

629 S Broad St Building

Downtown Brooksville | 1,946 SF | \$181.40/SF



Listed By

Charles Buckner

352-848-5545

charles@bucknerrealestate.com

Robert Buckner

352-238-6930

robert@bucknerrealestate.com

 **Buckner**
REAL ESTATE, INC.



Property Summary

Position your business in this highly visible office building located directly on S Broad Street in the City of Brooksville. Elevated above the roadway on a 0.23-acre parcel, this property offers excellent exposure to approximately 12,600 vehicles per day and features a prominent monument sign for street presence.

The 1,946 SF building offers a functional layout suitable for traditional office, medical, or specialized professional uses. Upon entry, visitors are welcomed by a spacious open lobby with a reception window, leading into two wings that connect behind the reception area for efficient workflow and privacy. The interior includes multiple private rooms, a lab area, kitchen/breakroom, additional side and rear entrances, and more.

Several rooms are equipped with plumbing, featuring existing sinks and an existing shower. The main office has a large, picturesque window overlooking S Broad Street.

The property includes six front parking spaces with additional room in the rear, as well as a 135 SF enclosed exterior shed for additional storage. Access is available from S Broad Street or S Mildred Avenue, via shared access across a neighboring building. A detailed floor plan and virtual tour are available for viewing.

Downtown Brooksville continues to experience steady growth, with new businesses, community events, and increased activity driving momentum in the area. This is an excellent opportunity for an owner-user or investor to establish a presence in one of Hernando County's seat, Brooksville. Parcel key #1113208.

Highlights

- 12,600 vehicles per day on S Broad St
- Monument signage with strong street visibility
- Lab area, kitchen/breakroom, private offices, existing additional plumbing, and more
- 6 front parking spaces with additional rear space
- 135 SF enclosed exterior shed
- 0.23-acre elevated parcel

Location Information

Site Address	629 S Broad St
City, State, Zip	Brooksville, FL 34601
County	Hernando

