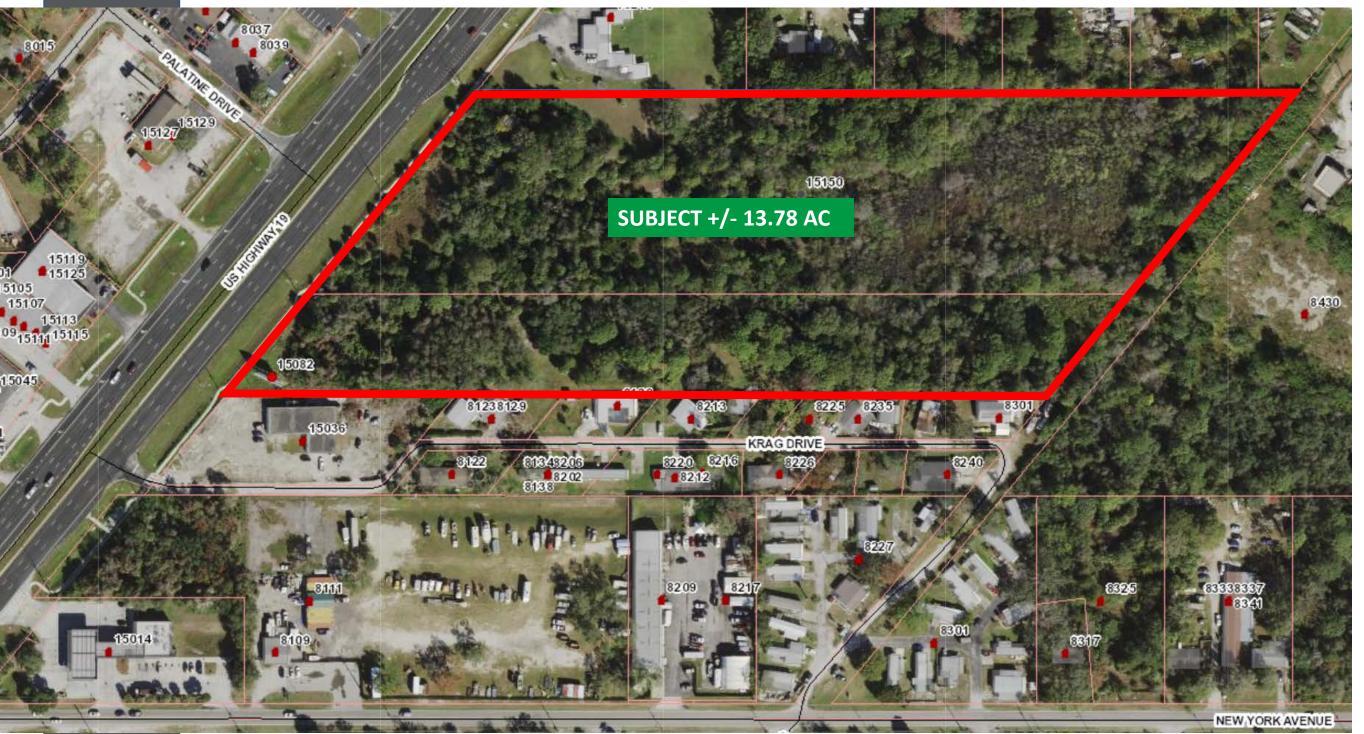
1-MILE

3-MILE

5-MILE

**DEMOGRAPHICS** 





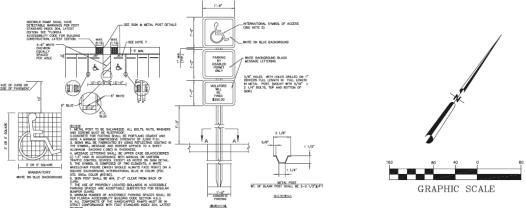
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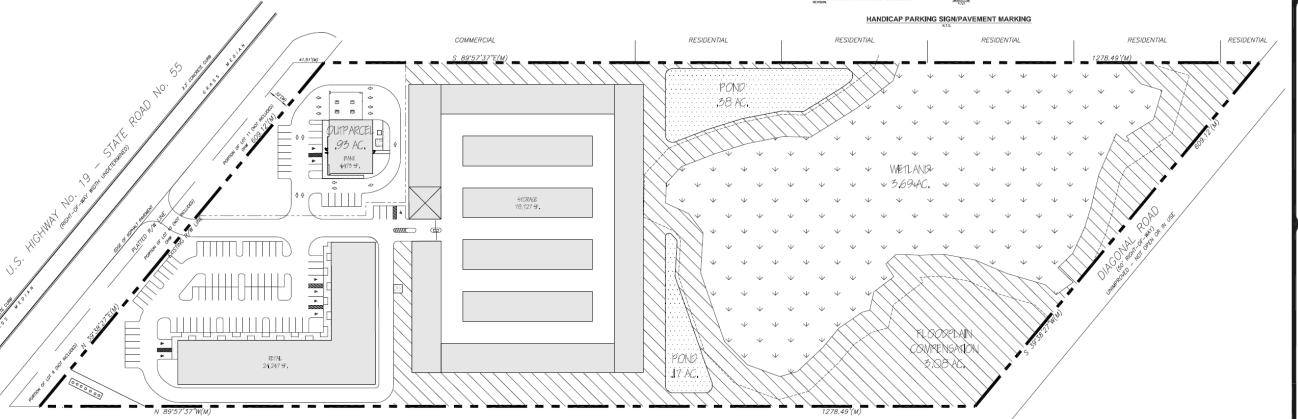
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REALTOR





LOTS 9, 10, AND 11, BLOCK 5, UNIT #2, GULF COAST ACRES SUBDIVISION; ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LESS THAT PORTION OF LOT 9 VESTED IN THE STATE OF FLORIDA BY ORDER RECORDED IN OFFICIAL RECORDS BOOK 403, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: LYING WITHIN 132 FEET OF THE SURVEY LINE OF STATE ROAD 55, SECTION 14030; SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS; BEING ON THE WESTERLY BOUNDARY OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 16 EAST AT A POINT 2537.06 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23; RUN THENCE NORTH 39.55.31" EAST 6739.36 FEET: TO THE NORTHWEST CORNER OF THE NORTHWESTERLY 1/4 OF SAID SECTION 23.

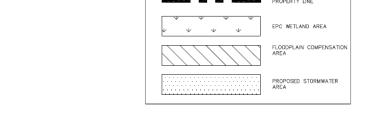




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**LEGEND** 

MINIMUM SETBACK	TABLE
EDON'T SETDACK "WEST DOUNDARY"	26.5

DE SETBACK "SOUTH BOUNDARY"	
AR SETBACK "EAST BOUNDARY"	20 FEET 30 FEET

#### SITE DATA

TOTAL SITE AREA	13.78 ACRES
TOTAL BUILDING AREA	107,447 SF.
TOTAL POND AREA	.64 ACRES
TOTAL FLOODPLAIN AREA	3.59 ACRES
TOTAL EXISTING WETLAND	3.69 ACRES

VICKI M. HARTMAN
Registered Professional
46611 politic

CONCEPTUAL SITE PLAN

The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, it's agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale





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