

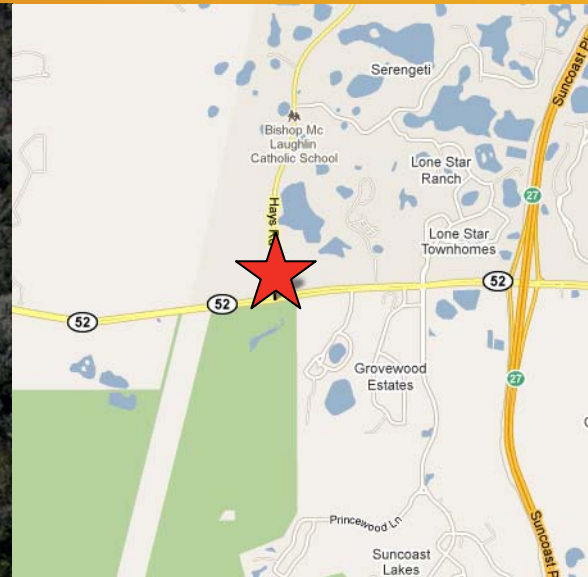
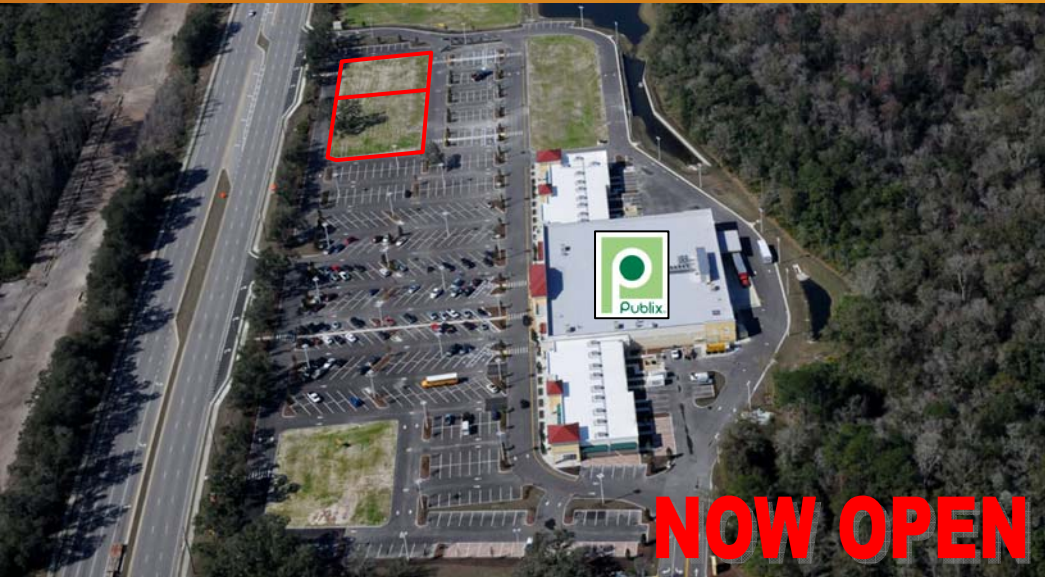
FOR SALE OR LEASE > OUTPARCELS

Hays Road Town Center



Tampa Bay Florida

NWC State Road 52 & Hays Road, Hudson, FL 34669 | Pasco County



Publix Outparcels > Features

- 2 Outparcels for Ground Lease / Sale
- Parcel B Approved for 4,200 square feet
- Parcel C Approved for 2,225 square feet
- 7 - Mile Grocery Draw
- Signalized Intersection
- 19,242 Existing Households (10 Minute Drive Time)
- Phase II Medical Office / Retail 20,570± square feet
- Pad Ready, Rough Grade
- Utilities to Site
- SWFWMD Permit in place, Ready for Building Permit

Occupied Postal Counts	
Route #	# of Households
Route R4	1,277
Route R6	1,382
Route R7	1,707
Route R10	1,924
Route R21	1,582
Route R24	1,478
Route 10	924
Route 11	1,435
Route 12	1,516
Route 13	1,428
Route 18	1,361
Route 24	1,420
Route 27	1,042
Route 33	766
TOTAL	19,242