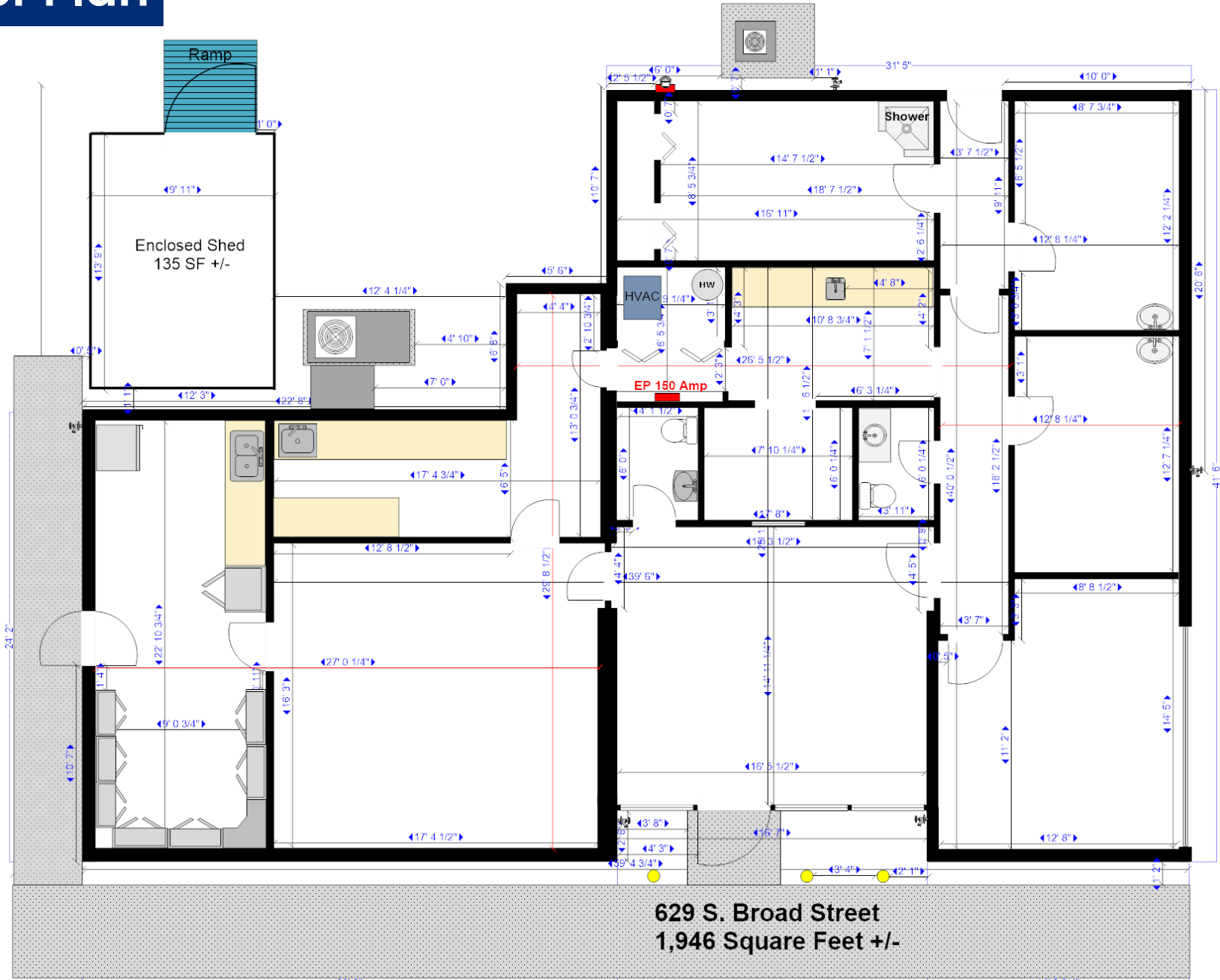
Property Information

Property Type	Professional Office
Parcel Key #	1113208
Zoning	C2 (City of Brooksville)
Lot Size	0.23 Acres or 9,950 SF
Frontage Feet	80 FT on S Broad St
Traffic Counts	12,600 AADT on Broad St
Taxes (2025)	\$3,880.81
Price	\$330,000

Building Information

Building Size	1,946 SF
Year Built	1967
Ceiling Height	8 FT
Parking	6 Spaces, Plus Rear
Features and Amenities	150 Amp Electric Shower, Sinks Lab Room

