



Retail Property For Sale / Lease

Former Drug Store / Signalized Intersection (Homosassa)

3959 S Suncoast Blvd, Homosassa, FL 34448

For More Information:

813-254-6756 | EXT 8

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Executive Summary



OFFERING SUMMARY

Available SF:	14,364 SF
Lease Rate:	\$19.50 SF/yr (NNN)
Lot Size:	70,485 SF
Year Built:	2006
Building Size:	14,364 SF
Zoning:	GNC - General Commercial District
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	30,000

PROPERTY OVERVIEW

This 14,364 SF freestanding, former CVS building is located on a 1.51 acre GNC zoned lot at the hard signalized intersection of S. Suncoast Blvd and W. Grover Cleveland Blvd boasting 278 feet of frontage on Suncoast, the major commercial thoroughfare in this market. The site is arguably the most visible retail site available in the area sitting directly across from Publix supermarket and is surrounded by other retailers such as McDonald's, Winn Dixie, Dollar Tree, Dollar General, Ace Hardware, Racetrack, Walgreens, Tractor Supply and many more. The site has 89 parking spaces (6.16 / 1000) and has excellent access, 20+ clear height, a drive through, and over 30,000 VPD exposure.

Initial estimated monthly rent: \$24,742/month (includes base rate + sales tax)

LOCATION OVERVIEW

Located in the heart of Homosassa on S. Suncoast Boulevard at the intersection of Grover Cleveland.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/1251398-lease