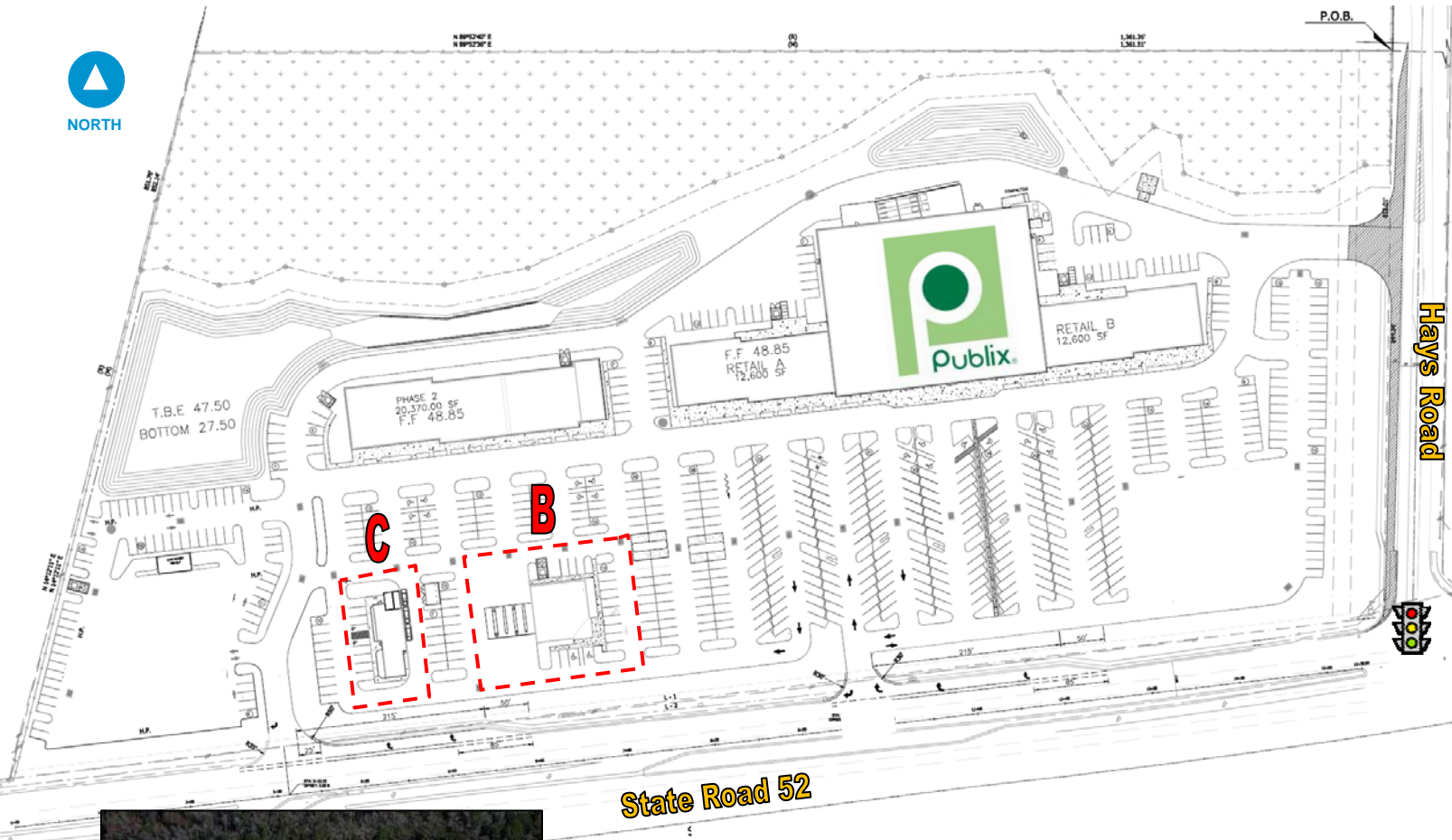
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Publix Outparcels > Site Plan



Demographic Highlights			
	3 Miles	5 Miles	10 Minute Drive Time
Population	8,195	26,323	58,623
Average Income	\$48,819	\$59,241	\$51,292
AADT Traffic Counts: 25,500 West on SR-52 (6 Lane Road)			

Contact Us

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Tampa Bay Florida