Floor Plan



3D Tour Link



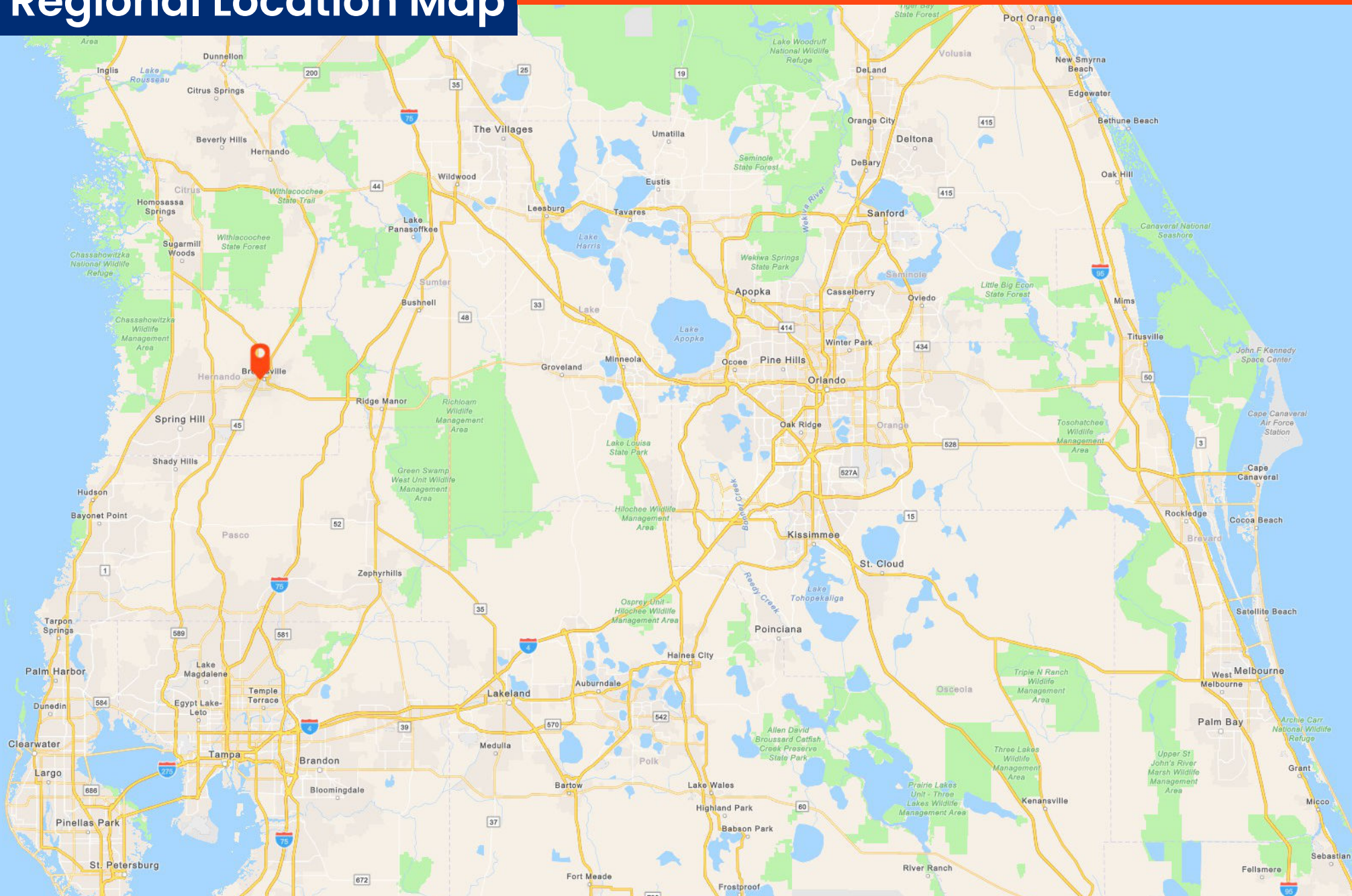
View the tour [here](https://my.matterport.com/show/?m=hzbPXgls4m7) - <https://my.matterport.com/show/?m=hzbPXgls4m7>

