

FOR LEASE | REMODELING UNDERWAY | REMODELED UNITS | EXCELLENT LOCATION | CAN SIZE & BUILD TO SUIT



RETAIL AVAILABLE
OUT PARCEL AVAILABLE

MODERNIZATION UNDERWAY

B
P
BAYONET
POINTE

12340 US HIGHWAY 19, HUDSON FL 34667

OFFERING MEMORANDUM

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FOR MORE INFORMATION, CONTACT:

COSTEL VANATORU

Lic. Real Estate Broker

407-403-5775 | Costel@vanwald.com

VANWALD & ASSOCIATES LLC • 7355 Lake Ellenor DR, Orlando, FL 32809



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B
P **BAYONET**
POINTE

850 RSF +/- TO 12,000 RSF +/- | CAN BUILD & SIZE TO SUIT | REMODELED CENTER

12340 US HIGHWAY 19, HUDSON FL 34667

FOR LEASE | REMODELING UNDERWAY | REMODELED UNITS | EXCELLENT LOCATION | CAN SIZE & BUILD TO SUIT



MANY USES
AVAILABLE

B
P
BAYONET
POINTE
What Hudson Has In Common!

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MANY USES
AVAILABLE

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P
**BAYONET
POINTE**
What Hudson Has In Common!

PROPERTY

BAYONET POINTE RETAIL

ADDRESS

12340 US HIGHWAY 19 ,
HUDSON FL 34667

COUNTY

PASCO

USE TYPE

RETAIL

MIN. DIVISIBLE

850 RSF +/-

MAX. CONT.

12,000 RSF +/-

PARKING RATIO

4/1000 +/-

LEASE TYPE

NNN

CONDITION

BUILD TO SUIT/ REMODELED

EXECUTIVE SUMMARY

With A Full Modernization On The Way, The Center Is Entering A New Era



BAYONET POINTE (formerly Beacon Woods Plaza) at 12340 US Highway 19, Hudson, Florida occupies a *prime, high-visibility position along one of the region's most heavily traveled commercial corridors*, offering outstanding exposure and frontage on US Highway 19 in the heart of Pasco County.

51,500 VEHICLES PER DAY. With *strong daily traffic counts* and excellent road frontage, tenants benefit from the kind of visibility and accessibility that anchors a successful business along this established retail and service corridor.

MODERNIZATION UNDERWAY. The center is entering *an exciting new era*. Under new ownership and professional management, the property is undergoing a complete, top-to-bottom modernization. Major improvements include a brand-new roof, all-new parking and paving, a fresh forward-looking exterior elevation, and extensive upgrades throughout the property and individual suites. *A full repositioning designed to bring the center into its next chapter as Bayonet Pointe.*

AMPLE PARKING. The property also offers ample, newly paved on-site parking, providing convenient access for tenants, customers, and employees alike.

FLEXIBLE LEASING OPPORTUNITIES are available, with suites ranging from approximately *850 square feet to roughly 12,000 square feet of contiguous space*, allowing businesses the ability to scale within the center as they grow. **A BUILD-TO-SUIT OPTION IS ALSO AVAILABLE** for tenants with specific space requirements. More options may be available beyond advertised spaces, so please call for details.

THE LANDLORD IS ACTIVELY CALLING ON TENANTS WITH ATTRACTIVE INCENTIVES AVAILABLE NOW. As renovations continue and the transformation progresses, leasing rates are expected to increase. This presents a limited window for early tenants to *secure space at current below-market introductory rates while the repositioning of the center is still underway.*

THE LOCATION IS EXCEPTIONALLY WELL POSITIONED. The center sits just down the road from Walmart, a major traffic generator that draws steady customer flow throughout the day, with a significant new development directly across the street to include a WoodSpring Suites and additional pad read out parcels, further strengthening the area's growth trajectory and bringing additional activity and visibility to the corridor.

"With its strong US Highway 19 frontage, fresh modernization, flexible suite configurations, and build-to-suit capability, the new Bayonet Pointe presents an excellent opportunity for businesses seeking a high-profile, growth-oriented location."

Contact the listing broker for additional details, available layouts, and current incentives. Can build and size to suit!



