



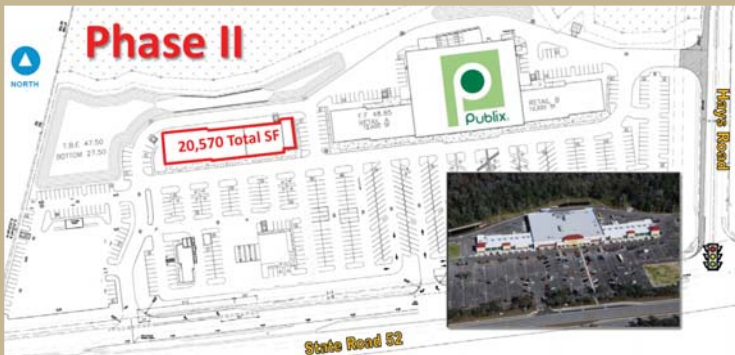
Join Publix and Beef O'Brady's in this prime location on SR 52 in Pasco County just west of the Suncoast Parkway and minutes from Tampa / St. Petersburg. Pre-construction leasing for Phase II, 20,570 SF (divisible to 1,400), is underway. Contact Jim Dunphy (813) 283-2558, email jim@dunphydevelopment.com.

Retail For Lease



HAYS ROAD TOWN CENTER

NWC SR 52 & Hays Rd., Hudson, Pasco Co., FL



- Phase II - 20,570± SF for lease
- Seven-mile Grocery Draw
- Signalized Intersection
- 20,939 Households (10-Min. Drive time)
- Two Outparcels for Ground Lease / Sale
- Site lighting, landscaping, irrigation included
- Parcel B Approved for 4,200 square feet
- Parcel C Approved for 2,225 square feet
- Pad Ready, Rough Grade | Utilities to Site

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)