Land ID Access

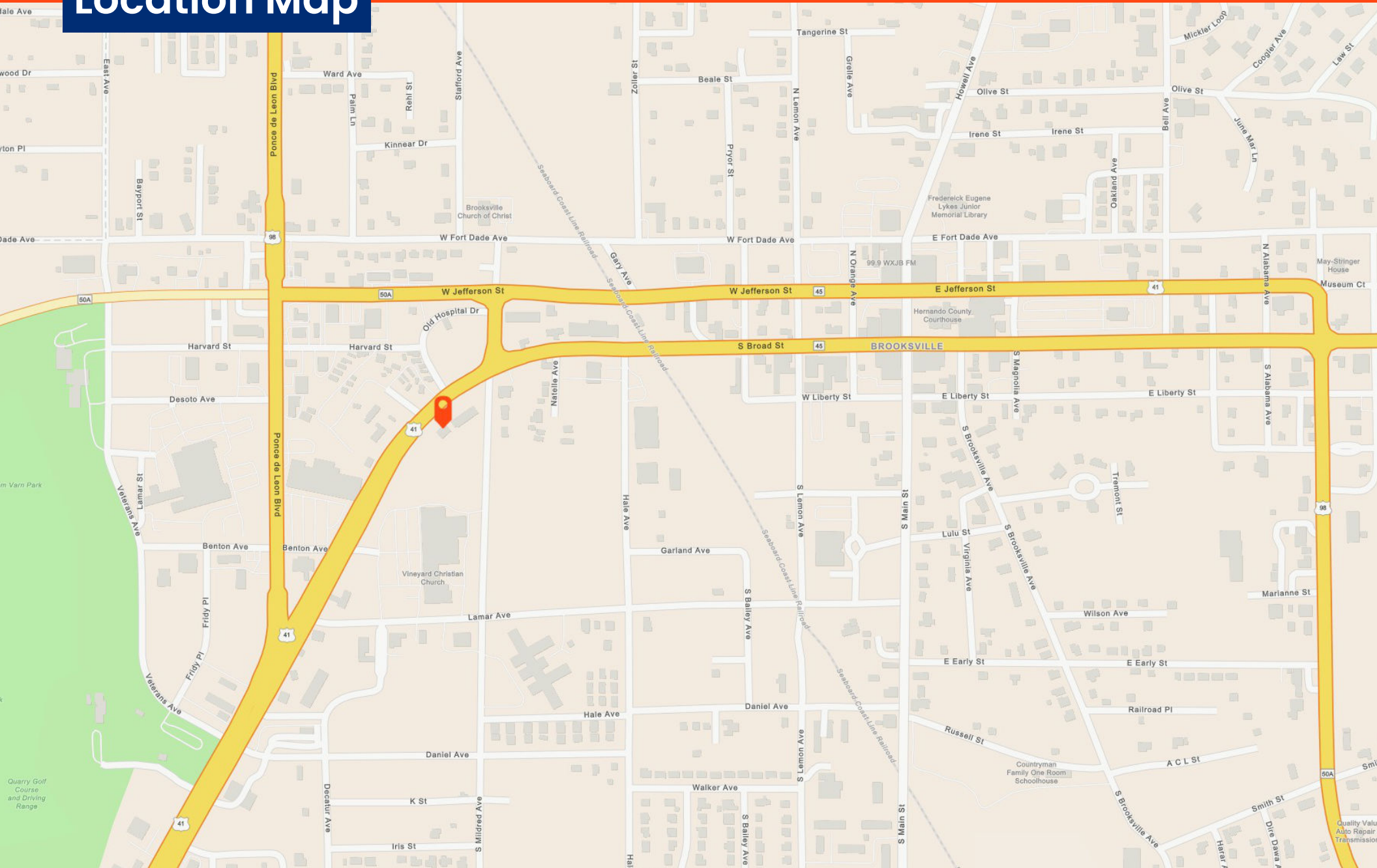


View the map [here](https://id.land/maps/6544c9f99503d5d1d063811fa6c71b2f/share) - <https://id.land/maps/6544c9f99503d5d1d063811fa6c71b2f/share>