- “ MODERNIZATION UNDERWAY
- “ ATTRACTIVE RATES
- “ RETAIL/OFFICE/ MEDICAL/NAIL/SPA
- “ CAN BUILD TO SUIT
- “ CAN SIZE TO SUIT
- “ 51,500 VEHICLES PER DAY

KEY METRICS

Property



12340 US HIGHWAY 19, HUDSON, FL 34667

Condition

REMODELEDREMODELED SUITES AND
MODERNIZED CENTER

Square Feet Available

850 TO 12,000

SQUARE FEET +/-

Traffic Counts

51,500VEHICLES/DAY +/-
(per ESRI)

Use Type

RETAIL/ OFFICESUITED FOR A VARIETY OF RETAIL,
OFFICE, RESTAURANT AND MEDICAL
USES

Lease Term

NEGOTIABLE

FLEXIBLE TERMS CAN BE AVAILABLE

Starting Rate

PLEASE CALL FOR BEST RATES & INCENTIVES!RANGING BETWEEN
\$9 TO \$25
PER RSF/YR NNN

Lease Type

NNN



OUT-PARCEL AVAILABLE

BUILD TO SUIT OR LAND LEASE

A premier build-to-suit opportunity is available on the out-parcel at Bayonet Point, offering up to 6,000 square feet of brand-new retail space with direct frontage and maximum visibility along US Highway 19, a corridor carrying approximately 51,500 vehicles per day.

This pad site delivers the kind of exposure, access, and parking that today's leading retailers demand, making it ideally suited for national and regional tenants, including **cell phone and wireless retailers, dental and orthodontic practices, urgent care and medical offices, fast-casual dining concepts, and other high-traffic service and retail uses.**



Backed by ample shared parking around the building and throughout the center, the out-parcel offers convenient access and capacity for both customers and staff, a meaningful advantage for tenants whose business depends on steady walk-in and appointment traffic.

CAN BUILD TO SUIT. CAN SIZE TO SUIT. The landlord can build and size to suit, delivering a custom building designed and configured to the tenant's exact specifications and brand standards. For tenants who prefer to control their own buildout, a **ground lease option may be available on the parcel.**

With prominent US-19 frontage, abundant on-site parking, and a full center modernization underway, this out-parcel represents a rare opportunity to establish a high-profile presence at one of Hudson's most visible commercial corners.

Contact the listing broker to discuss build-to-suit plans, ground lease terms, and delivery timing.

