

RETAIL PROPERTY FOR SALE

10.84 Acres

16415 14th St.
Dade City, FL 33523

Brent Nye
Partner
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Spanning nearly **11 high-and-dry acres**, this exceptional property offers outstanding potential for **future commercial, retail, or multifamily development**. With frontage on **two paved roads**, the site provides excellent access and visibility. The property includes a highly desirable **3,000 SF metal building** situated on approximately **2 acres currently zoned C-2**. The property carries a **Future Land Use designation of ROR**, creating significant long-term development opportunities.

PROPERTY HIGHLIGHTS

- 10.84± acres in Dade City
- Current zoning includes A-R and C-2 (2.06 Ac)
- Future land use: ROR (Retail/Office/Residential)
- Conveniently located near US Highway 301
- Flexible potential for residential, retail and office development
- Excellent investment opportunity in a growing Pasco County market



OFFERING SUMMARY

Sale Price:	\$1,599,000
Lot Size:	10.84 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	407	3,765	7,571
Total Population	1,410	11,337	22,082
Average HH Income	\$70,646	\$81,760	\$86,768

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Building Images

3,000 SF



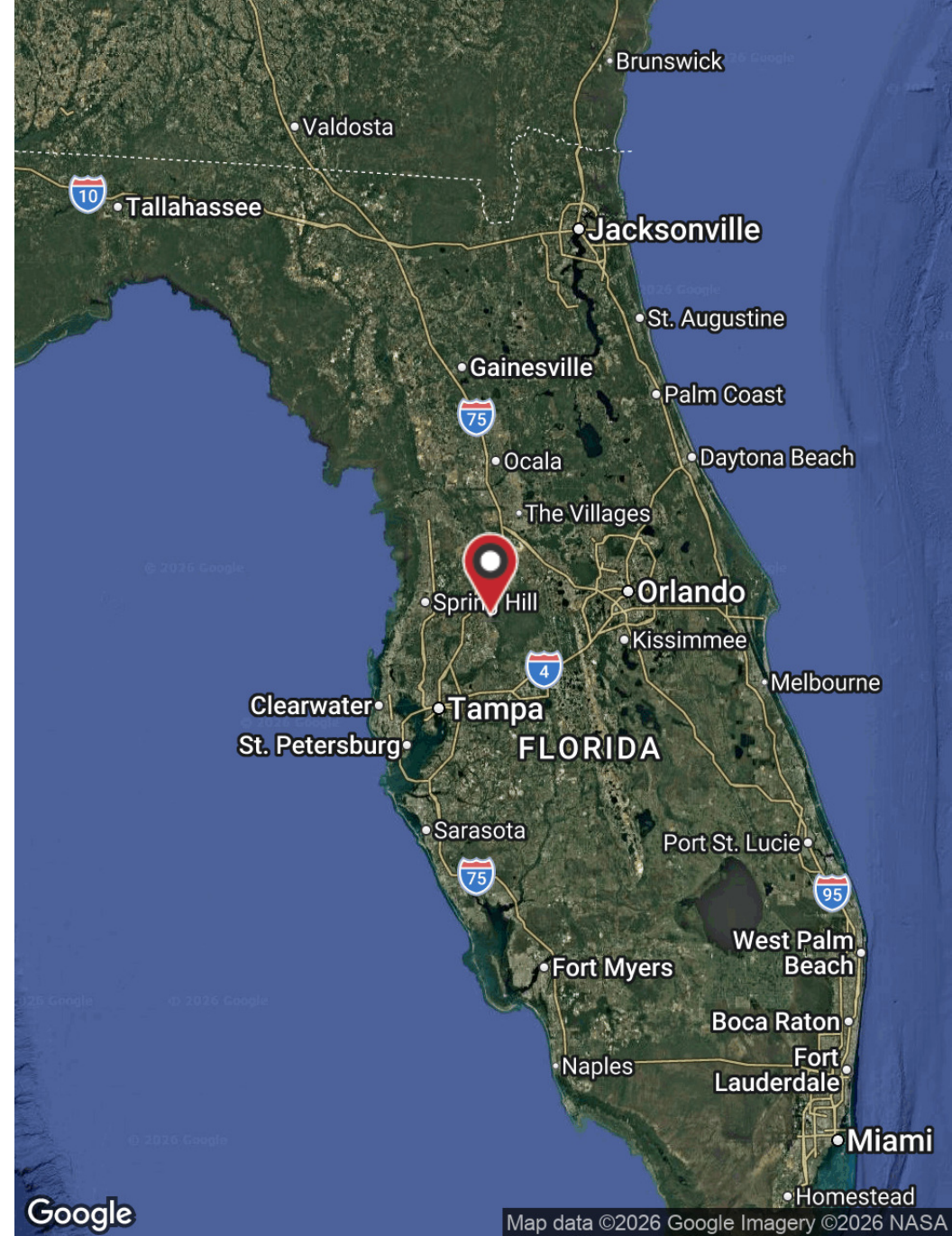
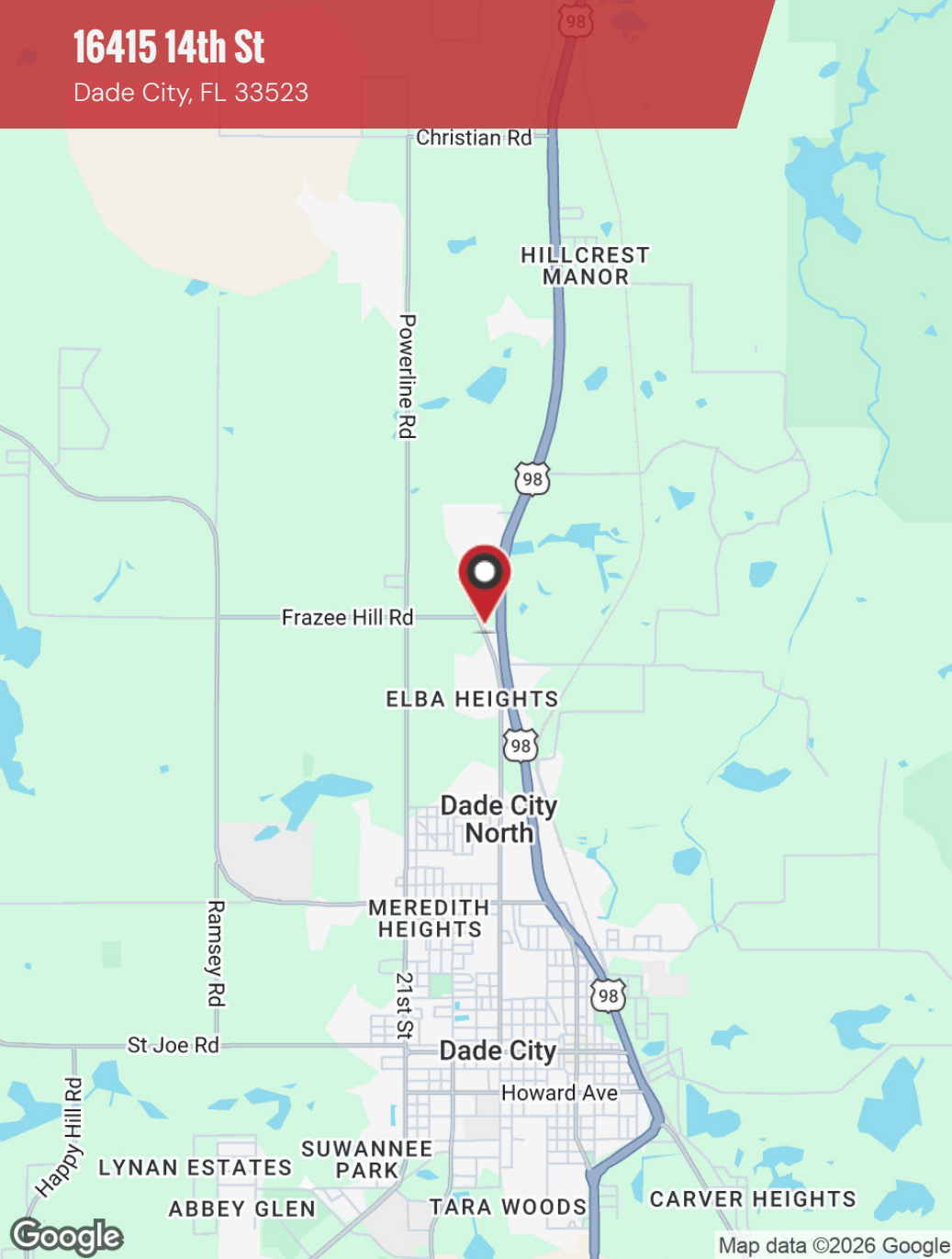
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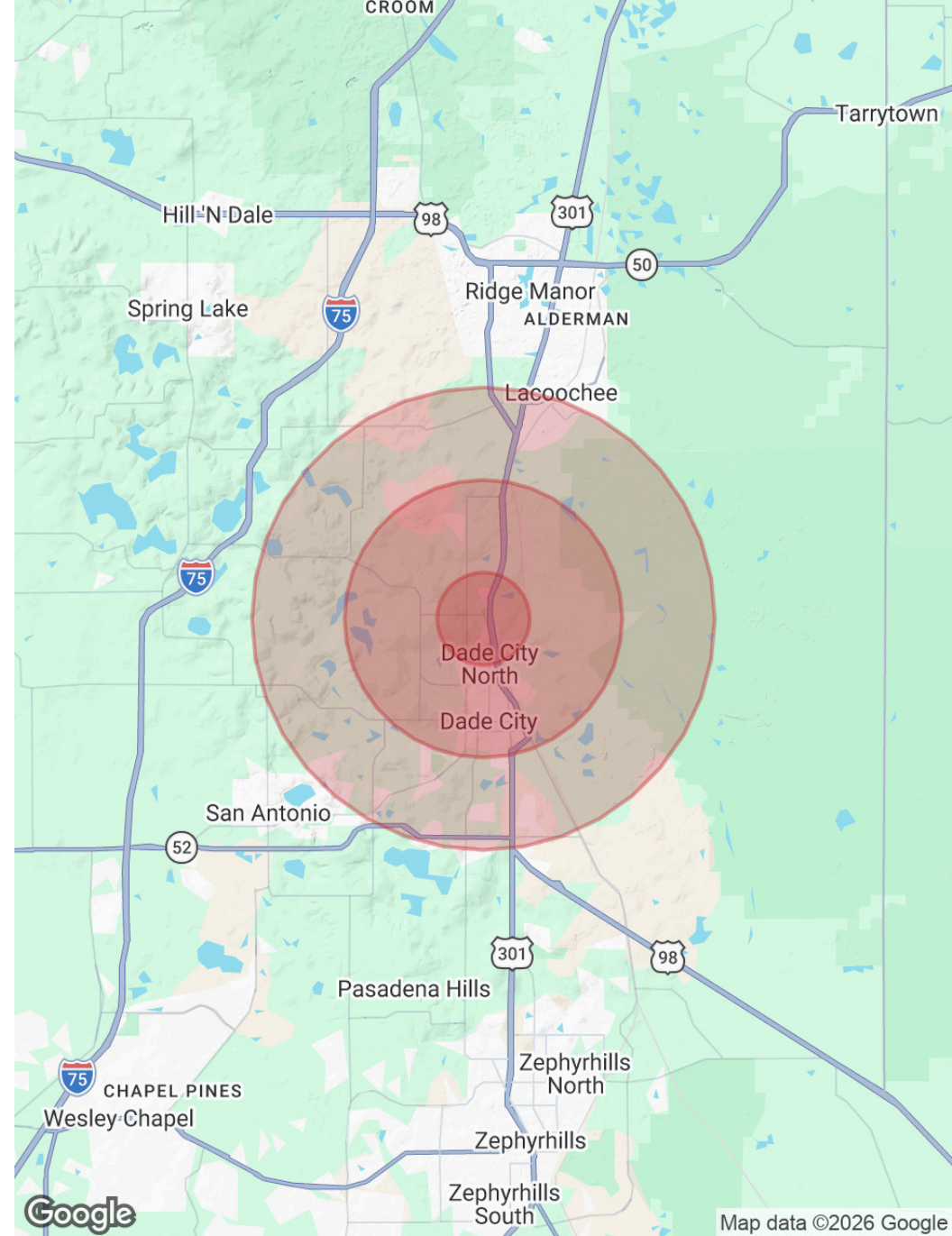
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,410	11,337	22,082
Average Age	34.6	37.9	39.6
Average Age (Male)	41.6	40.6	40.1
Average Age (Female)	30.3	38.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	407	3,765	7,571
# of Persons per HH	3.5	3.0	2.9
Average HH Income	\$70,646	\$81,760	\$86,768
Average House Value	\$241,008	\$248,307	\$265,736

2023 American Community Survey (ACS)



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