



## 1.08-ACRE (MOL) PARCEL AVAILABLE

9538 State Road 52 | Hudson, FL 34669

### PROPERTY HIGHLIGHTS

- ▶ 1.08-acre (MOL) parcel available with 4,100 SF former automotive building
- ▶ 200' of frontage along SR 52 (37,000 AADT)
- ▶ Access to the signalized intersections of SR 52 & Chicago Ave
- ▶ Catty corner to Fivay High School (1,750 ± students)
- ▶ Local retailers include Publix Super Market, CVS, ALDI, Wawa, McDonald's, Burger King, Popeye's, Dunkin', EOS Fitness, Ross Dress For Less, Dollar Tree, Advance Auto Parts, Family Dollar, and Taco Bell
- ▶ Strong demographics include a population of over 123,000 with an average income of more than \$78,000 within a 5-mile radius

### 2025 DEMOGRAPHICS

#### Population



1 Mile	5,342
3 Mile	59,929
5 Mile	122,900

#### Households



1 Mile	2,343
3 Mile	26,368
5 Mile	52,676

#### Household Income



1 Mile	\$58,828
3 Mile	\$76,055
5 Mile	\$79,362

#### Traffic Counts



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

#### Daytime Demos



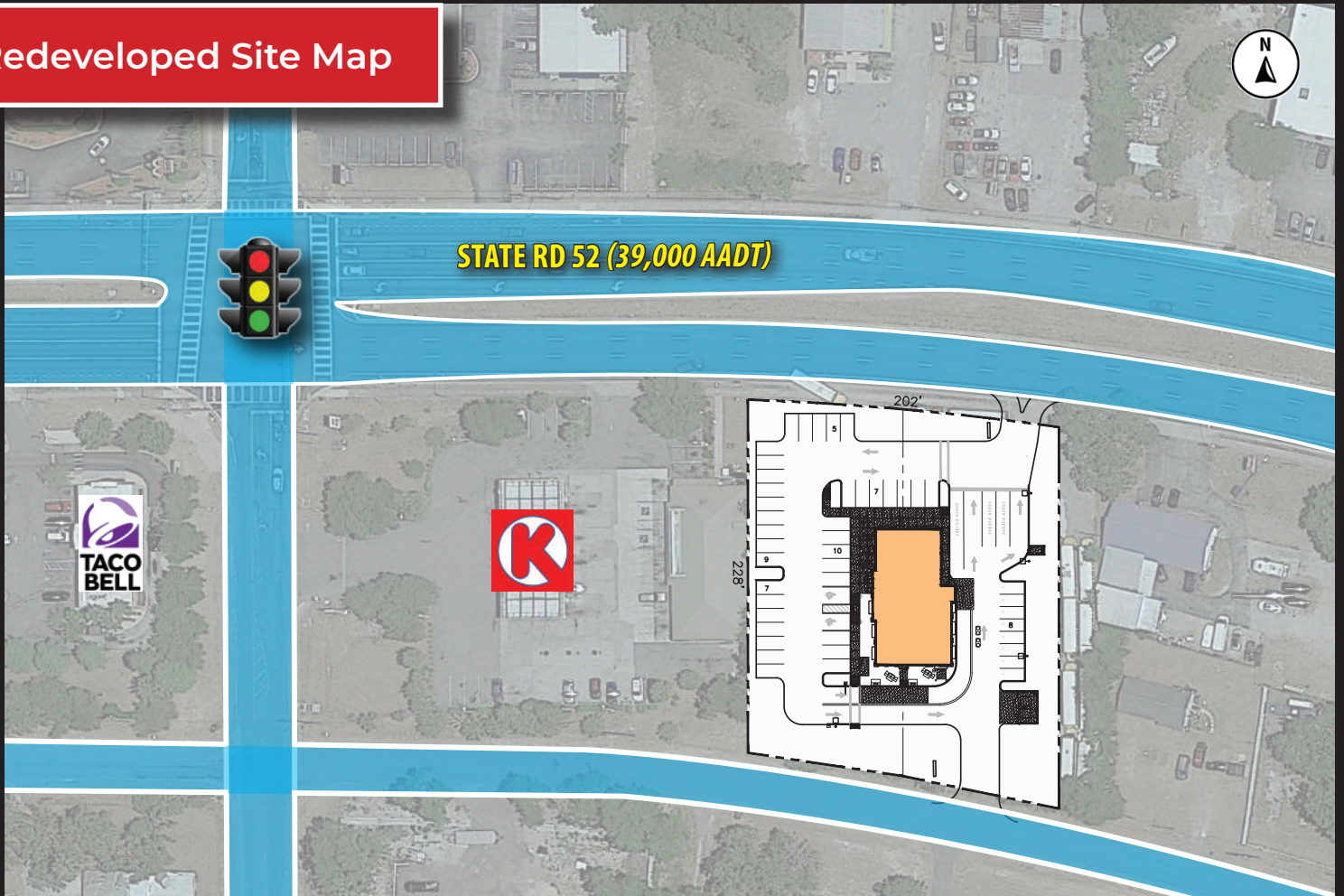
	Businesses	Employees	Daytime Population
1 Mile	343	1,593	4,128
3 Mile	2,252	11,092	39,292
5 Mile	5,015	29,347	82,518