51,500 VEHICLES PER DAY

19

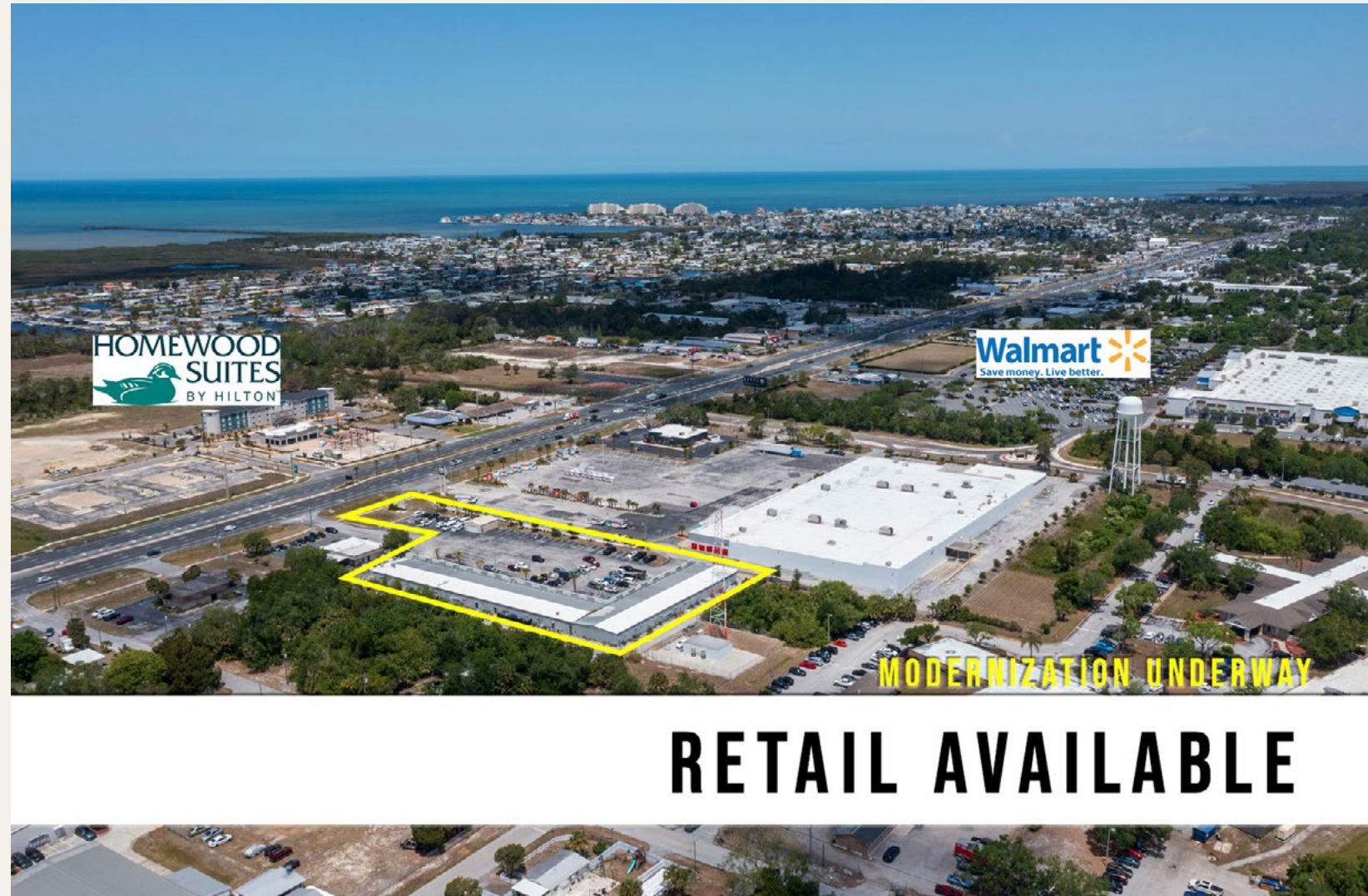
U.S. Hwy 19

PROPOSED OUT-PARCEL FOR LEASE | UP TO 5,000 RSF +/-

BUILD TO SUIT OR LAND LEASE

The Enterprise logo, featuring a green circle with a white 'e' and the word 'enterprise' in black lowercase letters.

VISUALS



PROPOSED OUT-PARCEL BUILD TO SUIT

BAYONET POINTE AVAILABILITY & RATES

SUITE	SIZE (RSF +/-) Can Size to Suit	POSITION	TYPE	STATUS	RATE/RSF/Year NNN
OP-1	2,500 - 5,000	OUT PARCEL	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
40-44	3,100	END CAP	BAR & GRILL	LEASED	-
46	850 - 12,000	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
48	1,100	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
50	1,100	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
52	1,100	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
54	1,100	IN-LINE	RETAIL/VET/ DOGGY SPA/ MEDICAL	AVAILABLE	Call for best rates!
56	1,000	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
58-62	4,200	CORNER	RESTAURANT	LEASED	-
69	3,150 - 5,000	CORNER	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
70	1,000	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
72	800 - 1,800	IN-LINE	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY	AVAILABLE	Call for best rates!
74-76	2,000	IN-LINE	GAMING	LEASED	-
78-80	1,750	IN-LINE		LEASED	-
82	1,350	END CAP	RETAIL/MEDICAL/ OFFICE/ HOSPITALITY		Call for best rates!

SUITE 82
1,350 RSF +/-
AVAILABLE

SUITE 78-80
1,750 RSF +/-
LEASED

SUITE 74-76
2,000 RSF +/-
LEASED

SUITE 72
850 RSF +/-
AVAILABLE

SUITE 70
1,000 RSF +/-
AVAILABLE

SUITE 69
3,150 RSF +/-
AVAILABLE

SUITE 40-46
3,100 RSF +/-
LEASED

SUITE 50
1,100 RSF +/-
AVAILABLE

SUITE 52
1,100 RSF +/-
AVAILABLE

SUITE 54
1,100 RSF +/-
AVAILABLE

SUITE 56
1,100 RSF +/-
AVAILABLE

SUITE 58
1,000 RSF +/-
AVAILABLE

SUITE 60-62
4,200 RSF +/-
LEASED

SUITE
48 RSF +/-
AVAILABLE

JOIN
OTHER ESTABLISHED
NATIONAL TENANTS
ALONG THE
US-19 CORRIDOR!



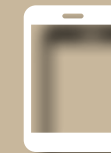
TENANT SIGN

TENANT SIGN

FOR MORE INFORMATION, CONTACT:


COSTEL VANATORU
 Lic. Real Estate Broker

costel@vanwald.com

www.vanwald.com


407-403-5775