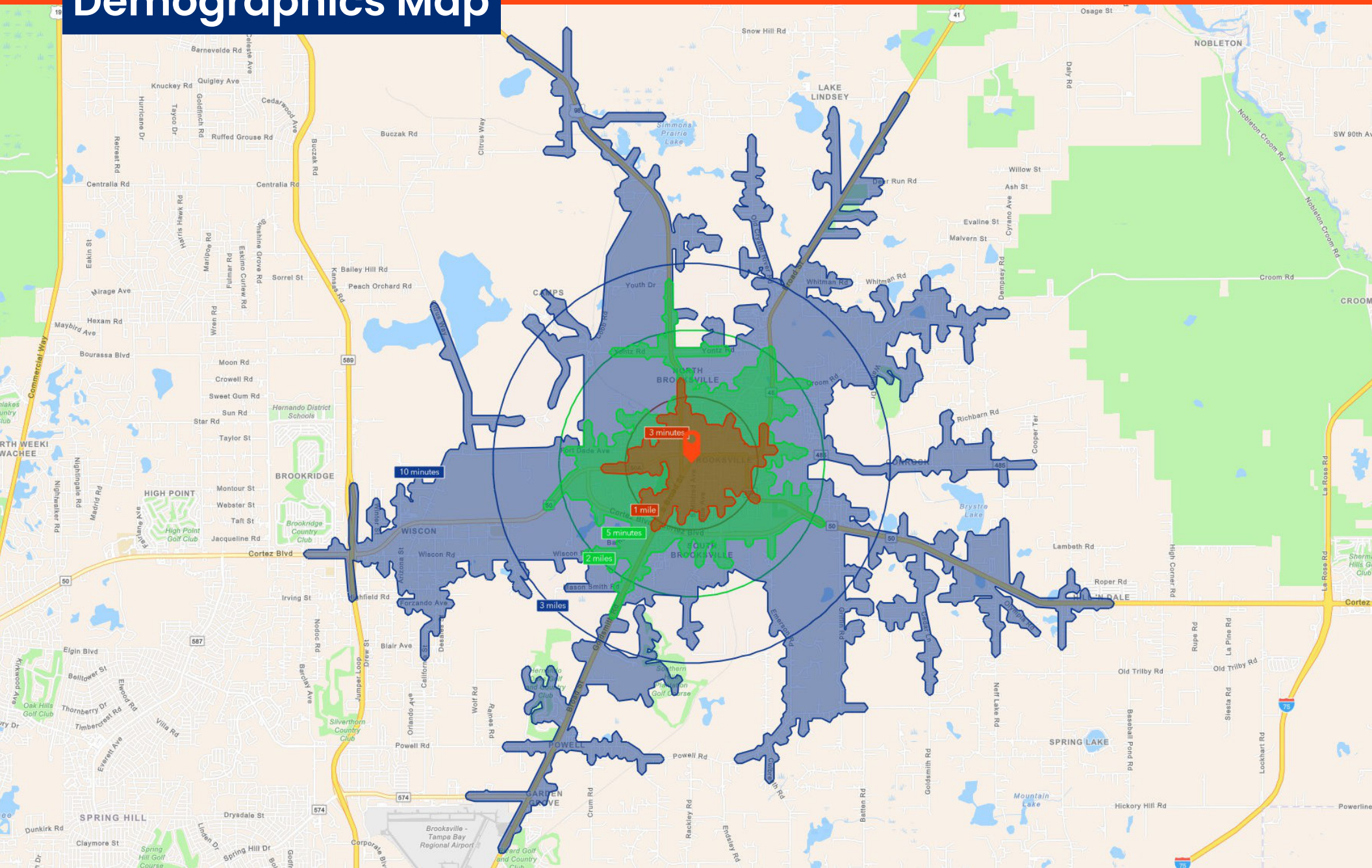
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	3,601	9,488	16,764	5,988	11,665	13,916	209,837	23,027,836
Households	1,420	4,120	7,330	2,541	5,206	6,223	86,963	9,263,074
Average Household Size	2.45	2.23	2.24	2.27	2.18	2.18	2.39	2.43
Owner Occupied Housing	797	2,413	5,055	1,407	3,244	4,093	71,114	6,222,143
Renter Occupied Housing	623	1,707	2,275	1,134	1,962	2,130	15,849	3,040,931
Median Age	39.3	42.5	48.4	40	45.9	47.9	49.5	43.6
Income Data								
Median Household Income	\$48,909	\$49,702	\$53,994	\$48,882	\$48,934	\$51,024	\$68,105	\$78,205
Average Household Income	\$61,562	\$64,741	\$70,448	\$63,343	\$63,278	\$66,352	\$85,601	\$111,382
Per Capita Income	\$25,005	\$28,085	\$31,412	\$26,509	\$28,452	\$29,846	\$35,511	\$44,891
Business Data								
Total Businesses	500	872	1,109	589	942	981	6,040	1,002,050
Total Employees	5,153	9,029	11,735	6,070	9,761	10,039	56,206	9,173,716

Key Highlights:

- 500 other businesses within a 3 minute drive
- Population of 13,916 people in a 3-mile radius

