

1.50 Acre (MOL) PARCEL AVAILABLE- FOR SALE OR LEASE

NEQ of SR 52 and Little Rd | Hudson, FL 34667

Property Highlights

- ▶ 1.50-acre (MOL) parcel available
- ▶ Located at the heavily traveled and signaled intersection of Little Rd (44,000 AADT) and SR 52 (39,000 AADT)
- ▶ Co-tenancy with Wawa, Aldi, Burger King, and BB&T
- ▶ Sign panels available on monument sign along both SR 52 and Little Rd
- ▶ Local retailers include Publix Super Market, CVS, McDonald's, Dunkin', Dollar Tree, Advance Auto Parts, Family Dollar, and Taco Bell
- ▶ 0.3 miles to Fivay High School (1,750 students)
- ▶ Strong demographics include a population of over 120,000 with an average income of more than \$78,000 within a 5-mile radius

2025 DEMOGRAPHICS

Population



1 Mile	8,662
3 Mile	62,317
5 Mile	120,597

Households



1 Mile	3,954
3 Mile	27,658
5 Mile	51,978

Household Income



1 Mile	\$60,318
3 Mile	\$74,884
5 Mile	\$78,478

Traffic Counts



Little Rd	44,000 AADT
State Rd 52	39,000 AADT

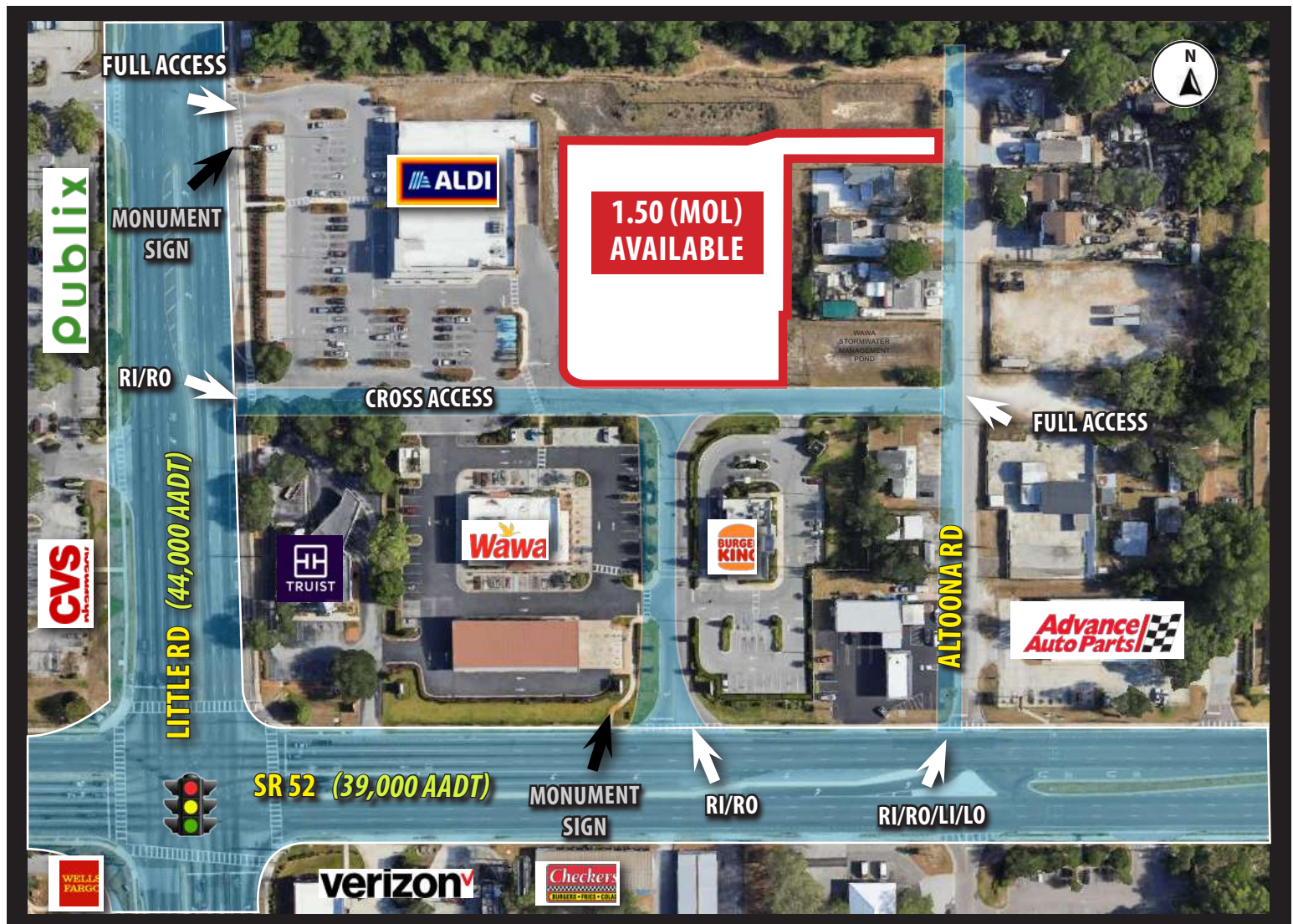
Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 388	1 Mile 1,817	1 Mile 5,996
3 Mile 2,360	3 Mile 12,031	3 Mile 41,498
5 Mile 5,153	5 Mile 30,118	5 Mile 82,586

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Little Rd Sign



SR 52 Sign



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