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## Redeveloped Site Map



## Heat Map



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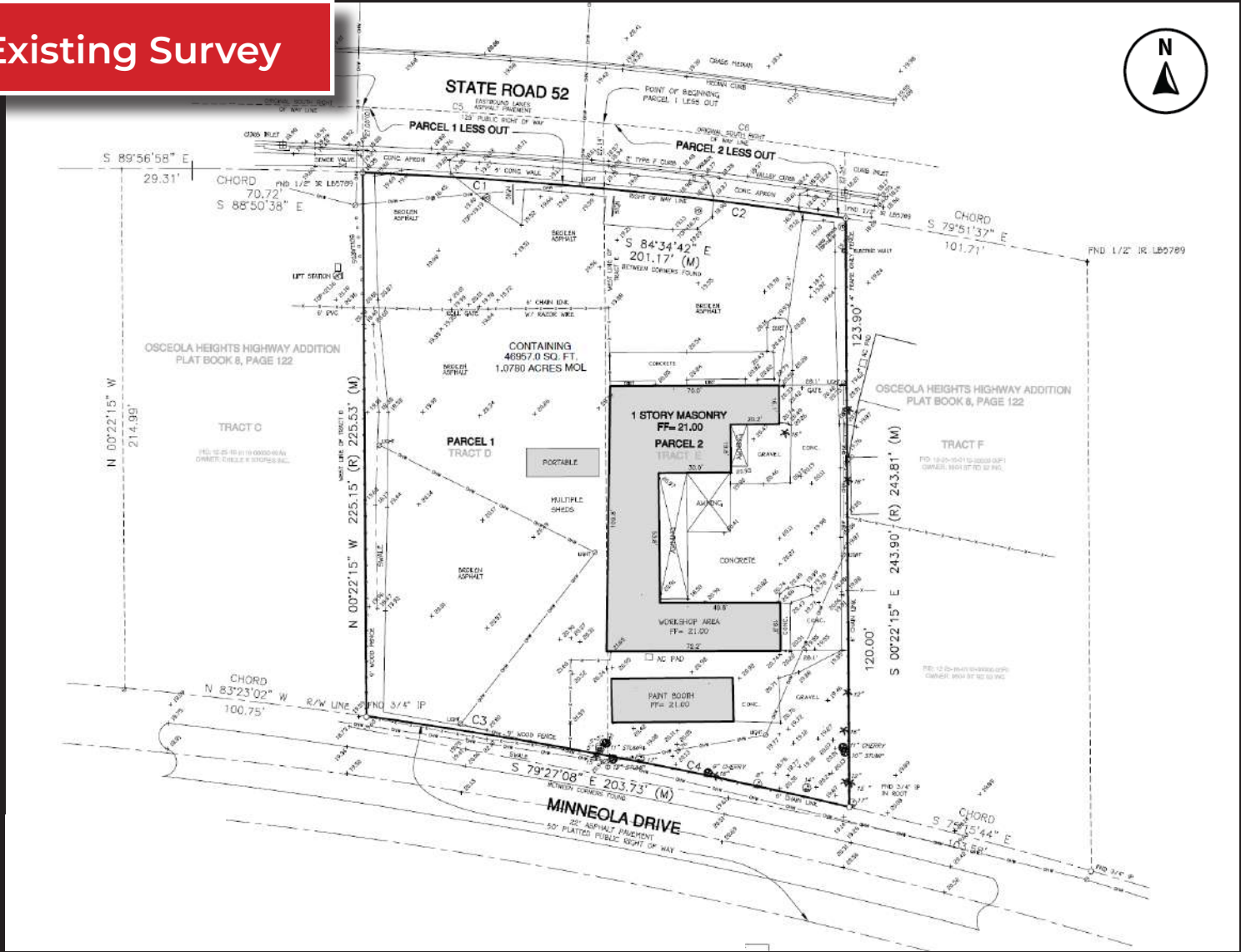
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## Existing Survey



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