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Location Map

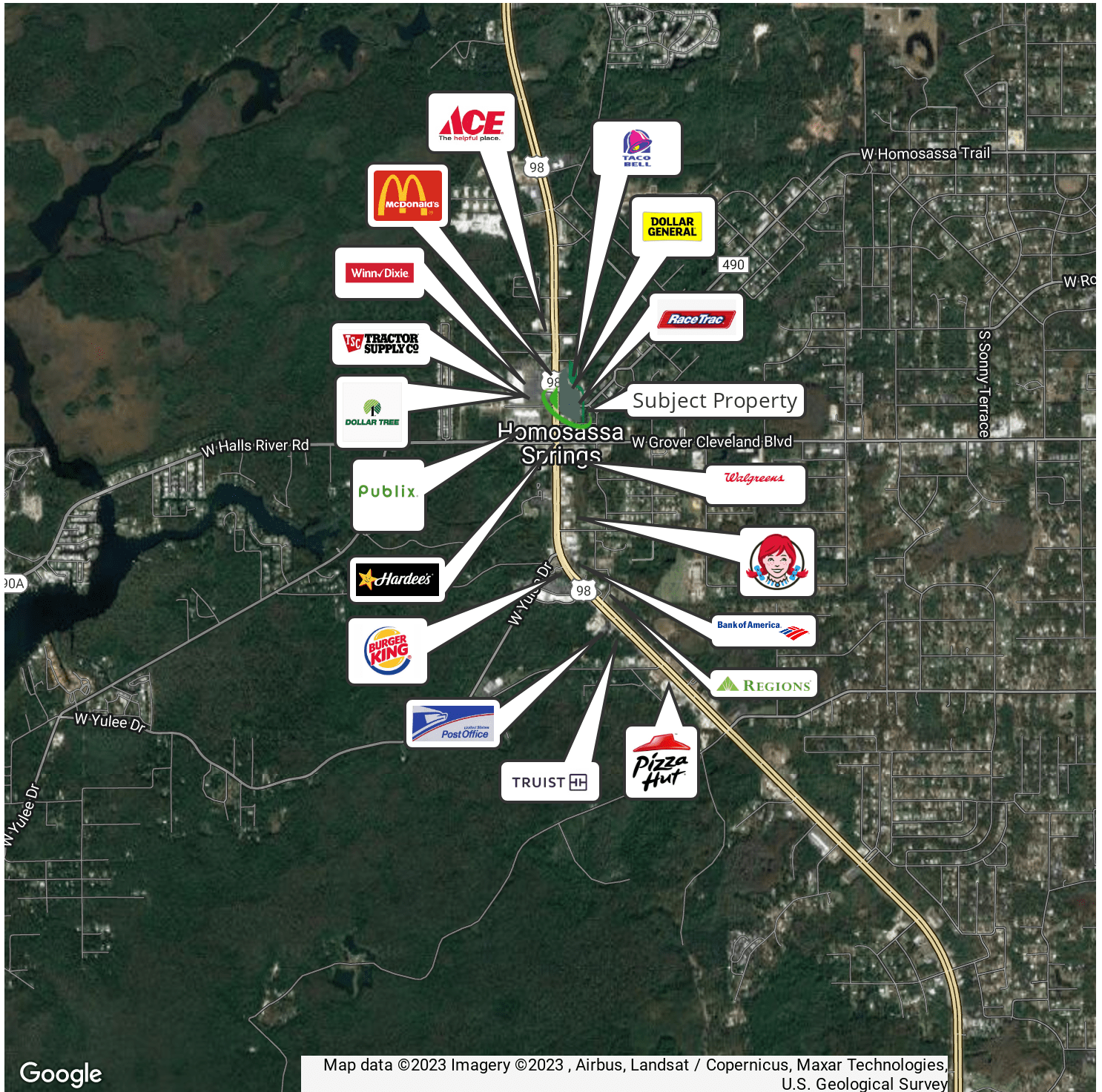




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Retailer Map

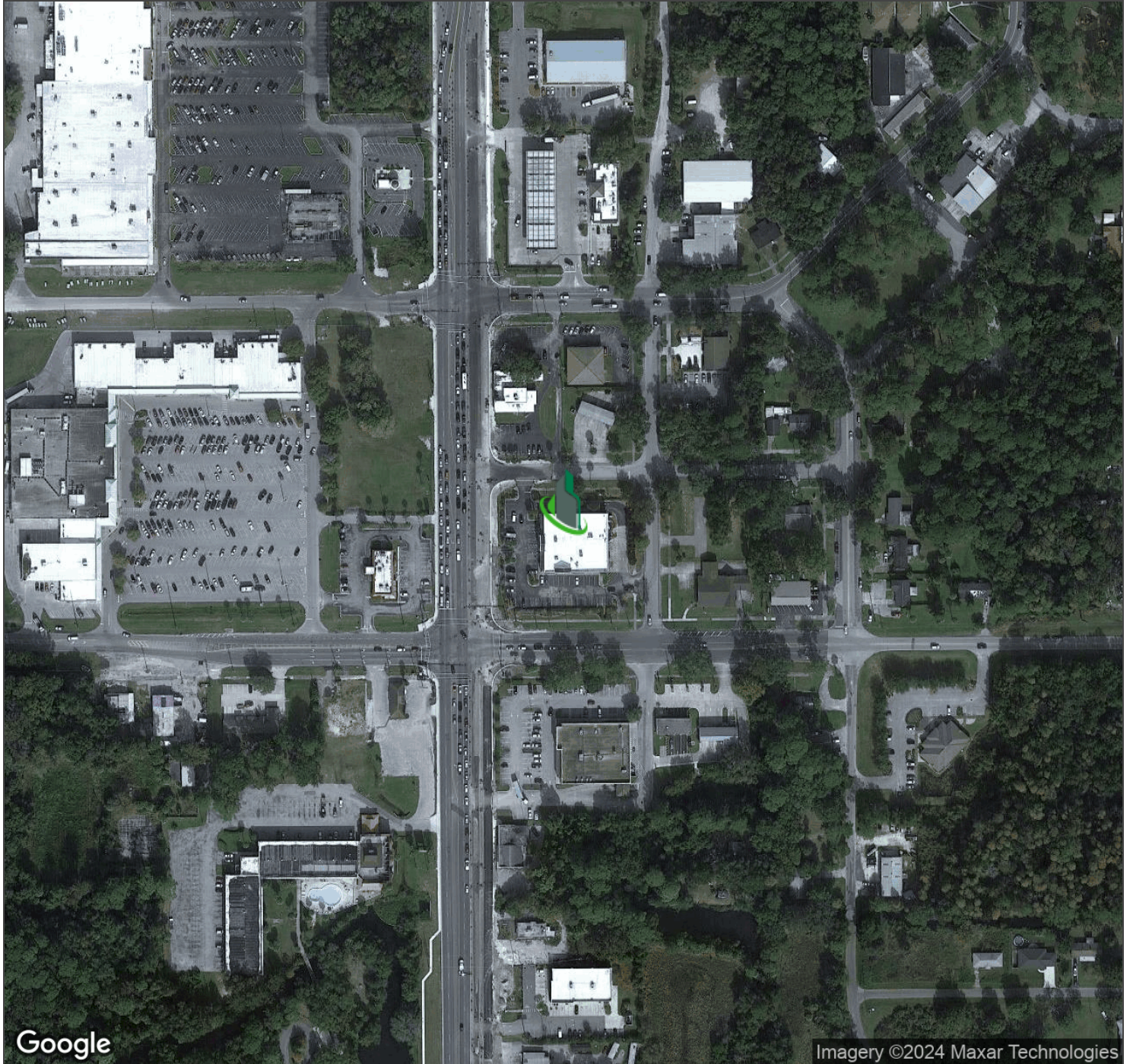




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Aerial Map



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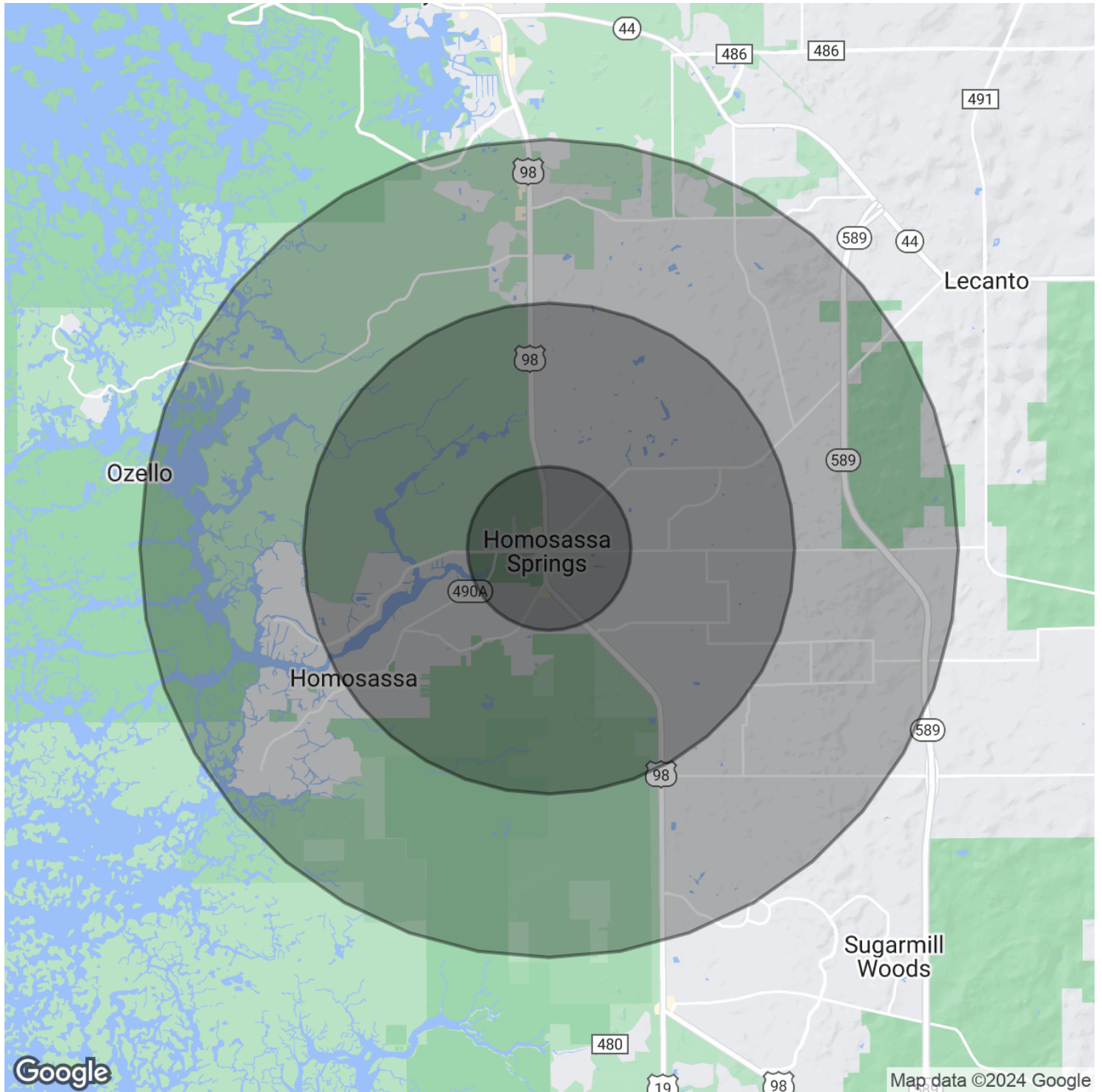




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	843	7,734	19,996
Average Age	52.1	52.4	52.7
Average Age (Male)	49.0	49.9	51.8
Average Age (Female)	58.8	56.5	54.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	503	4,583	11,221
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$33,250	\$41,997	\$46,175
Average House Value	\$101,054	\$118,010	\$127,233

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.3%	2.2%	4.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	810	7,465	19,054
% White	96.1%	96.5%	95.3%
Total Population - Black	0	50	193
% Black	0.0%	0.6%	1.0%
Total Population - Asian	1	7	107
% Asian	0.1%	0.1%	0.5%
Total Population - Hawaiian	0	2	4
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	12	63	126
% American Indian	1.4%	0.8%	0.6%
Total Population - Other	0	0	9
% Other	0.0%	0.0%	0.0%

TRAFFIC COUNTS

S Suncoast Blvd & W Grover Cleveland Blvd

30,000/day

2020 American Community Survey (ACS)