Trade Area East



Trade Area West

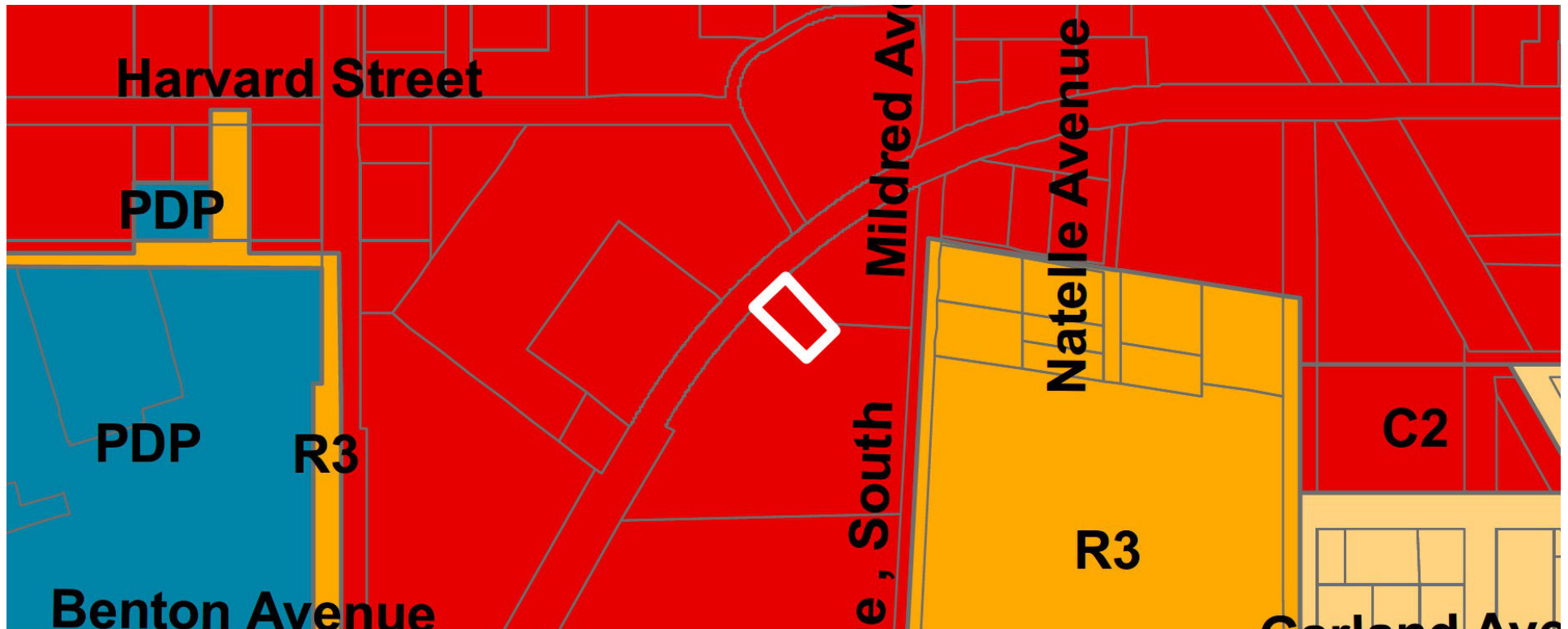


Property Aerial

Property 1



Zoning Classification



Zoning Information

Subject's zoning is C2, City of Brooksville.

View Allowable uses here - https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=SPBLADECO_ARTIIIZODIUSLORE_PT2-2ZODIUS_S2-2.2ALUS

Zoning Key

- Commercial (C2)
- Residential (R3)
- PDP
- Residential (R2)







Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

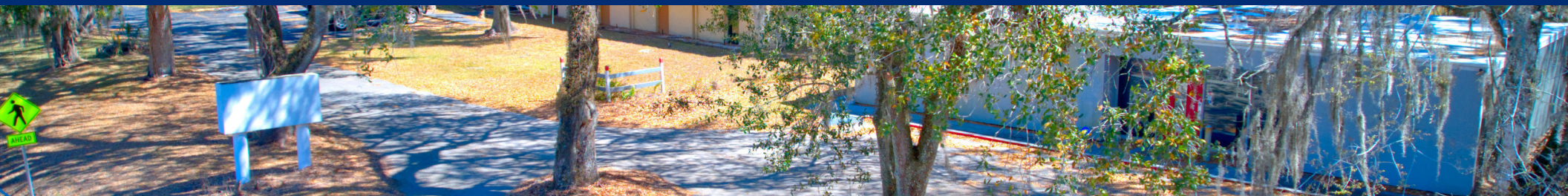
- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Buckner Real Estate, Inc.

11 N Main Street

Brooksville, FL 34601

BucknerRealEstate.com

Confidentiality & Disclaimer

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.