

1.25-ACRE OUTPARCEL AVAILABLE

NEC of SR 50 and Mondon Hill Dr | Brooksville, FL 34602

PROPERTY HIGHLIGHTS

- ▶ 1.25-acre parcel available adjacent to national gas station with high-speed diesel
- ▶ 325' feet of frontage along SR 50 (22,000 Car AADT & 3,630 Truck AADT)
- ▶ New 400-unit MH Resort being developed at the NEC of subject intersection
- ▶ 3.85-Miles from I-75
- ▶ Surrounding area retailers: Family Dollar, Speedway, True Value and Dollar General
- ▶ Demographics include an estimated population of over 16,000 and an average Household income of more than \$89,000 within a 5-mile radius

2025 DEMOGRAPHICS

Population



3 Mile	7,745
5 Mile	16,645
7 Mile	35,223

Households



3 Mile	3,047
5 Mile	6,847
7 Mile	14,706

Household Income



3 Mile	\$94,143
5 Mile	\$89,115
7 Mile	\$89,466

Traffic Counts



SR 50	22,000 AADT
I-75	47,500 AADT

Daytime Demos



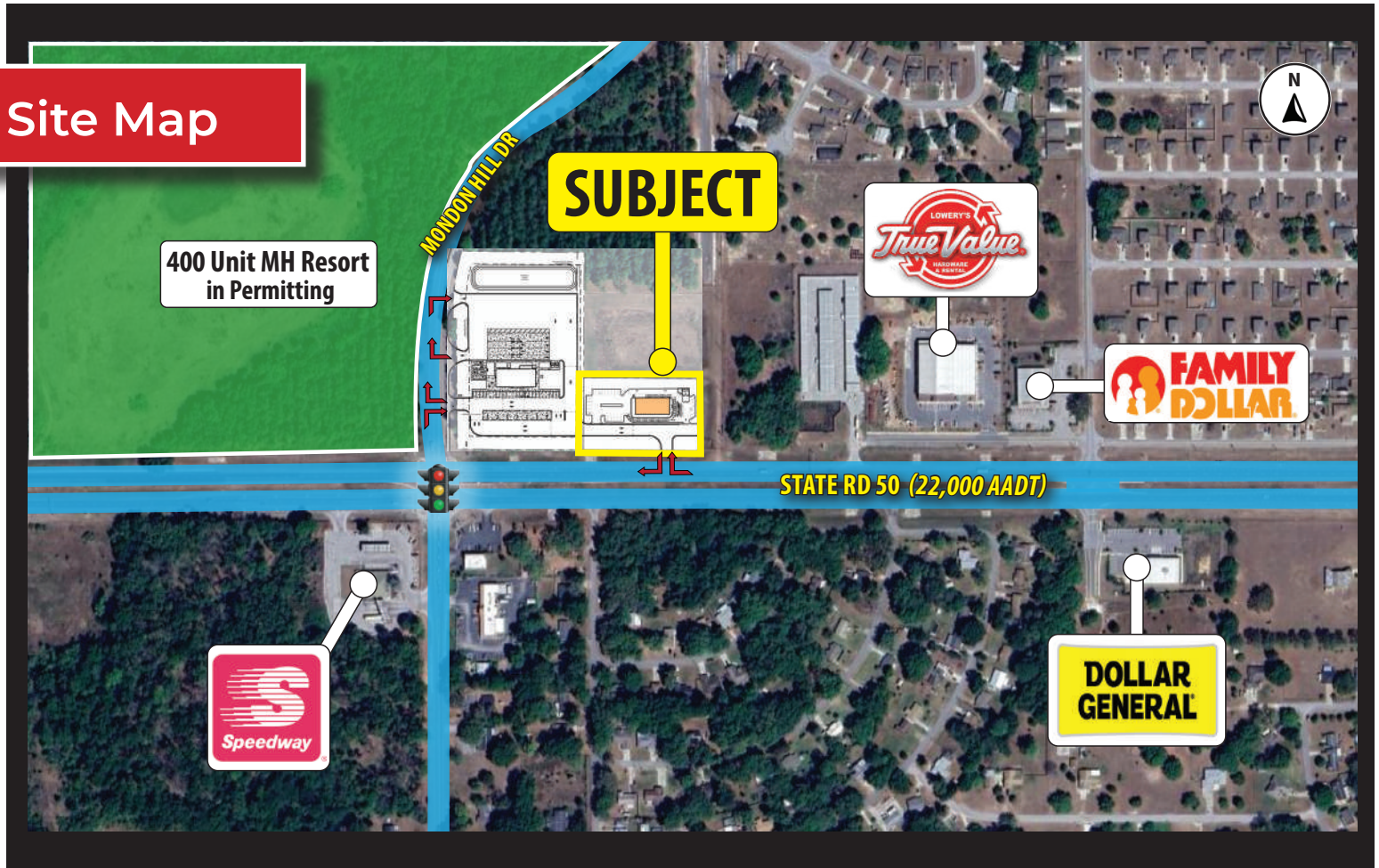
Businesses	Employees	Daytime Population
3 Mile 264	3 Mile 1,111	3 Mile 3,923
5 Mile 660	5 Mile 3,517	5 Mile 10,038
7 Mile 1,682	7 Mile 10,493	7 Mile 24,468

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Site Map



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Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com